

EXP. 10/31/84 OCT

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United States Department of the Interior  
National Park Service

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 Alfred Hocking House  
and/or common Rose Chang Lee House

2. Location

street & number 1302 Nehoa Street not for publication  
city, town Honolulu vicinity of congressional district  
state Hawaii code 15 county Honolulu code 03

3. Classification

<u>  </u> district	<u>  </u> public	<u>  </u> occupied	<u>  </u> agriculture	<u>  </u> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<u>  </u> unoccupied	<u>  </u> commercial	<u>  </u> park
<u>  </u> structure	<u>  </u> both	<input checked="" type="checkbox"/> work in progress	<u>  </u> educational	<input checked="" type="checkbox"/> private residence
<u>  </u> site	<b>Public Acquisition</b>	<b>Accessible</b>	<u>  </u> entertainment	<u>  </u> religious
<u>  </u> object	<u>  </u> in process	<input checked="" type="checkbox"/> yes: restricted	<u>  </u> government	<u>  </u> scientific
	<u>  </u> being considered	<u>  </u> yes: unrestricted	<u>  </u> industrial	<u>  </u> transportation
	<input checked="" type="checkbox"/> N/A	<u>  </u> no	<u>  </u> military	<u>  </u> other:

4. Owner of Property

name Rick Ralston  
street & number c/o Crazy Shirts, Inc.  
99-969 Iwaena Street  
city, town Aiea vicinity of \_\_\_\_\_ state Hawaii, 96701

5. Location of Legal Description

courthouse, registry of deeds, etc. Bureau of Conveyances  
street & number 1151 Punchbowl Street, Room 123  
city, town Honolulu state Hawaii

6. Representation in Existing Surveys

Hawaii State Inventory  
title #80:14:1324 has this property been determined eligible?    yes  no  
date 1972    federal  state    county    local  
depository for survey records Department of Land and Natural Resources  
city, town Honolulu state Hawaii

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input 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**

### General Description

The Alfred Hocking House built in 1904 is located on the slopes of Tantalus Mountain in the Makiki residential district. The Makiki District was one of the prime residential areas in the later part of the 19th century, and held that position until the development of the adjacent Manoa District in the first two decades of the twentieth century. The house has a large sloping front lawn with a bluestone retaining wall separating the lot from the sidewalk.

### Architectural Description

The exterior of the house is built in a restrained Queen Anne Style. Typical of that style, it has an asymmetrical composition consisting of an irregular plan, and a variety of forms, surface textures, and colors.

The house is two storied with a full attic and partial basement. The irregular "U" shaped plan is oriented with the bottom portion of the "U" facing south, or "makai" (towards the ocean).

The overall roof form is intersecting gables with gabled ends that project over the second floor. The dominant form, a octagonal tower with turreted roof and finial, is centered over a one story polygonal porch. While the roof was originally covered with wood shingles, the existing roofing is now transite shingles. On the Diamond Head portion is a one-story rockery with a skylighted roof in a hipped form.

The windows have diverse details, although the dominant form is double hung. The house is notable for the leaded glass in the windows and doors. The gable end at the dining room is a segmented bay rising two stories. The windows in this bay at the first floor are 1/1 pane with a fixed transom window with leaded glass in a gothic arch pattern. This glass is recessed into a segmental arch frame. The Ewa (west) gable end first floor has a projecting bay window. The upper sash is leaded with arches in an ogee form. The double hung windows in the projecting gable ends at the attic level are diamond shaped glass set in a double hung frame. The double doors at the first floor verandah have a ogee design with the leaded glass panes.

Of particular note are the double hung windows in a small sitting area at a projecting stair landing, a 1937 addition. The lead-work is in the art nouveau motif rather than the gothic style of many of the other leaded windows. Old brackets with the enclosed area of the stair indicate a

# 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 type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" 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 type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1905 **Builder/Architect** Dickey & Newcombe

**Statement of Significance (in one paragraph)**

Statement of Significance

The Alfred Hocking House is significant primarily due to its architecture and its integrity of design, setting, materials, and workmanship. The association of the house with its original owner is also important.

The interior and the exterior of the structure are in nearly original condition. The deteriorated conditions are currently under restoration. The structure is an excellent example of the Queen Anne style of architecture, and is the only remaining structure in the Queen Anne style in the Makiki district, and the most imposing on the island of Oahu. Makiki was one of the prime residential area for nearly thirty years in the late 1890's until the development of neighboring Manoa valley in the late teens and early twenties.

The design of the house is attributed to Edgar Allen Poe Newcombe while he was in a partnership with Architect C.W. Dickey. Newcombe was born in Boston on April 23, 1846. He was a partner in the architectural firm of L. Newcombe from 1866-1901 in Boston. Buildings attributed to this practice are primarily college buildings at Bowdoin, Tufts, Harvard and the Carpenter Memorial Library at Manchester, New Hampshire. Mr. Newcombe is quoted in The Pacific Commercial Advertiser upon his return in 1905 from a year long trip to the mainland that the English gothic style was the fashionable residential style for the day. The interior design of the house is a very good example of this style.

Mr. Alfred Hocking was a prominent businessman and statemen. He was born in Cornwall, England in 1852 and arrived in the United States as a young man. He spent several years in Wyoming, South Dakota, and Montana before moving to Maui to work for H.P. Baldwin. Hocking later started a lumber mill at Makawao, Maui. Hocking later sold the mill to Baldwin in order to invest in his own sugar plantation at Nahiku. This plantation was not successful and Mr. Hocking moved to Honolulu in 1899. He began the Honolulu Brewing and Malting Company and served as its president and general manager. Hocking built the large brick brewery building on Queen Street to house its activities in 1901.

# 9. Major Bibliographical References

Men of Hawaii, 1921, p. 295.  
Star Bulletin, July 21, 1936.  
Pacific Commercial Advertiser, January 22, 1904.  
Honolulu City Directory, 1899, 1900, 1903, 1905, 1925, 1936.

# 10. Geographical Data

Acreeage of nominated property approx.  $\frac{1}{2}$

Quadrangle name Honolulu

Quadrangle scale 1:24000

### UMT References

A 

0	4	6	2	0	5	8	0	2	3	5	7	1	4	5
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

This nomination includes all the property belonging to Mr. Rick Ralston in 1984 described by Tax Map Key: 2-4-027:002.

### 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 Spencer Leineweber AIA

organization Spencer Mason Partnership

date April 10, 1984

street & number 1050 Smith Street

telephone (808) 536-3636

city or town Honolulu

state Hawaii

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

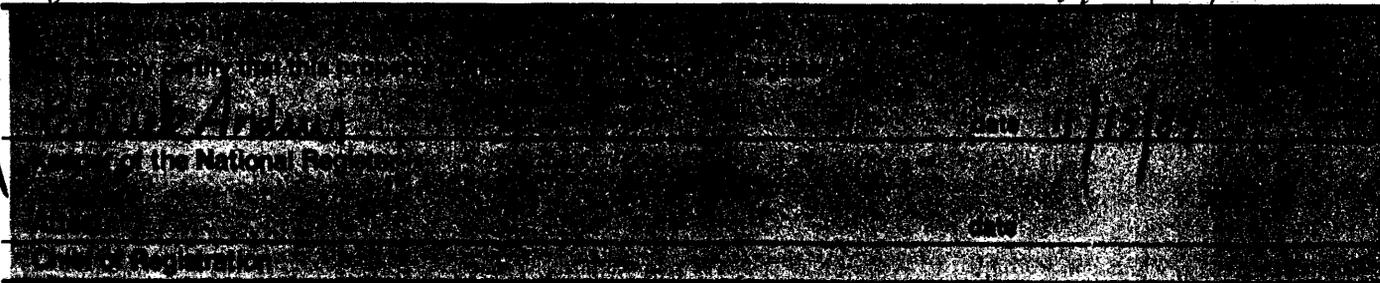
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National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

State Historic Preservation Officer signature

title for State Historic Preservation Officer

date

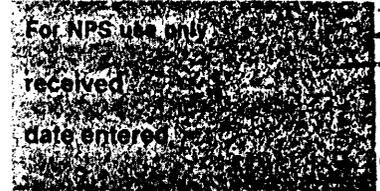
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Architectural Description, cont.

support for a shorter landing platform. The main focus of the stair landing is a one and one-half story variant of a Palladian window. The center window is plain fixed glass and was originally stained glass. The flanking windows have leaded glass in the same floral motif.

The exterior wall surfaces are constructed of a variety of materials. The first and second story structure are composed of native blue stone, in a dressed rubble pattern of regular and irregular polygons. The projecting gable ends are shingled. The stair landing addition is constructed of center grooved 1 x 6 tongue and groove boards, and wood shingles. Orthogonal lattice work fills the voids between the columns at the base of the verandah.

The interior of the structure is finished in a most elaborate fashion at the first floor. The main living room is Gothic baronial in style and done in California redwood. The wainscot is a panelled design with slender stile and rails. The decorative motif at the upper portion in a cusped arch design. Above this eight foot wainscot is a smooth plastered wall.

The staircase to the second floor is separated from the living room by an opening which is divided into three sections by slender octagonal columns supporting tudor arches. Elaborate open tracery is used as an element of the balustrade design for the stairs.

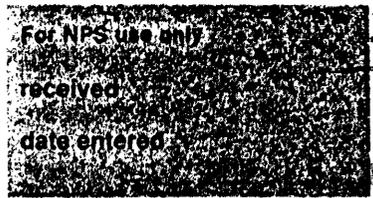
The dark fir dining room panelling has a slightly heavier style and rail design than the living room. The panelling is approximately six feet tall, and is capped by a wide plate rail. The ceiling is accentuated by heavy boxed wood beams in the same dark stain. Newspaper accounts of the day called this room "German baronial." The rockery noted above is the main focus of the room, and is separated from the dining room by a framed opening in three parts. While the center portion is open, the two flanking areas have leaded fixed windows in a geometric design. The upper windows of the rockery are leaded in a Tudor arch design. Also notable in the dining room is a recessed china cabinet with leaded glass in the same design as the rockery windows. The china cabinet has small columns on either side adorned with acanthus leaves and acorn finials.

There are several additional smaller rooms on this floor including a library with three windows in a seating nook, a breakfast room, two pantries and a large kitchen. All of the walls

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Architectural Description, cont.

in these rooms are plastered except for the kitchen which is center grooved 1 x 6 tongue and groove. All of the window and door millwork is wide molded fir lumber, stained dark except in the kitchen and pantries where it is painted white.

The second floor is primarily bedrooms organized around a central hallway. On the stairway axis is the master bedroom with a separate bath and tower sitting area. While this tower room is now enclosed by fixed glass, a drain in the floor would suggest that it was once open to the elements. Four additional bedrooms and a maids room occur on this floor. Many of the rooms have cross ventilation provided by a dual door system of a wood paneled door and a paneled screen door. All walls on the second floor are plastered.

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Statement of Significance, cont.

In 1907 he opened the Oriental Brewing Company in Hong Kong. He returned to Honolulu in 1910 but did not engage in significant business activity in Honolulu after his return. Hocking represented Maui in the Senate of the Republic of Hawaii which in 1897 ratified the treaty of annexation to the United States. Hocking was also elected to the board of supervisors of the first county of Honolulu. The first county act was declared unconstitutional by the supreme court of Hawaii and Hocking did not run in the subsequent election. He died on July 21, 1936 in Honolulu. The house was owned by Rose Chang Lee from 1937 until her heirs sold the residence to Ralston Development Company in 1983.