

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

For NPS use only  
received JUL 16 1986  
date entered 8-20-86

1. Name

historic CLARENCE H. COOKE RESIDENCE

and/or common

2. Location

street & number 3860 OLD PALI ROAD not for publication

city, town HONOLULU vicinity of congressional district

state HAWAII code 15 county HONOLULU code 03

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<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:

4. Owner of Property

name STATE OF HAWAII: DEPARTMENT OF TRANSPORTATION  
DEPARTMENT OF PERSONNEL SERVICES

street & number 869 PUNCHBOWL STREET  
830 PUNCHBOWL STREET

city, town HONOLULU vicinity of state HAWAII

5. Location of Legal Description

courthouse, registry of deeds, etc. BUREAU OF CONVEYANCES

street & number 1151 PUNCHBOWL STREET

city, town HONOLULU state HAWAII

6. Representation in Existing Surveys

title HI STATE INVENTORY #80-14-1366 has this property been determined eligible? yes  no

date 1980 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

The Clarence Cooke residence is a 24 room mansion rendered in a Hawaiian style of architecture. The two-story white-washed brick and frame residence features an asymmetrical plan which lends the building a sense of sprawling informality. The house is laid out with two wings running perpendicularly in opposite directions off a formal entry hall. A number of lanai extend out from the principal rooms on both the ground and second floors.

The makai (left) wing of the house is two stories in height with kitchen facilities on the first floor and bedroom, which have been converted into offices and conference rooms, on the second. As with the entire house, the first story is brick, and the second is naturally finished board and batten. The battens are molded. The wing, as well as the house, is capped with a double-pitched hipped, or Hawaiian, roof with overhanging eaves and exposed, carved rafters. Copper drainpipes provide decorative relief, as do incised, screened ventilators in both the brick and wooden walls. All windows and exterior doors throughout the house are metal. Eight light casement windows are the predominant form of glazing.

A vine covered porte-cochere, shaded by a banyan tree, extends diagonally out from the intersection of the makai (left) wing and the entry area. It has segmental arched openings, and is paved with Chinese granite blocks. A tiled fountain is in the corner of the porte-cochere. The roof of the porte-cochere serves as a second story, open lanai, with a doorway from the second floor hall opening on it.

The interior of the house is almost completely intact. Doors of Australian gum tree wood still retain their original hardware. Also the kitchens and baths retain their original cabinets and fixtures. The bathroom off the entry hall also retains its original wallpaper with its hand-painted, Chinese celestial scenes.

The entry hall accommodates the vertical circulation, a stairway with a metal and wood banister. It also provides access to the kitchen wing, the dining room, the living room and library. The library is to the right of the entry, at the front of the house. This room is finished with Australian gum tree wood and features built-in book cases and cabinets. It currently serves as the director's office for the conference center.

# 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 checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1932 **Builder/Architect** HARDIE PHILLIP

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

The Clarence H. Cooke residence is architecturally significant as an excellent example of a Hawaiian style residence of the late 1920s–early 1930s, with its sprawling spaciousness, numerous lanai, Hawaiian hipped roof, and lush grounds. Well planned, well crafted, and paying high attention to detail, the house was built for, and was known for, lavish, opulent entertainment. As such, it epitomizes the finest traditions in upper class residential design in Hawaii for its period. Furthermore, it represents the work of a master, Hardie Phillip, one of the associates of the New York architectural firm of Mayers, Murray and Phillip, the successor firm of Bertram Goodhue and Associates. This firm was responsible for designing several outstanding Hawaiian style buildings in Honolulu, including the C. Brewer Building (NR) and the former residence of Governor Carter (NR).

The residence is also significant for its associations with Clarence Hyde Cooke, one of the more prominent men of his time in Hawaii. He was the second son of Charles H. and Anna (Rice) Cooke, and the grandson of the missionaries William Harrison Rice and Amos Starr Cooke. The latter helped found the firm of Castle & Cooke.

Clarence Cooke was educated at Punahou and Yale, and succeeded his father as president of the Bank of Hawaii in 1909, and in 1937 became the Chairman of the Board for this financial institution. He also was president of the First National Bank in Wailuku, and the Lahaina National Bank. Other positions which he held included chairman of the board and president of Hawaiian Electric Company, vice president and director of Wailuku Sugar Company, vice president and director of Waialua Agriculture Company, director of Onomea Sugar Company, vice president and director of Hawaiian Agriculture Company, vice president and director of Ewa Plantation Company, director of Molokai Ranch, director of Olokele Sugar Company, president of Cooke Trust Company, director Hawaiian Trust Company, director Lihue Plantation Company, director of Mutual Telephone Company, and director of C. Brewer.

## 9. Major Bibliographical References

HONOLULU ADVERTISER: NOVEMBER 13, 1931; AUGUST 24, 1944.

HONOLULU STAR BULLETIN: AUGUST 24, 1944; SEPTEMBER 5, 1944; NOVEMBER 17, 1920

## 10. Geographical Data

Acreeage of nominated property 4,741 sq. ft. / Less than one

Quadrangle name HONOLULU

Quadrangle scale 1:24000

### UMT References

A 

0	4	6	2	1	5	0	2	3	6	1	4	5	0
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 OWNED BY THE STATE OF HAWAII IN 1984 DESCRIBED BY TMK: 1-9-5: 4

### 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 DON HIBBARD & NATHAN NAPOKA - ARCHITECTURAL HISTORIAN & HISTORIAN

organization STATE HISTORIC PRESERVATION OFFICE date JULY 6, 1984

street & number 1151 PUNCHBOWL STREET telephone 548-6408

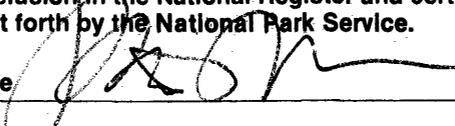
city or town HONOLULU state HAWAII

## 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.

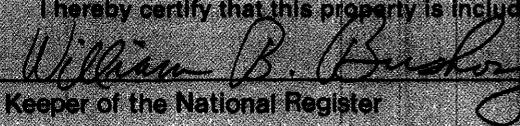
State Historic Preservation Officer signature 

<sup>for</sup> title STATE HISTORIC PRESERVATION OFFICER

date JUNE 30, 1986

For NPS use only

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

<sup>for</sup>   
Keeper of the National Register

date 8/20/86

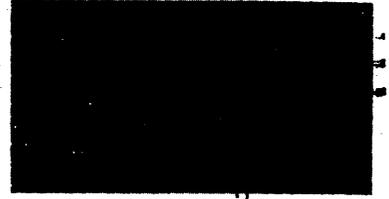
Attest:

date

Chief of Registration

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet

DESCRIPTION

Item number

7

Page

2

At the opposite end of the entry hall from the library is the dining room. This room's ceiling is embellished with decorative panels depicting island flora. An exit leads from this room to a rear lanai which is paved with slate. This lanai, which features a mature magnolia tree, is partially covered and, like all the lanai on the property, is defined by a low brick wall.

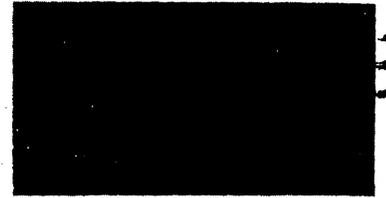
The sliding doors immediately opposite the house's main entry lead from the hall to the major living space in the mauka (right) wing of the house—a large, classical styled living room with paneled walls and ceiling. This room contains a fireplace which is embellished with marble. A picture window looks mauka (mountain) and a doorway on the left opens out onto the covered portion of the lanai whose access is also secured via the dining room. This covered segment of the lanai has a teak ceiling and a set of three segmental archways separate it from the unsheltered part of the lanai.

To the right of the living room is a recreation room with a teak ceiling. Both the living room and recreation room open onto a brick paved courtyard. This courtyard is defined by the main house, a high brick wall, and a single-story row of three guest "cottages." These cottages and their bathrooms retain their original character and fixtures.

Bedrooms and baths primarily occupied the second floor in both wings. These are now conference rooms and offices. The upstairs baths are intact, as is a magnificent dressing room with mirrored closets on all walls. These closets are cedar lined, as are those in the master bedroom and the hall closet on the first floor. The master bedroom also contains a fireplace. All the bedrooms have access to second story lanai. In the rear of the kitchen wing a former open, second story lanai area was enclosed in the 1950s. Albert Ely Ives was the architect for this remodeling, which was sensitively handled to maintain the character of the original house.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet    DESCRIPTION    Item number    7    Page    3

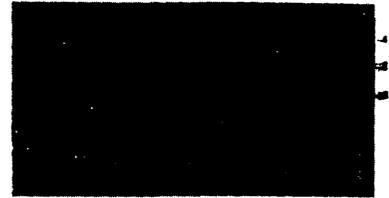
The house is situated on a large, lavishly landscaped lot. In the front is an extensive lawn with a mature kamani tree, and an ironwood and eucalyptus tree lined drive serves as the main entry to the property. To the left of the drive is a four car garage with servants' quarters upstairs. The design of this carriage house follows that of the main house, and a rear, covered walkway connects the garage to the house. The garage floors are acid stained concrete. A gatehouse similar in design to the main house and garage stands at the entry to the property.

To the rear of the house, behind the mauka wing, is a potting area which is enclosed by brick walls, which also are consistent with the design of the house.

From the rear lanai the property slopes down to a small stream, and then extends back to the Pali Highway. Brick pathways lead to the rear of the property where there is a swimming pool with a Neo-Classical revival dressing room. The pool, dressing room, and their accompanying stairs and walks were built in 1920, following the plans of architect Hart Wood. The dressing room is a modest rectangular building of one story. Of masonry construction, it has an inset lanai with pairs of Tuscan columns.

There have been no major alterations or additions to the house or its adjoining buildings.

**United States Department of the Interior  
National Park Service**



**National Register of Historic Places  
Inventory—Nomination Form**

Continuation sheet

SIGNIFICANCE

Item number 8

Page 2

Along with his commercial interests, Clarence Cooke also was active in the politics of Hawaii. In 1913 he was elected to the Territorial Legislature, where he served on both the House finance and education committees. During the 1921 and 1923 sessions of the legislature he was the Vice Speaker of the House. He retired from politics following the 1923 session, but returned to the House in 1927, when he served as Speaker. He then was elected to the Territorial Senate for the 1929 and 1931 sessions, where he served on the ways and means and education committees. In 1924 he was selected as a delegate to the Republican national convention in Cleveland, Ohio.

In addition, he was a charter member of both the Oahu Country Club and the Pacific Club, president of the Chamber of Commerce, a trustee for the Honolulu Academy of Arts, and a captain in the Hawaii National Guard.

He lived in this residence from the time of its completion until his death in 1944.