



John C. Cook Residence \_\_\_\_\_ Honolulu  
Name of Property

Hawaii \_\_\_\_\_  
County and State

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#### 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:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

##### Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>          </u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register None

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Late Nineteenth/Early Twentieth Century Revivals

Queen Anne Revival

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: wood clapboard siding, composition shingle roof, wood post and pier foundation, cut shingle gable ends and dormer,

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### 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.)

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### Summary Paragraph

The John C. Cook residence is located in a quiet residential neighborhood on a terraced, sloping, 14,998 square foot lot on the uphill side of Manoa Road in Manoa Valley. This two-story, Queen Anne revival house faces southeast and has an asymmetric façade. The residence has clapboard walls and a composition shingled, lateral running, flaired, clipped, gable roof, with tongue and groove enclosed eaves. The house is three bays wide with a lanai wrapping around the south corner of the house. The right-most, (*mauka*) bay projects 7' from the main body of the house and dominates the façade with a steep, clipped gable roof with the gable end shingled on the second story. On the second story the gable end contains a pedimented pair of 1 x 1 double hung sash windows. A flared, hip roof dormer dominates the middle bay, and contains a pair of 1 x 1 double hung sash windows. It too is shingled and shingled curved brackets terminate its side walls. The lanai runs 22' from the middle bay across the third bay with its corner entry, and 17' down the left (*maka*) side of the house. A dormer runs across most of the rear of the roof. It has a skewed gable roof with the front arm of the dormer's roof being an extension of the main body of the house's roof. The house roof has a gable return on its rear termini. The 1,482 square foot house sits

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on a post and pier foundation with a diamond pattern apron. Its footprint is roughly 34' x 40', with a modern 20' x 34', shed roofed carport, dating from the 1980s, attached to the rear. The one hundred and eleven year old house is in excellent condition and very much retains its historic integrity of design, materials, workmanship, location, setting, feelings and associations.

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### Narrative Description

The two story John C. Cook residence sits on a terraced lot on the third terrace up from the street and is accessed from a concrete driveway which runs up the left side of the property. The driveway is lined on either side by lava rock walls, and the terraces are held in place by lava rock retaining walls which range from 4'to 6' in height. All this stone work is new, having been undertaken in 2002.

A concrete sidewalk leads from the driveway to the front steps of the house. Eight concrete steps at the south corner of the house feature lava rock shoulders covered in creeping fig (*Ficus pumila*), and access the front lanai. The lanai affords an unimpeded view of Diamond Head. It has tongue and groove floors and a 8'-8" high, beaded tongue and groove ceiling. The 22' long portion of the lanai that runs across the façade is recessed under the roofline of the house. It is 7' wide and terminates with a set of French doors, each with eight panes, which leads into the dining area. The lanai runs 17' down the *makai* side of the house and projects 12' from the house on this side. It is sheltered by a single story hipped roof. The lanai's balustrade is solid, clad in clapboard across the front and shiplap on the side. On both sides the lanai features chamfered, 6" x 6" posts which have ogree curved brackets. In the 1980s the lanai was extended further down the *makai* side of the house. This is readily apparent as two wood steps lead down from the original lanai to this addition and the flat roof that shelters it. Three wood steps with a simple handrail lead up to this addition from the driveway. The lanai addition connects to a side entry's porch. This is also new, has a hipped roof, and follows the design of the historic lanai.

The house is entered through a set of French doors, each of eight panes, at the south corner of the house. The doors open on a large living room which runs the depth of the house. The living room has a fir floor, which is common throughout the house on both floors. The first floor rooms have an 11" baseboard as does the stair and the second floor hall. The living room's plaster ceiling is 15' high and has a wide crown molding. The rear of the living room is separated from the front by a 10' high flat archway supported by two square columns and two similarly styled pilasters. Low bookcases extend between the pilasters and the columns. This rear section of the living room is devoid of crown molding. The pendant lights hanging from the living room ceiling are not historic.

*Mauka* of the entry doors is a 4' wide, 1 x 1, double hung sash window, while on the other side of the entry doors in the *makai* wall of the living room is a second pair of

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French doors which lead out to the side lanai. Also on the living room's *makai* wall there is a set of three 1 x 1 double hung sash windows, with the center window being 4' in width, while the flanking windows are each 2' wide. All the double hung sash windows throughout the house have window slugs. Between this set of windows and the French doors is a 10' high flat archway supported by pilasters. In the rear section of the living room, on the *makai* side, a ten pane door opens on the side entry porch. Along the rear wall of the living room there are four 1 x 1 double hung sash windows, each 30" wide. On the *mauka* wall of the living room a pair of modern louvered doors access the kitchen.

The living room flows across the front of the house to the dining room. Two 10' high flat archways, each supported by square pilasters define the intermediary transition space between the living and dining rooms. At this juncture the ceiling height drops to 12', which it remains into the dining room. The crown molding also disappears at this point. In the front wall of this transition space is a single pane, fixed window. This framed opening originally contained shelving for knick-knacks. Opposite the window is a closet with a five panel door. The closet is situated under the dog leg stairs to the second floor.

The dining room extends outward toward the street. A pair of 30" wide, 1 x 1 double hung sash windows are in its front wall, while the French doors that open on the front lanai are in its *makai* wall. Opposite the doors, in the dining room's *mauka* wall is a single pane fixed window, which also originally housed shelving for knick-knacks. A 10' high flat archway bifurcates the dining room. This arch is carried by the *mauka*-Ewa pilaster of the transition space and a pilaster on the dining room's *mauka* wall. In the rear, *makai* corner of the dining room is the stairway to the second floor. It has a square, paneled newel post and a balustrade with turned balusters. Attached to the staircase is a built-in bookcase with five shelves and a pair of doors with single pane windows. On the dining room's *mauka* wall, opposite the bookcase is a 4' wide, 1 x 1 double hung sash window.

A doorway in the rear wall of the dining room opens on the kitchen. The kitchen has been remodeled, but retains its original cabinetry and drawers. The upper cabinets have doors with single pane windows and terminate with a cornice. There are two original, 30" wide 1 x 1 double hung sash windows in the kitchen's *mauka* wall. A doorway without a door in the rear wall of the kitchen leads into a short hallway. A door in the *makai* wall of the hallway opens on a laundry room. Two doors in the *mauka* wall open on a pantry and a bathroom, with a four panel and five panel door, respectively. Each of these two rooms has a 1 x 1 double hung sash window. A new door at the rear of the hall opens on the carport, as do the laundry room's three jalousie windows.

The dogleg stairway ascends to the second floor. Nine steps lead up to a landing and then another ten steps lead to a second landing. Newel posts, similar in design to that at the base of the stairs, define the conclusion and beginning of the stair's banisters at

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the two landings, and also at the top of the stairs. Pendant finials adorn the stairwell, hanging from the first floor ceiling.

At the landing at the top of the second run of steps is a built-in laundry closet with three lower drawers and a pair of paneled doors behind which are shelves. Also at this level a five panel door opens on a front bedroom in front gable end. The ceiling in this room follows the contour of the roof, and a modern bookcase is built around the window opening in the shape of a truncated triangle.

From the stairway's upper landing another three steps ascend to the second floor's front-to-rear running hallway. The stair's balustrade continues to enclose the stairwell. Three bedrooms are off the hallway, with five panel doors opening onto the hall from each side and the rear. The door on the *makai* side of the hall opens onto a second front bedroom. This room has a pair of 30" wide, 1 x 1 double hung sash windows in its *makai* wall and a pair of 2" wide 1 x 1 double hung sash windows in its front wall. The *makai* windows are sheltered on the exterior by a hood, as are all second story windows on the two sides of the house. The front windows are in the house's front dormer and conform to the shape of the dormer and feature a built-in seat below them and more recent built-in book shelves on the sides and top. Two drawers utilize the space under the seat. A non-original bathroom is in the south corner of the room and features an oval stained glass window.

The bedroom on the *mauka* side of the hall has a pair of 1 x 1 double hung sash windows in its *mauka* wall, and a five panel door leads into a dressing room. The rear bedroom occupies the rear dormer and has a pair of 1 x 1 double hung sash windows in its rear wall. A non-historic bathroom serves this room and has a 30" wide 1 x 1 double hung sash window. Near the west corner of the room is an oval stained glass window in its *makai* wall.

The John C. Cook residence retains a high degree of integrity, although some modifications have occurred. The exterior very much presents its original look, with the only changes being a carport at the rear and a more recent side door porch. These additions are to the rear of the house and not visible from the street. On the interior a number of modifications have occurred, with those on the first floor public spaces dating from 1916 and historic in their own right. The kitchen has been remodeled, but this is a secondary space, and still retains its historic cabinetry and windows. On the second floor, the bedrooms were remodeled in 1981 and the bathrooms were added at that time. These are all secondary spaces, and do not significantly detract from the strong architectural character of the house, not to mention, such late nineteenth- early twentieth century elements as the second floor's doors and their frames, windows, stairwell balustrade, and the configurations of the bedroom ceilings all remain intact to reinforce the historic character of the house. Originally the house stood on a sloping lot. The 2002 terracing of the front yard does not impinge upon the historic character of the house as the house continues to sit well above Manoa Road with an unimpeded view to and from the street.

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## 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.
- 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  
\_\_\_\_\_  
\_\_\_\_\_

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**Period of Significance**

1907  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1907  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

John C. Cook  
\_\_\_\_\_  
\_\_\_\_\_

**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 John C. Cook Residence is significant on the local level under criterion C, as a good example of a Queen Anne revival style house built in Honolulu during the opening decade of the twentieth century. The house includes a number of distinctive features and is typical of its period in its design, materials, craftsmanship and methods of construction.

The 1907 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." As is noted in the above section, "significant dates", 1907 is the year of construction.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The Queen Anne revival style In the United States was popular from roughly 1880 to 1910. The term is loosely used for a wide range of late nineteenth century picturesque buildings frequently using classical details, such as pediments, rounded columns and dentils in a loose manner rather than in a specific formulaic way,

Houses are typically, but not exclusively, two stories, with a hip or lateral running gable roof. They have an asymmetric facade frequently with a front porch which wraps around one side. The style shunned flatness and often featured round, square, or polygonal towers, as well as steeply pitched and irregular rooflines which commonly were broken with dormers, front facing gables, and/or shaped gable ends. Overhanging eaves further enlivened the dynamic of the roof. Buildings usually employed a variety of wall materials, and bracketing and spindle work were also commonly present. Bay windows and balconies were also familiar features. The style usually employed single pane windows, some of which might have small decorative panes or stained glass.

The John C. Cook residence is significant as a very good and rare example of a late Queen Anne revival style house built in Hawaii during the early 1900s. Its asymmetric massing, wrap around porch, use of such varied materials as clapboard, cut shingle and shiplap siding, and its steep, irregular roof with prominent, protruding dormers and gables all reflect the Queen Anne revival style. In addition the staircase's pendant finials and balustrade with turned balusters, and the five panel doors all bespeak late nineteenth century Queen Anne elements. The single pane double hung sash windows with their slugs also well reflect their period and the style. Furthermore, the high, 12' and 15' ceilings, the emphasis on cross ventilation, and the the size of the side lanai with its emphasis on outdoor living also places the house in a Hawaii context.

The earliest known example of the Queen Anne revival style in Hawaii was the William Richards Castle residence (1880, no longer extant) which stood at the northeast corner of Victoria and Kinau streets. For its time the asymmetric, somewhat ornate house with its two and a half story tower was very up-to-date. However, it was not until the 1890s that the Queen Anne revival style appeared in Honolulu in all its glory. Such splendid examples of the style as the W. C. Peacock residence in Waikiki, Alexander Young residence at King and Victoria, William O. Smith residence at Nuuanu and Bates, and Thomas Wall residence at Richards and King, were all demolished in the years following World War II. Indeed, very few examples of the form can be found throughout the Hawaiian islands, with the Hocking residence (1904) in Honolulu and the Shipman residence (1899) in Hilo, both of which are listed in the Hawaii and National Registers of Historic Places, and the Alice Jones/Abraham Lewis Jr. Residence (1902) and Ada Gartley Residence (1902) in Manoa, both of which are listed in the Hawaii Register of

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Historic Places, being the only noteworthy examples to readily come to mind. In addition, the Albert and Alice Berg residence at the corner of Oahu Avenue and Armstrong (1912), which also is in the Hawaii Register of Historic Places, stands as a restrained, example of the late Queen Anne style in Hawaii. As such the John C. Cook residence stands not only as a very good, but also very rare example of a Queen Anne style house in Hawaii.

The residence was constructed in 1907 by John C. Cook for himself. He was, "a carpenter and builder of ability and a good citizen." [*Honolulu Star-Bulletin*, February 2, 1916, page 1] Cook was born on June 14, 1824 in Charmouth in Dorsetshire, England. His father was a ship's carpenter in the Royal Navy, and upon retiring from the sea became the head carpenter at Deptford Dockyard. John followed in his father's footsteps learning the carpentry trade, and as a teenager made several voyages abroad on trading ships, eventually landing in New Zealand and Australia. In Sydney he was hired as a ship's carpenter on the American ship, *Lewis*, a whaler out of New Bedford. On September 16, 1844, the ship anchored off Lāhainā, and the following day Cook went ashore and found employment as a carpenter with John Halstead, who was known as John Li`ili`i. His work included undertaking carpentry at Lahaina Luna School. He remained on Maui until January 1848, when he moved to Honolulu, taking up residence in a two room, thatched house on Alakea Street between Hotel and King Streets. In Honolulu he worked as a carpenter, having worked on the residence of Doctor Robert Wood (later the home of Dr. McGrew), as well as those for John Sumner on the present `Iolani Palace grounds and for Kekūanā`a, *makai* of where the Topa Financial Center now stands. None of these buildings stand today. In May 1849 he set sail for California to try his luck in the gold fields, returning to Honolulu in January 1850. While in California, he was given an American flag, which was reputed to be the first of its kind to be flown in California. This remained a prize possession all the days of his life.

On February 17, 1850, Cook relocated to Kaua`i, where he built the first frame house in Līhu`e and also several schooners, before going to work for Lihue Plantation, and later Koloa Plantation. He also built the original frame courthouse at Nāwiliwili and a home for Paul Kanoa at Niūmalu. He married Kuaiwa on August 6, 1851, with whom he had a daughter. Following his wife's death, he remarried to Susanna Kukana in 1867, and in the following year Cook and his young bride moved to Honolulu. Cook had two sons with Susanna, John W. (b. 1879) and Felix (b. 1887). John W. would become a carpenter with the Department of Public Works and Felix became a carriage trimmer. Susanna died on July 22, 1906, and following her death Cook built the residence that is the subject of this nomination. The city directories as well as the 1910 federal census show Cook living in his Manoa home with his son Felix as well as his Hawaiian daughter-in-law Martha, and his grandson, Albert.

Cook remained active in the construction industry until around 1914. In 1915, at the age of 90 he went to Maui to reside at the Fred Baldwin Memorial Home, where he died on January 31, 1916. In the decade immediately preceding his death, Cook was considered to be the longest continuous foreign resident in Hawaii.

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Following Cook's death the house was sold to Alexander and Isabel Cornelison on September 14, 1916. They remodeled the interior of house to accommodate themselves and their two children. Shortly thereafter Mr. Cornelison died. His widow and two children lived in the house until Mrs. Cornelison's death in 1972.

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## 9. Major Bibliographical References

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

Polk's City Directories for Honolulu, 1902-1920.

City and County Tax Office records.

Marriage Certificates, Hawaii State Archives, Certificate K-13A-1

State Bureau of Conveyances, book 216, page 411, book 236, page 381, book 242 page 90, book 264, p. 355 and book 286, page 372, book 455 page 319

Federal census 1900, 1910.

"Governments Have No Claim," *Hawaiian Gazette*, November 26, 1909, page 1

"First American Flag Raised in California," *Paradise of the Pacific*, September 1908, pages 13-15

"John Cook, 91, Dies on Maui, Real Kamaaina," *Honolulu Star Bulletin*, February 2, 1916, page 1

"Death of a Pioneer," *Maui News*, February 4, 1916, page 1

"Veteran of Fremont Expedition Dead on Maui," *Pacific Commercial Advertiser*, February 3, 1916, section 2, page 1.

"Obituaries", *Friend*, August 1906, page 14

"Wife Falls Dead," *Evening Bulletin*, July 23, 1906

Cook, John C., "Reminiscences of John Cook, Kamaaina and Forty-Niner," Honolulu: privately printed, 1927

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### 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 # \_\_\_\_\_

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**Primary location of additional data:**

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreeage 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: 21.30912

Longitude: -157.82001

1.

2. Latitude:

Longitude:

3. Latitude:

Longitude:

4. Latitude:

Longitude:

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927

or

NAD 1983

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- |          |           |           |
|----------|-----------|-----------|
| 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 Frederick A. Dorflinger and Cynthia A. Dorflinger Trusts in 2018 as described by Tax Map Key 2-9-009: 006.

**Boundary Justification** (Explain why the boundaries were selected.)

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

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**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: January 21, 2018

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**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.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** floor plan
- **Owner:** Frederick A. and Cynthia A Dorflinger  
2536 Manoa Road  
Honolulu, Hawaii 96822

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**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.