

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Alexander H. and Margaret Cornelison Residence

Other names/site number: _____

Name of related multiple property listing:

Honolulu Tudor-French Norman Cottages Thematic Group

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: 2531 Ferdinand AvenueCity or town: Honolulu State: HI County: HonoluluNot 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

Alexander H. and Margaret Cornelison

Honolulu HI

Residence

Name of Property

County and State

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:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐☐

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Name of Property _____

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Site

Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

2

buildings

sites

structures

objects

2

Total

Number of contributing resources previously listed in the National Register _____

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

Tudor Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: shingle and wood walls, composition shingle roof, lava rock and wood post and pier 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 Cornelison residence sits in a quiet residential neighborhood, on the southeast side of Ferdinand Avenue, below the grade of the street. It stands on a sloping 5,002 square foot, terraced lot. The single wall, asymmetric, H shaped, Tudor revival style cottage has a composition shingled, intersecting gable roof with overhanging eaves and exposed rafter tails. It features shingled walls with half timbering in the front facing gable ends. The walls are flared at the bottom, and the house sits on a lava rock and post and pier foundation. The house faces northwest and to the northeast of the house is an unattached two car garage which has a former servant's quarters at its rear, as well as a storage area underneath. The garage contributes to the historic character of the property. The 1,172 square foot main house and its accompanying 550 square foot garage are in good condition and retain their integrity of design, materials, location, workmanship, setting, feelings and associations

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Narrative Description

The Cornelison residence sits back from the street with a lawn in front and a row of crotons (*Cordiadeum variegatum*) and ti (*Cordyline fruticosa*) running along the property adjacent to the road. The crotons and ti grow in a bed defined by a single stacked lava rock wall. A concrete drive, irregularly scored to resemble stone pavers, runs down the west side of the property to an attached carport which projects from the west wing of the house. The carport has a front facing gable roof with half timbering in the gable. A pair of wood gates, with wavy slats, echoing the half timbering in the gable, secure the front of the carport. Fences, made of similar materials to the gates, run down the two sides of the carport. Three 6" x 6" posts support the carport's roof on its west side and two similar posts, as well as the wall of the house, support the other side. The carport has a tongue and groove, cove ceiling, and its floor is scored similarly to the driveway. At the rear of the carport a door with two panels below and a screen above which can be closed by an interior sliding panel, opens on the kitchen. Also a set of 10 wood steps with one concrete step at the bottom runs down the side of the house to the back yard.

Crotons and ti plants run down the side of the driveway and give way to a fence of a similar design as the carport gates. A gate near the end of the fence opens on a scored concrete walkway which curves to the front entry porch. The recessed porch occupies the left of center bay of the main body of the house. To its left is the northeast, bedroom, wing of the house with its front facing, half timbered gable end. A small, four pane attic casement window adorns the gable and has shutters. A pair of 4 x 1 double hung casement windows, also with shutters is in the front wall of the wing. To the right of the entry porch is a pair of double hung sash windows similar to the two in the front wall of the bedroom wing. A blind dormer, with wavy, horizontal lap siding continues the gable roof over the rear of the kitchen wing.

The 8' x 11' entry porch is one step up from the concrete walkway that leads from the driveway. It has a scored concrete floor similar to the carport and a tongue and groove ceiling. A pair of ten pane double doors, with ten pane sidelights and matching screen doors, opens on the living room.

The living room runs the depth of the house. It has an oak floor with a 6" high base board, both of which are found throughout the house unless otherwise noted. It has canec walls, and an 8'-9" high canec ceiling with a heavy crown molding. Two pairs of ten pane double doors, with matching screen doors, in the southeast wall open on a rear lanai. Initially the 15' wide lanai was recessed 5' from the rear wall line. However, at some point it was expanded approximately 3' outward with a shed roof protecting it. It features a 37" high railing with wavy slats and a 2" x 6" top rail. Four 4" x 4" posts support the roof, while similar sized posts rise from concrete piers to support the extended lanai. The lanai has 2" x 6" planks as a floor and a tongue and groove ceiling. From the lanai inhabitants of the house have an unobstructed view of Diamond Head.

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In addition to the front doors to the entry porch, a second pair of ten pane doors are in the living room's northwest wall. These open on a sitting room which has a pair of 4 x 1 double hung sash windows in its northwest wall. Its northeast wall features built in shelves and a cabinet with a single panel door. Both the shelving and cabinet are capped by a simple cornice. The walls and ceiling of the room are similar to the living room.

A doorway with no door in the southwest wall of the living room opens on a small dining room. The dining room has an 8'-11" high, canec ceiling with a simple crown molding and features built-in china cabinets in the two corners of its southwest wall. The china cabinets have four shelves with eight pane doors, and a drawer and cabinet with a single panel door below. The well illuminated and ventilated room has a 6 x 1 double hung sash window in its northeast wall; four, eight-pane sliding windows in its southeast wall,; and a pair of eight pane sliding windows in its southwest wall. In its northwest wall is a doorway with no door which leads into the kitchen. The kitchen has been remodeled in a compatible manner. It retains its 6" tongue and groove wall and ceiling, and has a pair of 4 x 1 double hung sash windows in its southwest wall above the sink. A door in its northwest wall opens on the carport.

In the living room, a doorway without a door in the room's northeast wall opens on a front-to-rear running hall which services the bedroom wing. The hall has 6" tongue and groove walls and a 8'- 10" high, canec ceiling. Similar walls and ceilings are found throughout the bedroom wing. At either end of the hallway, single panel doors, with glass knobs open on the house's two bedrooms. A single panel sliding door in the hall's northeast wall opens on a half bath. The half bath is not original.

The rear bedroom has tongue and groove walls and a canec ceiling. It has a pair of 6 x 1 double hung sash windows in each of its northeast and southeast walls, providing good cross ventilation and natural illumination to the room. A single panel door, with a glass knob, in the bedroom's southwest wall contains a beveled mirror and opens on a closet. A similar door in the room's northwest wall opens on a bathroom. The bathroom has been remodeled, but retains its tongue and groove walls and ceiling. A 4 x 1 double hung sash window is in its northeast wall.

The front bedroom also has tongue and groove walls and a canec ceiling. A pair of 4 x 1 double hung sash windows is in both its northwest and northeast walls. A closet with a pair of single panel doors with glass knobs projects from the room's southwest wall. A narrow set of four shelves is built into the southeast wall where it intersects the northeast wall.

The lava rock and post and pier foundation of the house follows the contour of the land. A square lattice screen wall encloses the foundation at its lower elevations. Four 22" square lava rock columns run across the rear of the house and support the main floor. A 13' x 17' laundry room is located under the house in its south corner and is entered via a single panel door in the southwest facing lattice wall. The laundry room has a concrete floor and its ceiling is the floor boards and joists of the main floor of the house. The ceiling to the bottom of the joists is 6'- 8" high. The room has gypsum board and CMU walls on three sides causing the lattice wall at this corner to be solid. The northwest side of the room features a 42" high CMU wall with a lava

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rock wall behind. Two single pane fixed windows are in the laundry room's southeast wall, and in the northeast wall there is a three panel door, which accesses the unfinished area below the house. Two concrete steps access this door from the laundry room.

To the northeast of the house is an unattached garage. The two car garage is sited close to the street, with a short concrete driveway leading to it. The garage has a composition shingled hip roof with overhanging eaves and exposed rafter tails, and sits on a lava rock and concrete foundation. The single wall building has 12" wide, vertical tongue and groove walls and a new roll up door. It has an 8' high gypsum board ceiling and a non-historic wood laminate floor. In its northeast wall there is a clerestory comprised of a pair of six glass slat jalousie windows and three, four glass slat jalousie windows. In the south west wall is a pair of nine glass slat jalousie windows and a solid core door. It appears to date from the 1950s.

The door opens on the terraced yard between the garage and house, with six concrete steps leading down to the yard. A set of stepping stones lead from the base of the steps to another set of four concrete steps which descend to the lawn from the driveway. These steps have a gate similar to that serving the southwest side driveway. The steps have a handrail similar to that of the rear lanai. Stepping stones also lead from the garage's side door to a set of six concrete steps that are in a lava rock retaining wall and descend to the yard's lower terrace. These steps have a 1.5" pipe hand rail, while the steps from the garage's side door have a 2" pipe hand rail, with a similar railing also running across the top of the retaining wall between the garage and the steps to the lower terrace.

At the rear of the garage are two storage closets, each of which has a pair of sliding doors. A door in the garage's southeast wall opens on a single room. The door has two lower panels and its top panel is a screen with a sliding panel to secure it. The door opens on a single room with a laminate floor with a 3" high baseboard and a 7'-9" high, gypsum board ceiling. The walls are of 12" wide tongue and groove and there is one 1 x 1 double hung sash window in its northeast wall and a pair of similar windows in its southeast wall. In the room's southwest wall there are two original five panel doors with their metal knobs. The one opens on a closet and the other a bathroom. The bathroom retains its historic corner sink and metal medicine cabinet. It has a 1 x 1 double hung sash window in its southwest wall.

Under the garage's rear room is another room. This below grade room is characterized by blind square lattice walls on its exterior, and it has an original five panel door with a metal knob in its southeast wall. A corrugated metal shed roof, supported by 4" x 4" posts at its outer corners, protects the entry and its concrete pad from the elements. The door opens on a single room which has been remodeled. The room has a laminated floor with a 3" high baseboard and a 6'-11" high gypsum board ceiling. There are three 1 x 1 double hung sash windows in the room's southeast wall, and another in its southwest wall. Also in the southwest wall are two, recessed, 11" x 29" screened openings, which are above the hot water heater. The heater is accessed from the exterior and is enclosed by a blind lattice wall. In the northeast wall of the room is a pair of non-historic vinyl sliding doors, and a modern sink and cabinets are along the southeast wall.

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The Cornelison residence retains its historic integrity. The only major changes to the house have occurred in its kitchen and bathrooms, which are secondary spaces and do not affect the historic integrity of the house. The expanded rear lanai is compatible with the historic character of the house, is discernible to the trained eye, and does not compromise the original design of the house in any meaningful manner. The loss of many of the original door knobs, while unfortunate, is not sufficient to detract from the overall historic character of the house as conveyed by its original windows, doors, floors, walls and ceilings. The garage is a secondary building on the property and retains its exterior appearance other than the replacement of its original vehicle door, and as such contributes to the historic character of the property.

As such the property retains:

1. its historic location, as it remains precisely where it was constructed.
2. its historic setting as its neighborhood remains residential
3. its historic design as minimal alterations have transpired
- 4 its historic materials as minimal alterations have transpired
- 5 its historic workmanship as minimal alterations have transpired
- 6 its historic feeling as minimal alterations have transpired
- 7 its historic association as minimal alterations have transpired

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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
- ☐

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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

Period of Significance

1930

Significant Dates

1930

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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John Alvin Shadinger

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 Alexander H. and Margaret Cornelison residence is significant on the local level under criterion C, as a good example of a 1930s Tudor revival style cottage in Honolulu. The house includes a number of distinctive features and is typical of its period in its design, materials, workmanship and methods of construction.

The 1930 period of significance was chosen in accordance with National Register Bulletin 16A instructions, using the year of construction of the house as the period of significance

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

The Cornelison residence is to be included in the Honolulu Tudor-French Norman Cottages Multiple Property nomination. At the time that multiple property nomination form was prepared, this house was not surveyed.

There are presently twenty one Tudor style residences in the Hawai'i Register of Historic Places, which include the Oakley Residence at 2110 Kakela, the Withington Cottage on Poloke Place, the Withington Residence at 3150 Huelani Place, the Smith residence at 4335 Royal Place, the Braly house on Ferdinand Avenue, the McVeagh residence in Nu'uau, and fifteen houses originally listed in the English Tudor/French Norman Cottages thematic property listing. All of these houses date from the nineteen teens through the early nineteen thirties and almost all include half timbering as one of their signifiers.

The Cornelison residence is a good example of the Tudor revival style being applied to a cottage built in the 1930s in Honolulu. The house's H shaped plan was a typical cottage design for its period in the Islands, allowing for excellent cross ventilation and indoor-outdoor relationships. The central living room opens to the exterior at both its front and rear, with a front entry lanai and a rear balcony. The attention to cooling cross ventilation is further seen in the bedroom wing, which has bedrooms in each corner with windows on each of the rooms' exterior walls. In addition, the dining room includes a large set of sliding windows which open its Diamond Head

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wall, while a pair of sliding windows in its *makai* (ocean facing) wall and a double hung sash window in its *mauka* (mountain facing) wall make for a light and airy room. The half timbering in the gable ends, as well as the employment of wavy planks on the balcony railing, gates, and the sides of the attached carport all serve as signifiers of the Tudor revival style. Furthermore, the carport attached to the kitchen wing with a blind dormer above, results in an asymmetric massing, which is also a characteristic of the Tudor revival style. As such the house stands as an excellent example of a cottage rendered in the Tudor revival style. Also the presence of canec walls and ceilings firmly grounds the house in Hawai'i during the 1930s, when this locally manufactured building material enjoyed immense popularity.

The Cornelison residence was designed by Honolulu architect J. Alvin Shadinger. Shadinger (1883-1955) was born in Gardenville, Pennsylvania and grew up in Abilene, Kansas. In 1893 his family moved to Chicago, Illinois. He and his wife came to Hawai'i in 1914, where he worked for the Lighthouse Service as its chief clerk and disbursing officer, and in 1922 he began designing houses in the Islands. Throughout the 1920s he worked with developers to design houses on newly opened subdivisions, such as Hillside Avenue in 1925 and the Bush Tract in 1928. In 1927 he went to work in Lewers & Cooke's Building Department and also assumed the role of developer on a number of single lots on which he designed and built speculative houses that he sold. Over the course of his thirty year career, it was estimated he designed over two million dollars worth of housing, with most of the houses costing less than \$5,000 to build. He rendered a number of houses in the Tudor revival style, including his own at the corner of Kahala Avenue and Hunakai Street (1931), which is included in the Tudor-Norman Cottage Thematic nomination. The Cornelison residence stands as a good example of his work, merging the Tudor motifs, which he employed on a number of large houses, with the more modest cottage form, which he regularly handled while working with Lewers & Cooke. The only examples of Shadinger's cottages in the Hawai'i register are the Linn residence at 2013 Kakela Drive and the Condon residence at 3011 Vista Way, neither of which utilize the Tudor revival style.

Alexander H. Cornelison was the son of Alexander C. and Elizabeth Cornelison. His parents moved to Hawai'i with him and his younger sister, Mary Elizabeth, in 1914, following the completion of the Panama Canal. His father, Alexander C. Cornelison, was an engineer and oversaw the work on one section of the canal. He was a personal friend of Major General George Washington Goethals, the chief engineer for the Panama Canal, who was responsible for the completion of that project. Prior to working on the Panama Canal, Cornelison had worked on a number of bridges and structural engineering projects on the mainland, and was most proud to have supervised the construction of the Post Headquarters at the military academy at West Point. After arriving in Hawai'i, Mr. Cornelison was employed as the superintendent of Honolulu Construction and Draying Company's quarries.

In 1916 he and his wife purchased 2536 Manoa Road (Hawai'i Register of Historic Places) from John Cook. This property extended from Manoa Road to Ferdinand and included this nomination's property. With America's entry into World War I in 1917, Mr. Cornelison enlisted in the Army at the age of forty four and was appointed to the rank of major. He was shipped to

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the mainland, and while in California contracted the Spanish Flu. Upon being sent to the east coast he had a relapse which proved fatal, with him passing in November 1918.

Following Major Cornelison's death his widow and two children continued to reside at 2536 Manoa Road. Alexander H. graduated from the University of Hawai'i in 1926, and went to work with the Hawaii Sugar Planters Association as a chemist assigned to the station in Kohala on the island of Hawai'i. While here he met Margaret Strieby, a school teacher. They relocated to Honolulu and were married in July 1930. This Tudor style cottage was built as their new home. Unfortunately their marriage did not last and in March 1933 the couple's divorce was made final. Following the divorce the use of the house is uncertain, although it remained in the family until after the death of Mrs. Elizabeth Cornelison in 1979.

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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, 1928-1960.

City and County Tax Office records.

State Bureau of Conveyances, book 455, page 319; book 1081, page 336; book 2307, page 320; and book 9789, page 157.

"Current Permits for New Building," *Star Bulletin*, September 20, 1930, page 12

"Cornelison, Alexander (Smiley) Heroz," *Star Bulletin*, August 22, 1979, page 120

"Cornelison-Striebly Wedding Solemnized Wednesday Afternoon," *Honolulu Advertiser*, July 27, 1930, page 17

"Six Marriages Are Dissolved," *Honolulu Advertiser*, March 22, 1933, page 2

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:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): 50-80-14-10106

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10. Geographical Data

Acres of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: https://www.bing.com/maps/?cp=21.309332%7E-157.820247&lvl=16.8

(enter coordinates to 6 decimal places)

- | | |
|------------------------|----------------------|
| 1. Latitude: 21.309332 | Longitude: 157.82025 |
| 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 Holli Tollan in 2025 as described by Tax Map Key (1) 2-9-009: 010.

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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: HI zip code: 96744
e-mail: _____
telephone: (808)-542-6230
date: August 18, 2024

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:** sketch of floor plan
- Owner: 2531 FERDINAND Property TR
Ms. Holli Tollan
2531 Ferdinand Avenue
Honolulu, HI 96822

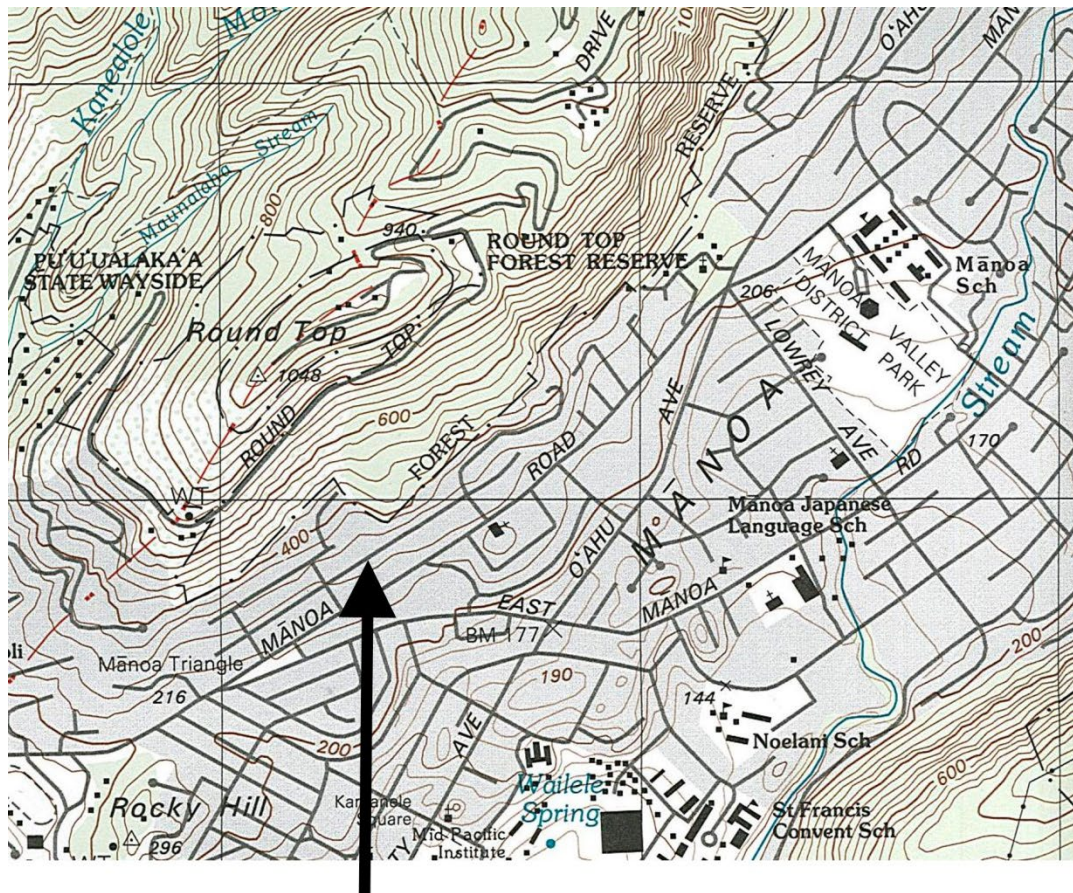
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USGS Map



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TMK Map



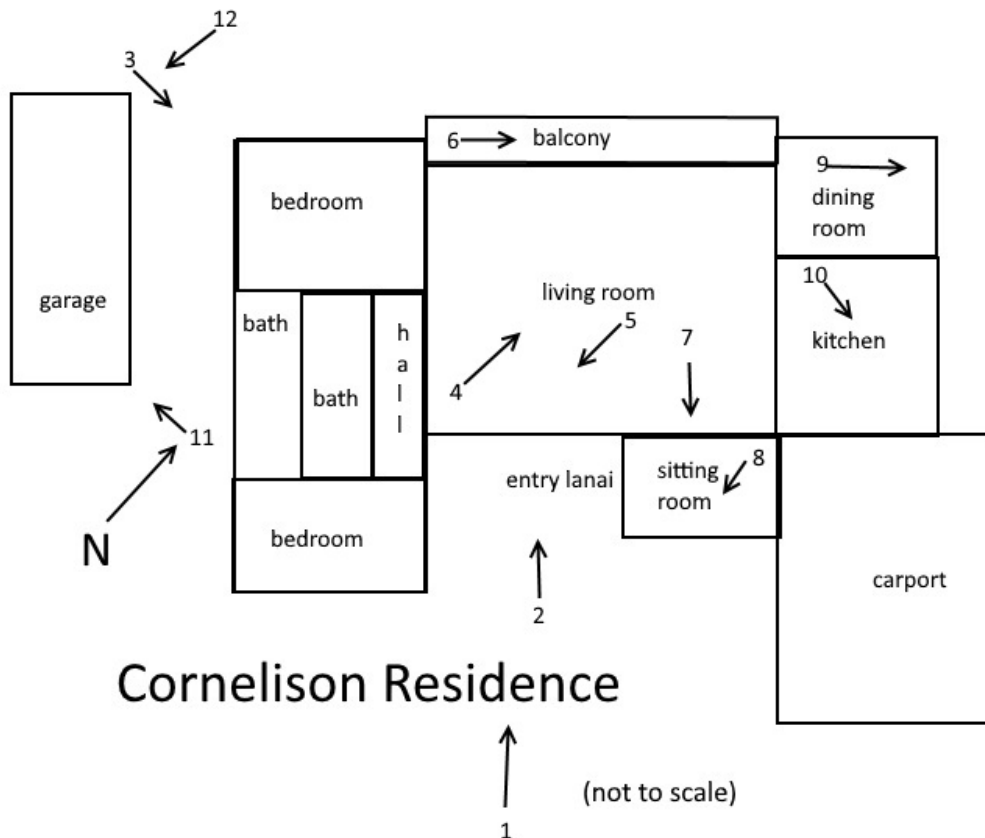
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Photo Key:



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Photo Log

Name of Property: Alexander H. Cornelison Residence

City or Vicinity: Honolulu

County: Honolulu

State: HI

Photographer: Kikuyo Hibbard

Date Photographed: July 2, 2024

1. Drone view of the house from the northwest
2. View of the entry lanai from the northwest
3. View of the northeast side and rear of the house from the northeast
4. View of the living room from the north
5. View of the living room from the south
6. View of the balcony from the northeast
7. View of the sitting room from the southeast
8. View of the sitting room from the southwest
9. View of the dining room from the northeast
10. View of the kitchen from the east
11. View of the garage from the west.
12. View of the rear of the garage from the south

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Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.