

U.S. NAVAL BASE, PEARL HARBOR, NAVAL HOUSING AREA MAKALAPA,  
SENIOR OFFICERS' QUARTERS TYPE A HABS No. HI-355-A  
(U.S. Naval Base, Pearl Harbor, Naval Housing Area Makalapa, Facility No. 77)  
37 Makalapa Drive  
Pearl Harbor  
Honolulu County  
Hawaii

HABS  
HI-355-A

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
Pacific Great Basin System Support Office  
National Park Service  
San Francisco, CA 94107

## HISTORIC AMERICAN BUILDINGS SURVEY

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Location: The Makalapa Housing Area, located west of Kamehameha Highway and east of the H-1 Freeway, is part of the Pearl Harbor Naval Complex, on the south side of the island of Oahu, state of Hawaii. It lies outside the boundary of the Pearl Harbor National Historic Landmark. Facility 77 is the only one of its type and is located in the Flag Quarters section of the Makalapa Housing Area at 37 Makalapa Drive (see HABS No HI-355 for a general location map and a map of the area). The address is what the Navy Housing Office uses to identify the houses, so this facility is also called Quarters 37 Makalapa Drive, or Quarters 37. This building falls within the UTM coordinates of the Makalapa Housing Area as defined in the location section of the main report HI-355.

Significance: This housing type is significant as the residence of the principal flag officer of the Navy in Hawaii from 1941 to the present, and as an example of Hawaiian residential architecture during the 1940s, in a grouping of related types. The design accommodated prefabricated components and assembly line building techniques, reflecting the need for rapid construction in this period of build-up to World War II. This house represents the later work of one of Hawaii's master architects, C.W. Dickey. The house responds well to Hawaii's temperate environment, although its design was also influenced by the factors mentioned above. The first resident of the house was Admiral Husband E. Kimmel, Commander in Chief of the Pacific Fleet (CINCPACFLT). He was residing here during the attack on Pearl Harbor on December 7, 1941. Admiral Chester W. Nimitz, whom the house was named for, officially resided here from December 25, 1941 to November 1945.

Description: The Makalapa Housing Area is made up of numerous types of one- and two-story single-family and duplex residences. Only one house, Facility 77, is a Type A residence. It was originally similar to the Type C houses (HABS No. HI-355-C) but was later expanded and altered. This house type has Flag Quarters distinction and is described in detail below. For a description of the neighborhood see HABS No. HI-355.

On the first floor, the living room separates the two first-floor bedrooms, dressing room, and bathrooms at the north end of the house from the kitchen, dining room, and pantry at the south end. A later addition, containing the steward's bedroom and bathroom as well as the utility room, is connected by a roof to the main house, but separated by a 6'-2"-wide breezeway. An enclosed lanai (porch) is at the rear of the house, adjacent to the living room, and a covered front lanai provides additional space for outdoor entertaining. A stair from the front entry foyer leads to the second story. This floor, over only the north end of the house, contains two bedrooms, a study, two bathrooms, a solarium, and an unroofed deck. The gross floor area for this house is 5,052 square feet. The maximum measurements for the complex footprint are 131'-9" x 40'-2", not including the covered front lanai.

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Facility 77 is built on a concrete slab foundation. The original portions of the first-floor exterior walls are concrete brick that has now been painted white, and the second-floor which has 6-½" wood drop siding. Later additions, on both first and second floors, have matching drop siding. Cross-hipped roofs with asphalt shingles and wide (about 3') overhanging eaves cover the majority of the one- and two-story sections of the house. A low-slope roof, with built-up roofing material, covers the steward's area and dining room (originally a lanai), as well as part of the kitchen. A similar low-slope roof covers the rear lanai. The front lanai roof is framed with metal I-beams and is covered with corrugated roofing material, some of it translucent. This lanai roof is supported by a combination of large square wood posts and metal pipe columns. An asphalt-shingled pent roof is located between the two stories to shade the first-floor windows. An extension of the pent roof covers the front entry porch. This porch is supported by wood posts and partially enclosed with grid-like trellis walls. The eaves have exposed rafters with tapered ends concealed by a small wood fascia. A pipe-framed and barrel-vaulted aluminum canopy spans the entry walkway from the street to the front entry porch.

There are a variety of windows and doors in the house. The windows are double-hung, hopper, sliding, or jalousie types. Hopper windows in the dressing room and adjacent bathroom at the west wall are covered on the exterior by brick screens. One-over-one-light double-hung windows are typical in the bedrooms and particularly on the second-floor. Jalousies have been added as replacement windows throughout but are utilized most often at the rear lanai. At the entry, a three-light over single-panel door is flanked by a pair of three-light sliding windows on each side. Nine-light sliding doors with fixed nine-light panels to each side are located between the dining room and the front lanai. There are additional entry doors at the rear lanai, kitchen, dining room, and front lanai; as well as in the steward's section of the house. The solarium has a pair of six-light French doors that open to the second-story deck. To each side of the French doors are three tiered awning windows. For attic ventilation purposes, there are groups of circular screened openings between rafters, at both one- and two-story levels.

The interior finish materials and details are generally plain. Interior walls are mostly wood-framed stud construction with ¼" plywood panels; some of which have been painted, and others wallpapered. In various rooms plywood panels have been replaced with drywall. Simple crown moldings and baseboards are visible through the house; quarter round shoe molding is a common feature as well. Door and window casings are similarly plain. The materials used on the ceilings include canec, plywood, and drywall. Plywood panels are utilized in the ceilings of the bathrooms. Canec was the original ceiling material in most rooms, but drywall ceilings are common in the added and remodeled rooms. The ceiling in the rear, enclosed lanai recalls a Japanese-style wood sheathing and is painted white. The ceilings of most second-floor rooms have sloped sections. Flooring materials vary from room to room. Carpet is installed in most of the bedrooms, the living and dining rooms, dressing room, second-floor stair hall, and study. The bathrooms and kitchen have ceramic tile flooring. There are 12" square polished terrazzo tiles at the entry/foyer. Vinyl tiles are installed at the utility and steward's room.

Interior doors are generally flush wood doors with original period brass or bronze doorknobs and hardware. There are single-light sliding glass doors, with fixed single-light panels to either side, separating the living room from the rear lanai at the north and east walls. There are two swinging doors with vision screens between the kitchen

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and dining room, and another swinging door is between the pantry and the living room extension. The positions of these swinging doors have been recently changed and are not reflected in the floor plan accompanying this report. Bedroom closets typically retain the original pairs of flush wood sliding doors. The master bedroom has a pocket door at the walk-in closet. On the second-floor, original closet doors have been replaced with bi-folding doors. There is one closet with a single hinged door in bedroom #1 on the first-floor. A closet space is also located underneath the stair in the dressing room. Bathroom 2 and 3 have stacked, built-in closets; these originally had sliding wood doors, but now have bi-folding louvered doors.

Decorative perforated screens, which open like hopper windows, are located on the interior side of the first-floor dressing room and adjacent bathroom. Bedroom 2, on the first-floor, has sliding glass windows along the east (exterior) wall, with sliding perforated screens on the west (entry foyer) side. The stair has a solid railing, with flat wood capping at the entry and a rounded wood capping at the second-floor stair hall. The dressing room has a wall-to-wall, built-in dresser with a painted wood countertop. There is a built-in ironing board in the utility room. All the bathrooms and kitchen have been remodeled with modernized cabinets, appliances, fixtures and finishes. A portion of the kitchen has industrial appliances to accommodate large social functions. Bathroom 4 has a built-in vanity table seated adjacent to stacking built-in closets. The original shower stalls remain; some have the early hardware and fixtures, while others have been renovated to equal modern standards. Original square light fixtures with grid-like grilles remain in the living room ceiling.

A sloping retaining wall of local rock runs along the street. Facility 77 is heavily landscaped along the street side with areca palms and other shrubs. The sign for this house includes not only the occupant but also the Navy name "Fleet Admiral Chester W. Nimitz House." A fishpond was recently built between the entry and the front roofed lanai. Concrete stairs and walkways lead to various entries in the house. A stepping stone pathway loops under the large mango tree in the northern front yard. A private wooden stair is at the rear of the house, leading to the playing fields in Makalapa Crater.

History: See HABS No. HI-355 for a history of the Makalapa Housing Area. Facility 77 in Makalapa Housing Area has traditionally been the residence of the Commander in Chief of the Pacific (CINCPAC) or the Commander in Chief of the Pacific Fleet (CINCPACFLT). CINCPAC was the term used for the Commander in Chief of the Pacific Fleet until the separate command of Commander in Chief of the Pacific was created in 1958.

Admiral Husband E. Kimmel, the first resident of the house, lived here from February 1941 until shortly after the Pearl Harbor attack on December 7, 1941. The house became Admiral Chester W. Nimitz's official residence from December 25, 1941 until November 1945. Historical photographs indicate that this house was similar to the Type C houses. Over the years many changes have been made to the house. The most notable alterations follow. The back wall of the dining room was extended toward the crater rim to create a larger dining room sometime before August 1952. In 1952 the terrace adjacent to the north side of the dining room was covered with built-up roofing. Sometime after this the rear lanai was enclosed. The addition and rehabilitation containing the kitchen, steward's quarters and utility room was designed by George Hogan and constructed circa 1952. The original front lanai was

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initially a terrace with a pergola roof. It was enclosed so that the front wall enclosure was flush with the original façade of the house. The remaining lanai was left open and partially covered by a built-up deck roof. After stages of redesign, the front lanai is now completely covered with a built-up roof. The second-story additions/alterations include the master bedroom on the south end and the open deck on the east side. The master bedroom rehabilitation drawing from August 28, 1953 shows the addition of the bedroom off the south end of the second floor and directly above the living room. The existing bedroom and bathroom had to be altered to accommodate a walk-in closet and bathroom that opened to a central hall, which leads from the stair hall to the new master bedroom. An open deck with a parapet balustrade was added directly above the rear lanai, accessibility to the deck comes from the French doors in solarium on the second floor.

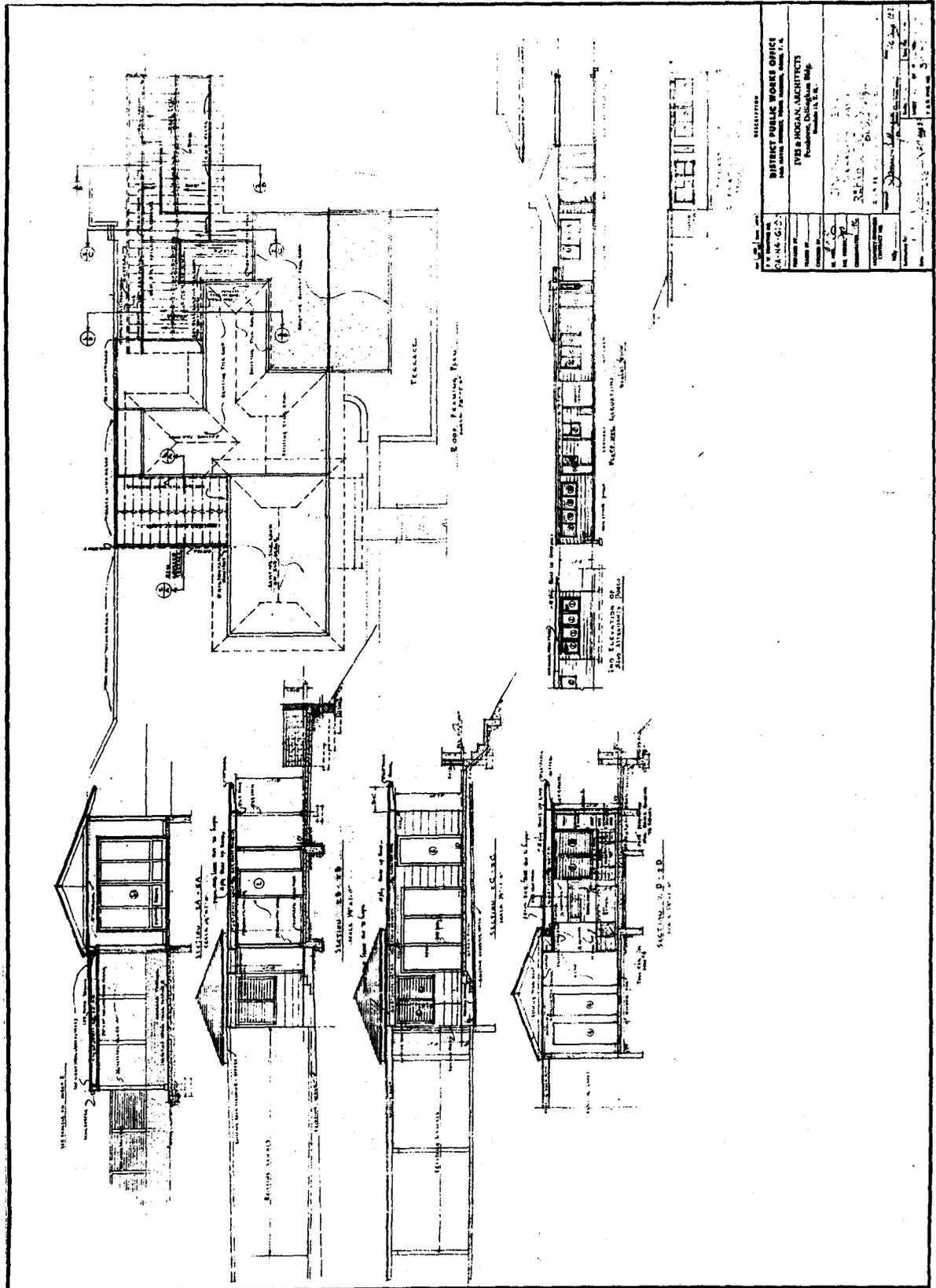
Sources: Architectural Drawings: Original drawings, and any drawings completed up to the present for building renovations by the U.S. Navy, are located at the Pacific Division Naval Facilities Engineering Command, Plan File Room, Pearl Harbor Hawaii. The original drawings for this building are probably the same as those for the Type C houses (see HABS No. HI-355-C). Copies of some alteration drawings and the current floor plans and elevations are included in this report. The current drawings are from the Flag Quarters study of this house by the La Mesa, California Naval Facilities Engineering Command, titled *Pacific Division Quarters 37 Naval Base Pearl Harbor, Flag and General Officers Quarters Facilities Maintenance Management Plan*.

A few historic photographs of this house, from the World War II period, were found in the USS Arizona Memorial, 14<sup>th</sup> Naval District collection and some others in a binder that was in the house in 1995.

Historian: Joanmarie Orlowski, Mason Architects, Inc., July 2000.

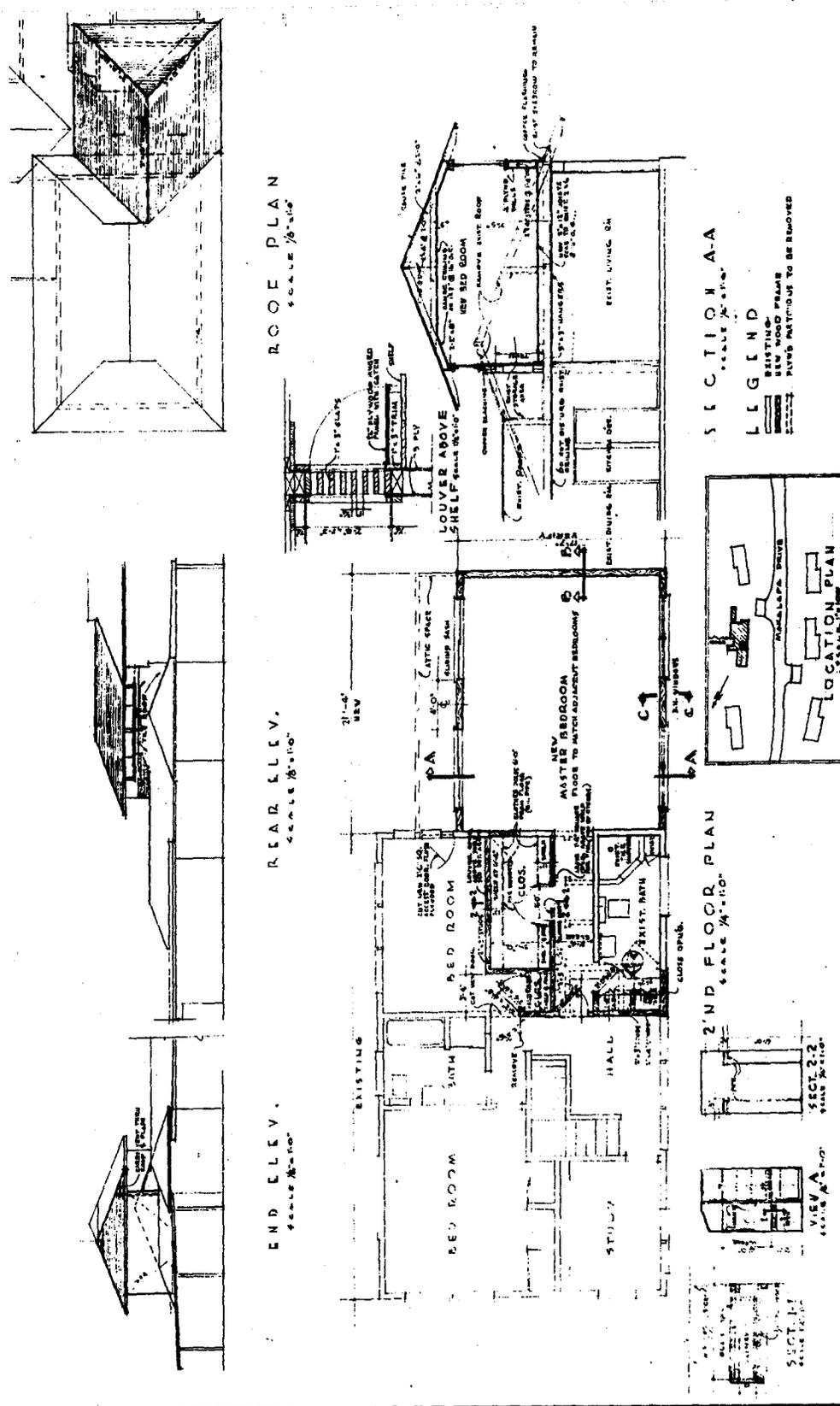
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1952 Rehabilitation Drawing  
 Dwg. No. 583690. Roof Plan and Sections through new additions, 8/20/52



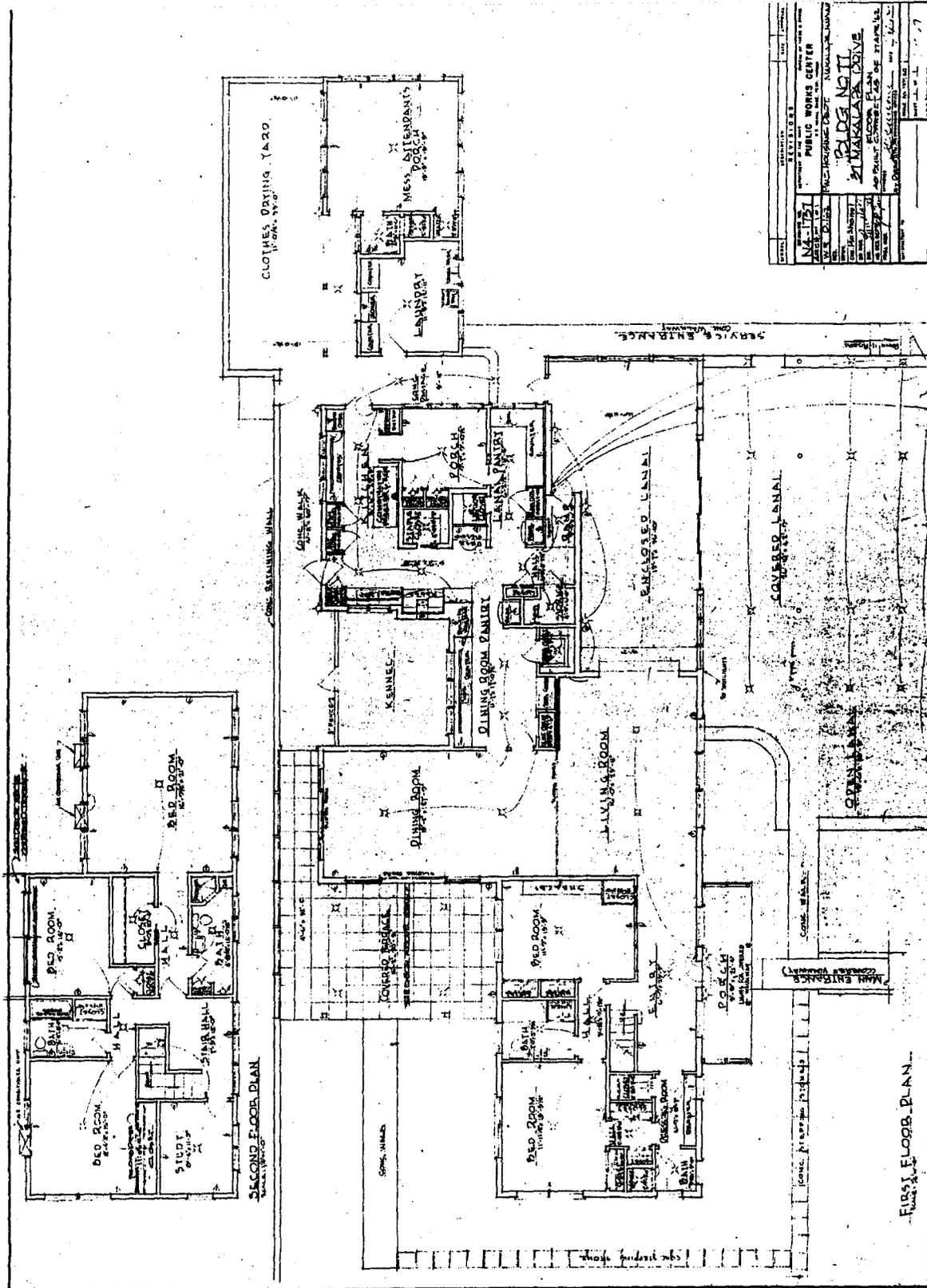
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1953 Rehabilitation Drawing  
 Dwg. No. 622665. Addition of Master Bedroom — Plan, Elevations and Section, 8/28/53



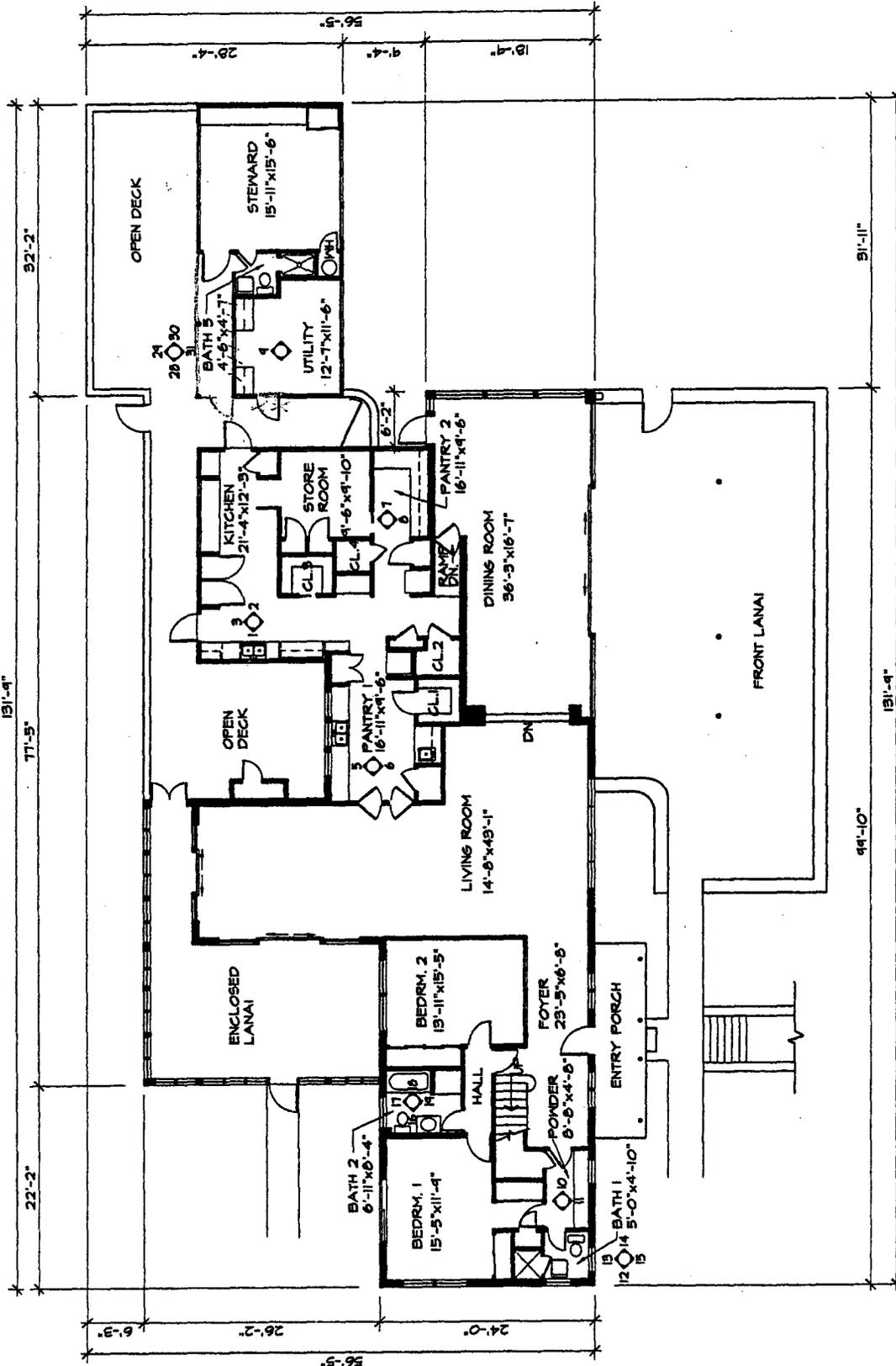
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1962 First- and Second-Floor Plans, As-Built Drawing  
 Dwg. No. 9767. Floor Plans, Correct as of 27 Apr. 62, 5/08/62



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First-Floor Plan, Recent Drawing  
 Naval Facilities Engineering Command. p. 2-12.



Quarters 37

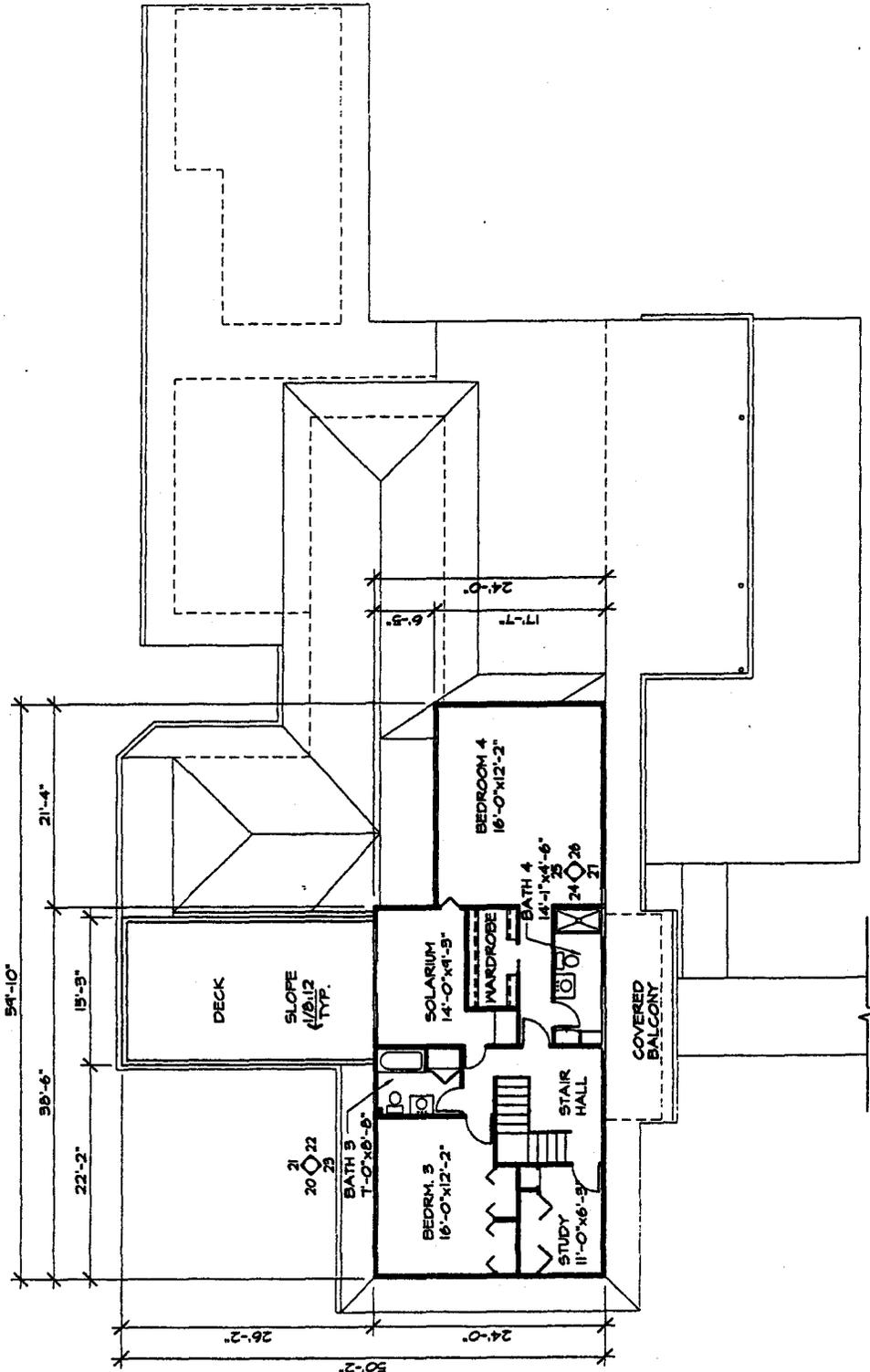
2-12

FIRST FLOOR PLAN

Naval Base Pearl Harbor, Honolulu, Hawaii

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Second-Floor Plan, Recent Drawing  
 Naval Facilities Engineering Command. p. 2-13.



**SECOND FLOOR PLAN**

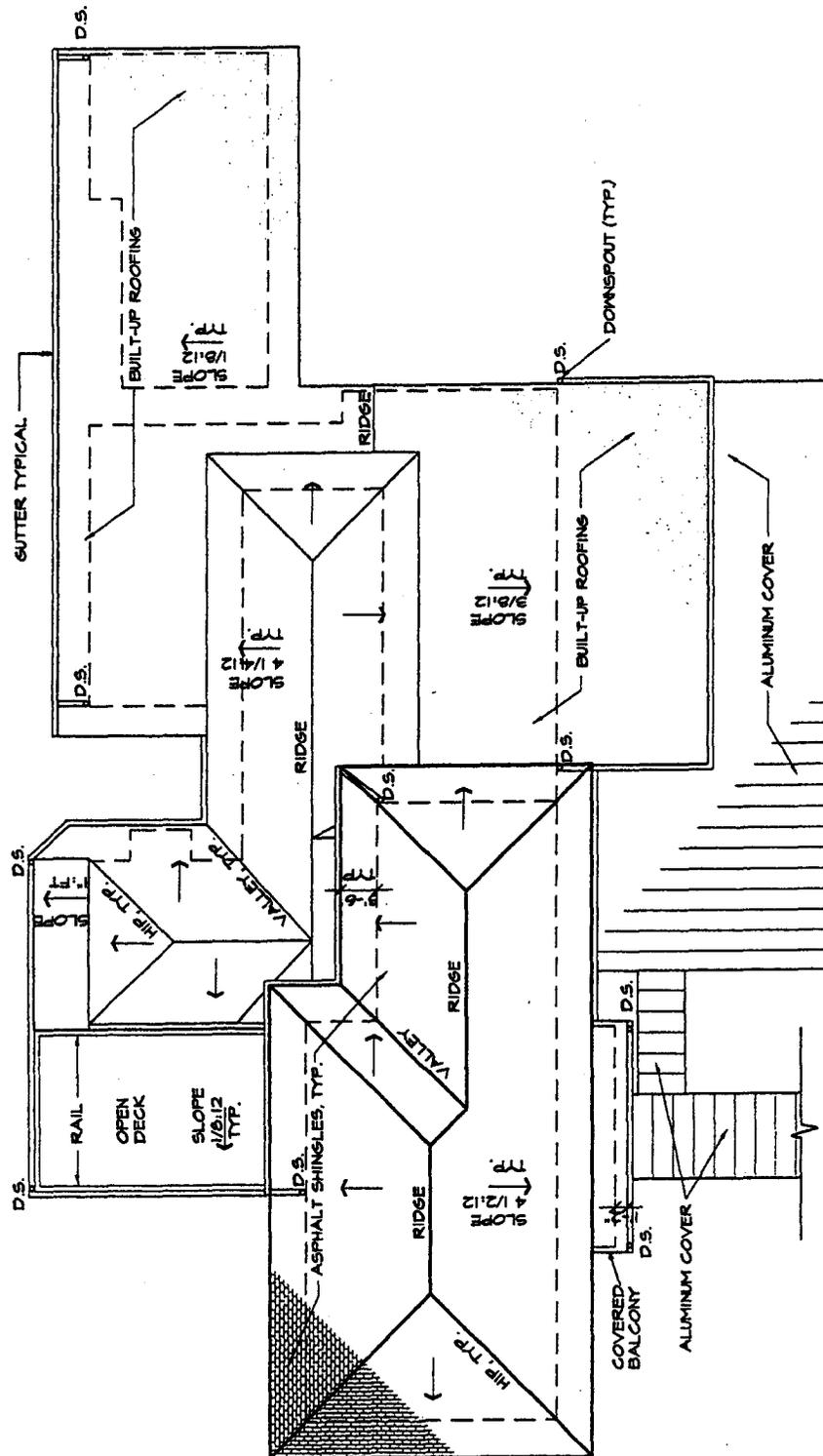
Naval Base Pearl Harbor, Honolulu, Hawaii

2-13

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Roof Plan, Recent Drawing  
 Naval Facilities Engineering Command. p. 2-15.



**ROOF PLAN**

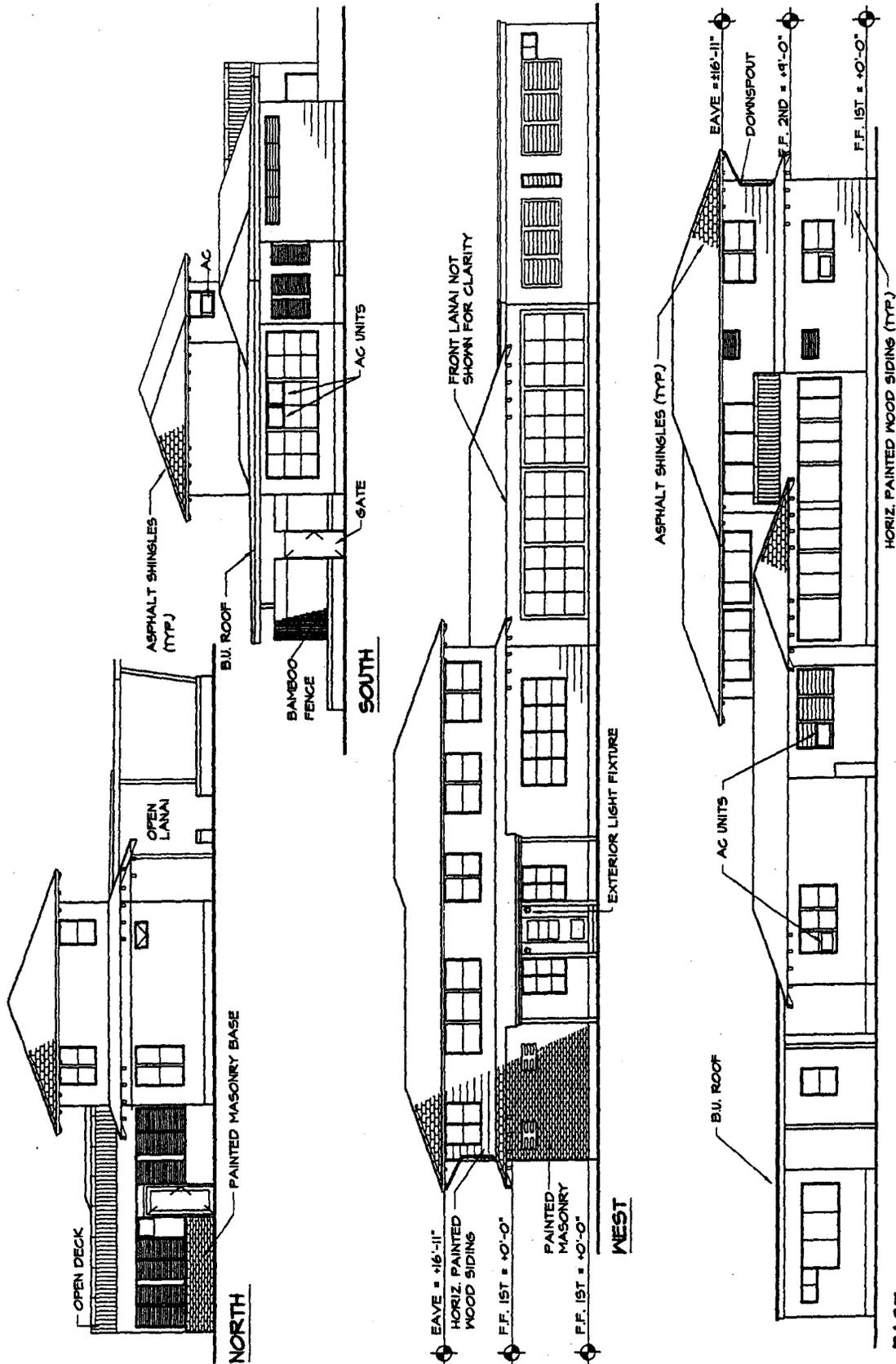
Naval Base Pearl Harbor, Honolulu, Hawaii

2-15

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Exterior Elevations, Recent Drawing  
 Naval Facilities Engineering Command. p. 2-16.



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EXTERIOR ELEVATIONS

Naval Base Pearl Harbor, Honolulu, Hawaii