

U.S. NAVAL BASE, PEARL HARBOR, NAVAL HOUSING AREA  
HALE ALII  
(U.S. Naval Base, Pearl Harbor, Public Works Center)  
Hale Alii Avenue, Eighth Street, and Avenue D  
Pearl Harbor  
Honolulu County  
Hawaii

HABS No. HI-357

HABS  
HI-357

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

U.S. NAVAL BASE, PEARL HARBOR, NAVAL HOUSING AREA HALE ALII  
(U.S. Naval Base, Pearl Harbor, Public Works Center)

HABS No. HI-357

Location: The Hale Alii Housing Area is in the southeast corner of the main Pearl Harbor Naval Complex, on the south side of the island of Oahu, state of Hawaii. It is located adjacent to the Naval Shipyard and near the Marine Barracks complex. It includes the houses along Hale Alii Avenue, Eighth Avenue and Avenue D.

USGS Pearl Harbor Quadrangle, Hawaii (scale-1:24,000)  
Universal Transverse Mercator Coordinates:

The polygon enclosing the neighborhood is defined by these points:

1	4.608950.2361660	6	4.608350.2361530
2	4.608860.2361400	7	4.608300.2361570
3	4.608570.2361680	8	4.608470.2361850
4	4.608450.2361600	9	4.608690.2361850
5	4.608420.2361680		

Present Owner: U.S. Navy. As of February 2, 1999, Pearl Harbor housing came under the COMNAVREGION HAWAII Housing.

Present Use: Navy Officers' Quarters, including the Commanding Officer.

Significance: The Hale Alii neighborhood was built during the initial development of the Pearl Harbor Naval Base to house the officers of the Navy Yard. Quarters A (Facility 1000) is notable as the residence of the Commandant (Commanding Officer) of the 14th Naval District and the Navy Yard. This position was the highest-ranking naval officer in Hawaii until 1939, when the headquarters of the Pacific Fleet moved from California to Hawaii. At the time of the 1941 attack on Pearl Harbor, Rear Admiral C.C. Bloch, Commandant, 14th Naval District, was in residence.

The Hale Alii officers' quarters are excellent examples of early twentieth-century Craftsman-style architecture. The structures are among the largest and most architecturally elaborate of the residences at the Pearl Harbor installation. The structures are distinctive for their use of materials such as local lava rock (basalt), rustic wood shingle siding and roofing, and *ohia* (a local hardwood) flooring, as well as for their design. Significant design features include balustraded balconies, decorative wood brackets at the roofs and porticos, jigsawn rafters, multi-light wood doors and windows; as well as ornamental interior moldings, such as pedimented head casings at doors and windows, and free-standing and engaged columns/pilasters at the entry vestibule.

This housing area is relatively small with twenty-two buildings. The thirteen quarters reflect a consistent type of Craftsman-style housing developed over a relatively short period (1914-1919). The feeling of a unified neighborhood is reinforced through the use of common materials and similar details.

## PART I. HISTORICAL INFORMATION

The area that was to become Hale Alii was part of the original 1902 land acquisition at Pearl Harbor for the proposed Naval installation. The two-story officers' quarters (Facilities 1000 to 1002, 1004, and 1036 to 1039, also known as Quarters A to H) were constructed in 1914-16 along what was originally referred to as Hale Alii Road (later changed to the current name of Hale Alii Avenue). These structures faced the water near Merry Loch. The single-story officers' quarters (Facilities 1040 to 1043, also known as Quarters I through L) were located on either side of Avenue D, facing the Shipyard. The Hale Alii neighborhood originally abutted the Marine Reservation before the World War II expansion of the Shipyard separated these areas. Hale Alii's layout generally remains unaltered from the time of its original construction. However, the surrounding areas have sustained considerable change, especially during World War II, but also in recent decades.

The first buildings erected at Hale Alii were the Commandant's quarters (Facility 1000, also known as Quarters A) and five other identical quarters for senior officers (Facilities 1001, 1002, 1004, 1036 and 1037; designated Quarters B, C, D, E, and F). The Spalding Construction Company of Portland, Oregon completed these six buildings in April 1914. Two additional senior officers' quarters (Facilities 1038 and 1039; also known as Quarters G and H) were completed in June 1914 by the Lord-Young Engineering Company of Honolulu, under a separate contract, using identical plans.

Five wood-framed garage structures were also erected in 1914. The senior officers' quarters share duplex garages with two storerooms (Facilities 82, 83, and 84), except for Quarters H, which has its own garage (Facility 85). The Commanding Officer's garage (Facility 81) was originally built in 1914 also, but completely reconstructed in concrete brick in 1957.

In April 1916, four single-story quarters for junior officers (Facilities 1040, 1041, 1042 and 1043; designated Quarters I, J, K and L) were constructed by General Contractors Bowler and Ingvorsen of Honolulu. Outbuildings (Facilities 86 and 87) were built behind these structures at the same time for use as servants' quarters. In the 1940s, carports were added to these outbuildings. Another outbuilding added to the neighborhood in 1918 was a gardener's office and tool shed (Facility 119), which has distinctive curved eaves at the corners of its hip roof.

By 1920, a YMCA was located at the intersection of Hale Alii Avenue and North Road near the Main Gate. In the late-1920s, recreational facilities, including a swimming pool, tennis courts and an octagonal boxing ring, were constructed in the Hale Alii vicinity. A baseball diamond was located on Fourth Street (now Eighth Street) across from two of the junior officers' quarters (Facilities 1042 and 1043). All these recreational facilities were removed or reconstructed in new locations during World War II. The 1936 bandstand (Facility 62) remains in the open space between the Hale Alii houses and the shoreline.

The shoreline along the south side of Merry Loch remained in its natural irregular configuration until World War II, when additional berthing facilities were required. By 1945, the East Quay (Facilities B22 to B26) had been completed along the shoreline fronting the Hale Alii housing area. In addition, a new road, Avenue A, separated the housing from the waterfront. The entire base expanded rapidly to accommodate wartime functions. Despite the alterations in the surrounding areas, the Hale Alii neighborhood has changed very little. The main change during World War II was the addition of air raid shelters, casualty stations, and Facility 40 to the area.

Facility 40, now a duplex quarters, was relocated to Avenue D circa 1942. This building was originally constructed in 1919 somewhere in the Navy Yard (Mariani & Associates 1987: 150). Most likely, this building was originally constructed as Facility 124, noted on a 1929 map as a "storehouse," located in the Shipyard along Avenue F. This structure is approximately the same size as the present duplex. A 1932 map identifies this structure as offices for "Public Works Surveyors and Inspectors." Facility 40 first appears in its present site on an October 1942 location plan for the "Survey Office (Former Dry-dock Field Office)." By mid 1943 this structure had been converted to a five-room "Yard B.O.Q." for Duty Officers. In 1947 the building was reconfigured as a duplex quarters for officers.

Facility 828, a garage behind Quarters L (Facility 1041), is listed with a 1942 "year built" in the Navy database, but it is not on the January 1, 1944 map of the base, and no facility had a number higher than 705 on that map. It is shown on its present site on the 1951 map. It is likely to be a late 1940s building, given its facility number. It is not clear why this additional garage was needed, since there were carports behind Facility 87 for Quarters K and L.

In 1952, Quarters B (Facility 1001) was partly reconstructed after a fire burnt the second floor and roof. A new wood-shingle side-gable roof was built in place of the destroyed multi-hipped roof and dormers. Jalousie windows replaced the original double-hung and casement sash at the upper floor. The interior stair was rebuilt and new wall and ceiling materials were installed at the upper level. The lower floor of the structure was generally left untouched by the fire.

## PART II. PHYSICAL DESCRIPTION OF THE AREA

### **A. Overview**

Hale Alii is an excellent example of a military residential community. The Hale Alii neighborhood contains thirteen officers' quarters and nine garage/outbuilding structures. The residences were constructed in the Craftsman-style within a five-year period (1914-19). The majority of garage structures were also constructed during this time. Because of its relatively short development period, there is a continuity of architectural style and detail.

The residences for the commanding officer and senior officers of the naval base are large (6,847 square feet and 3,910 square feet, respectively). All the quarters were built using fine materials and detailing. A screened lanai was originally designed on the lower floor of each two-story house. In Quarters A (Facility 1000) this lanai was at the rear, adjacent to the living room, while in Quarters B to H (Facilities 1001, 1002, 1004, 1036 to 1039) it was at the front, adjacent to the dining room. Each house also had an open front lanai, and Quarters A (Facility 1000) had an additional open rear lanai, originally. This design element appears to have been a response to Hawaii's moderate climate and weather. The original open front lanai have been screened in all houses, and most of the other lanai have since been enclosed and air-conditioning units have been installed, replacing the natural cross ventilation of the tropical air.

The Junior Officers' Quarters (Facilities 1040, 1041, 1042 and 1043) are good examples of simplified vernacular/bungalow style residential architecture. These were originally built as, and continue to function as, modest single-family residences (approximately 2,259 square feet). A simple, yet comfortable, rectangular-shaped floor plan with a rear bedroom extension, and screened lanai (later enclosed) made this an appropriate design for Hawaii's climate and atmosphere. The fact that relatively minor alterations have been made to the houses since their construction exhibits their appropriateness to the site and functionality over their 80-year life.

The Duplex Quarters (Facility 40) was originally in the Shipyard; it was used as offices before it was moved to its current site in 1942 and for a short time after the move. It was soon renovated as a bachelor officers' quarters. In 1947 it was reconfigured into a duplex (Unit 40A is 906 square feet and Unit 40B is 1,228 square feet). In overall form, this building is utilitarian and generally lacks any particular style. However, the simple gable roof, casement windows, and post and beam construction, are compatible with the Craftsman-style quarters.

In addition to the common open space, an exceptional amount of land is allotted to the individual residential buildings. This feature is also an important part of the architectural composition. In comparison to contemporary standards on Oahu, there is a great distance between houses, which creates privacy for each residence without the need for built barriers such as walls and gates. Privacy barriers at Hale Alii typically take the form of dense hedges planted close to exterior windows and walls. In addition, every residential building has a large front and/or back yard. The front yards have a landscaped and paved walkway leading to the front entry. Long U-shaped driveways are located between the two-story quarters, leading to the garages. The Commandant's Quarters (Facility 1000) has a graceful arc-shaped driveway leading from Hale Alii Avenue to the front entry porch.

## **B. Original Layout of Hale Alii**

In the late 1910s and early 1920s, one entered the residential area on Hale Alii Avenue (originally called Hale Alii Road) directly from the main gate (now called Nimitz Gate). Hale Alii Avenue ran northwest in a long arc that somewhat reflected the shoreline. At the intersection of Hale Alii Avenue and Avenue D, the housing area continued along Fourth Street (later renamed Eighth Street), terminating near the Marine Officers' quarters. Originally the Commandant's Quarters and the senior officers' quarters had an unobstructed view of the waterfront. At this time the shoreline was irregular and undeveloped. The Commanding Officer would have been able to see across Southeast Loch and into Magazine Loch.

The most outstanding features of the Hale Alii are the impressively large quarters sited in a swath of green amidst the industrial functions of the naval base. The verdant landscaping and expanses of open space are essential elements of the composition of the Hale Alii housing area and contribute to its significance. The open space in the front of the quarters formed a green "center" for the site. A bandstand and flagpole are located in the grassy area across Hale Alii Avenue from the Commandant's Quarters. The bandstand (Facility 62) was constructed in 1936, replacing an earlier wooden structure. Behind the quarters there are garden areas with trees and plants of various sorts. A coral service road ran along the back of the quarters from Avenue D to the garage (Facility 84) of Quarters F and G. This road was later extended to connect with the driveway to the garage (Facility 85) at Quarters H.

Hale Alii's tranquil environment was greatly altered as industrial buildings associated with the Naval Shipyard began to encroach on the housing area. In 1923-24, warehouses (Facilities 68 and 72) were constructed near the shoreline in front of Quarters B and C. Facilities 66, 69 and 71, also warehouses, were built along Avenue D in front of Quarters I and J. The open spaces and recreational areas surrounding the Hale Alii quarters remained unchanged until the massive build-up prior to World War II.

By the early-1940s, the areas around the quarters began to be heavily developed. A parking lot was built on the open area south of the service road. Additional warehouses (Facilities 39, 158, 164 and 165) were constructed along Avenue D across from this parking lot. Barracks, administrative buildings, and temporary structures for the contractors were constructed in the

area between the east end of Hale Alii Avenue and the waterfront. A pool and bowling alley (Facilities S348 and 346) were built in this area, later in the war. Industrial buildings began to overshadow the neighborhood at the west end of Hale Alii Avenue. Facilities 167 and 207 replaced the athletic field (baseball diamond) across Eighth Street from Quarters K and L. A bombproof electrical switching station (Fac. 41) was built on Eighth Avenue between the Hale Alii and Marine Barracks quarters. Two splinterproof casualty stations (Facilities 210 and 216) were built on the edges of the neighborhood after the December 7, 1941 attack. Some parabolic-arch air raid shelters were constructed also, but these have all been removed.

Since World War II, a club building (Facility 1247) and fast-food restaurants have been built along the *mauka* side of Avenue A, in what was originally open space between Hale Alii and the shoreline. Recent buildings have also been constructed across Avenue A along the waterfront. In the western corner of the neighborhood a telephone exchange building and an electrical switchyard were built, adding to the separation between the Hale Alii and Marine Barracks houses.

### **C. Current Features and Appearance**

Except for the encroachments noted above, there have been few changes to the core of the Hale Alii housing area since end of World War II. Landscaping and open spaces continue to be positive elements of the area and are essential in keeping the atmosphere of the community. Hale Alii Avenue is lined with Royal palms and monkeypod trees. In addition, several types of shade trees and some playing courts are located in the remaining open space in front of the quarters.

## **PART III. SOURCES OF INFORMATION**

### **A. Original 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 drawings found for the individual types are listed in the individual HABS reports. Reduced copies of the original floor plans and elevations, when available, are also included in the individual reports. No original construction drawings were located for Facility 40 or for Facilities 1040, 1041, 1042 and 1043. However, an early schematic floor plan was found at the National Archives in Washington D.C. for the latter four structures.

### **B. Early Views**

Historic photographs of the Hale Alii area were located in the still photograph collection at National Archives II in College Park, Maryland. The best group of Pearl Harbor photographs is in RG 71 CA, which is not fully catalogued. Approximately 140 photos of the neighborhood may also be found at the National Park Service's U.S.S. Arizona Memorial, 14th Naval District Collection.

### C. Bibliography

#### Contractors Pacific Naval Air Bases

- n.d. *Technical Report and Project History, Contracts NOy-3550 and NOy-4173*, Chapter XVIII – Aiea Hospital, and XXIX – Navy Yard, Pearl Harbor. Microfilm of report at Pacific Division Naval Facilities Engineering Command Library.

#### Fourteenth Naval District

- 1929 “Map of the Yard and Adjacent Units Showing Developments to June 30, 1929” with notation “Plan Showing Outline and Location of Improvements Recommended in Annual Estimates for 1932, Submitted 1930.” Drawing No. A-152. From National Archives, courtesy Earth Tech.
- 1932 Pearl Harbor, T.H., Showing Developments to June 30, 1932. Drawing No. 1-N1-110. From National Archives, courtesy Earth Tech.
- 1951 Pearl Harbor, Oahu, T.H., Showing Conditions on 30 June 1951. Map is drawing number I-N1-321 and Structure List is drawing number I-N1-322. On file with Jeff Dodge of Pacific Division Naval Facilities Engineering Command.

#### Marine Barracks Hawaii

- n.d. Marine Barracks Hawaii, Command Chronology, (a) 1814-1915; (b) 1916-1930; (c) 1931-1941; (d) 1942-1954. Unpublished material in four binders, from the collection of Marine Barracks Hawaii, now located in basement of Facility 1 at Camp Smith, Hawaii.

#### National Archives

- 1929 “Map of the Yard and Adjacent Units Showing Developments to June 30, 1929” with notation “Plan Showing Outline and Location of Improvements Recommended in Annual Estimates for 1932, Submitted 1930.” Drawing No. A-152, Fourteenth Naval District. Courtesy Earth Tech.

#### National Archives II

- var Historic photographs of Pearl Harbor buildings from the Bureau of Yards & Docks in RG 71 CA and in other record groups of the Still Photos section.

#### Navy Yard

- 1944 Navy Yard, Pearl Harbor, Showing Conditions on January 1, 1944. Drawing No. I-N1-167. From the Robert F. Walden Collection.

#### U.S. Naval Station

- 1916 Map of Yard to Accompany Fire Bill, Showing Water Mains, Hydrants, & Valves. Dated Oct. 26, 1916. Drawing No. O-40. Provided by Jeff Dodge, Pacific Division Naval Facilities Engineering Command, Plan Files.

#### U.S. Navy, Bureau of Yards and Docks

- 1947 *Building the Navy's Bases in World War II, History of the Bureau of Yards and Docks and the Civil Engineer Corps, 1940-1946, Vol. I and II*. United States Government Printing Office: Washington, D.C.

**D. Likely Sources Not Yet Investigated**

The National Archives II, College Park, Maryland and the Naval Archives, San Bruno, California, probably have additional documentation on this portion of the Pearl Harbor installation. The Port Hueneme, CA Seabee Museum has several types of information, including:

1. Early Geographical Map Files
2. NAVFAC Facilities Maps and Aerial Photos
3. Command Annual Reports from 1912 to 1939, including PWC
4. Post WWII Comprehensive History of Pearl Harbor by PWC Commander
5. Contract Summary essay reports, describing contractor's work and architects/engineers responsible for designs
6. Bureau of Yards and Docks, 14<sup>th</sup> Naval District Records of Construction and Architecture staff sent from Washington for initial base construction at Pearl Harbor.
7. NAVFAC Specific Divisions Records
8. WWII Seabee Battalion Construction Records
9. Kidder Smith Photo Collection, WWII, ca. 100 high-quality images of Pearl Harbor facilities.

**PART IV. PROJECT INFORMATION**

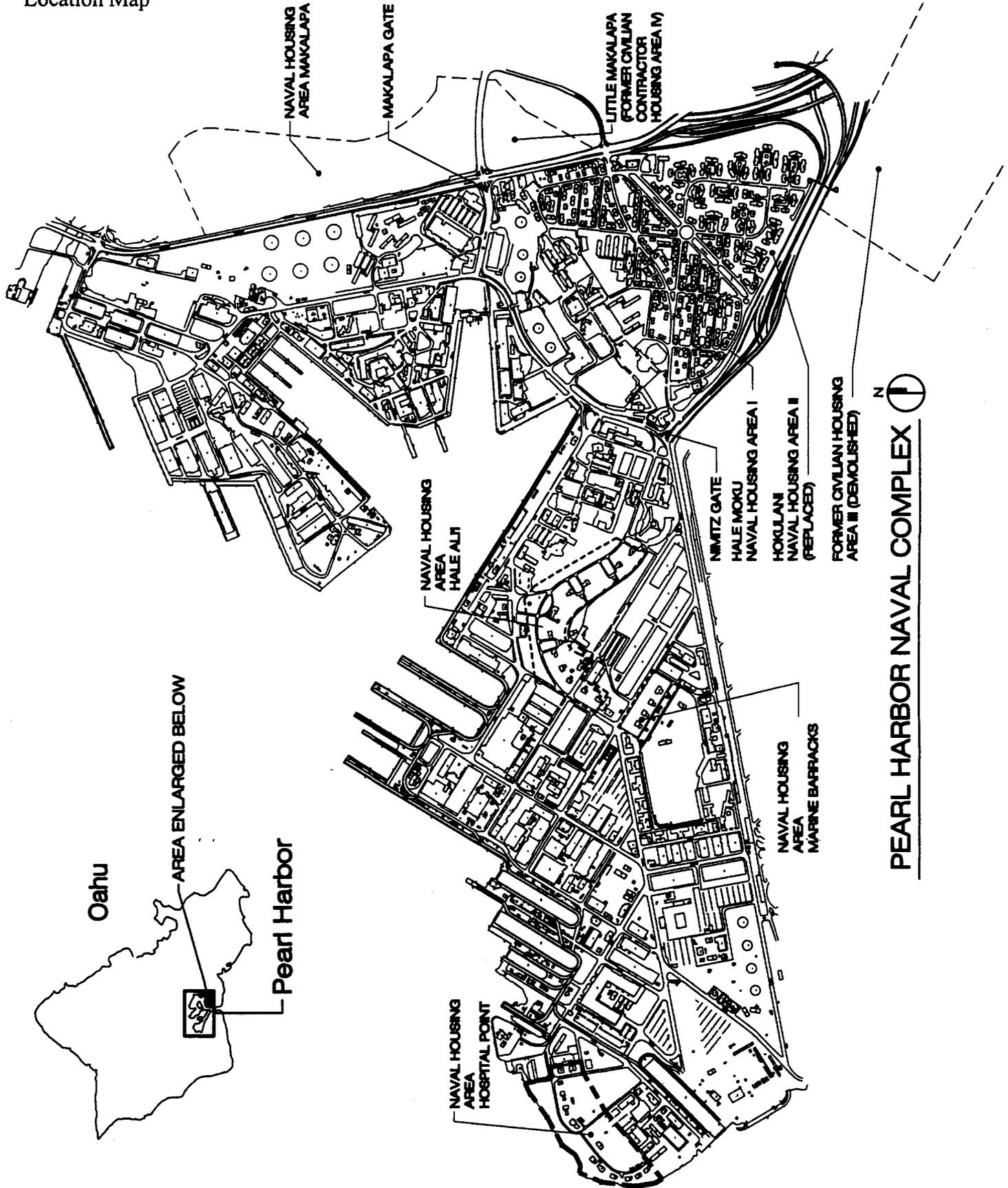
This project was undertaken between March and July 2000 by Mason Architects, Inc. and Franzen Photography, as subcontractors to Helber, Hastert & Fee, Planners, for the U.S. Navy, Pacific Division Naval Facilities Engineering Command. This project is intended as a mitigative recordation, required by a Memorandum of Agreement on the Pearl Harbor National Historic Landmark (NHL), prior to renovation of historic housing units at Hale Alii. This housing area lies inside the boundary of the Pearl Harbor National Historic Landmark and has been evaluated as contributing to it. The architectural historians for this overview report and for HABS Nos. HI-357-D and HI-357-F were Barbara Shideler, AIA and Ann Yoklavich, M.S. Barbara Shideler prepared the other individual HABS reports for the neighborhood, as listed below. The HABS photographs are by David Franzen of Franzen Photography.

**Table 1. Facilities in Hale Alii Neighborhood for which HABS reports have been done**

<b>Fac. #</b>	<b>Qtrs.</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>HABS No.</b>
1000	A	Commandant's Quarters	1914	HABS No. HI-357-A
1001, 1002, 1004, 1036 to 1039	B, C, D, E, F, G, H	Officers' Quarters Two-Story Type	1914	HABS No. HI-357-B
1040, 1041, 1042 & 1043	I, J, K, and L	Junior Officers' Quarters Type	1916	HABS No. HI-357-C
40		Officers' Quarters Duplex Type	1919 & 1942-47	HABS No. HI-357-D
82, 83, 84		Shared Carport Type with Storerooms	1914	HABS No. HI-357-E
86 and 87		Shared Outbuilding Type with Carports	1916	HABS No. HI-357-F

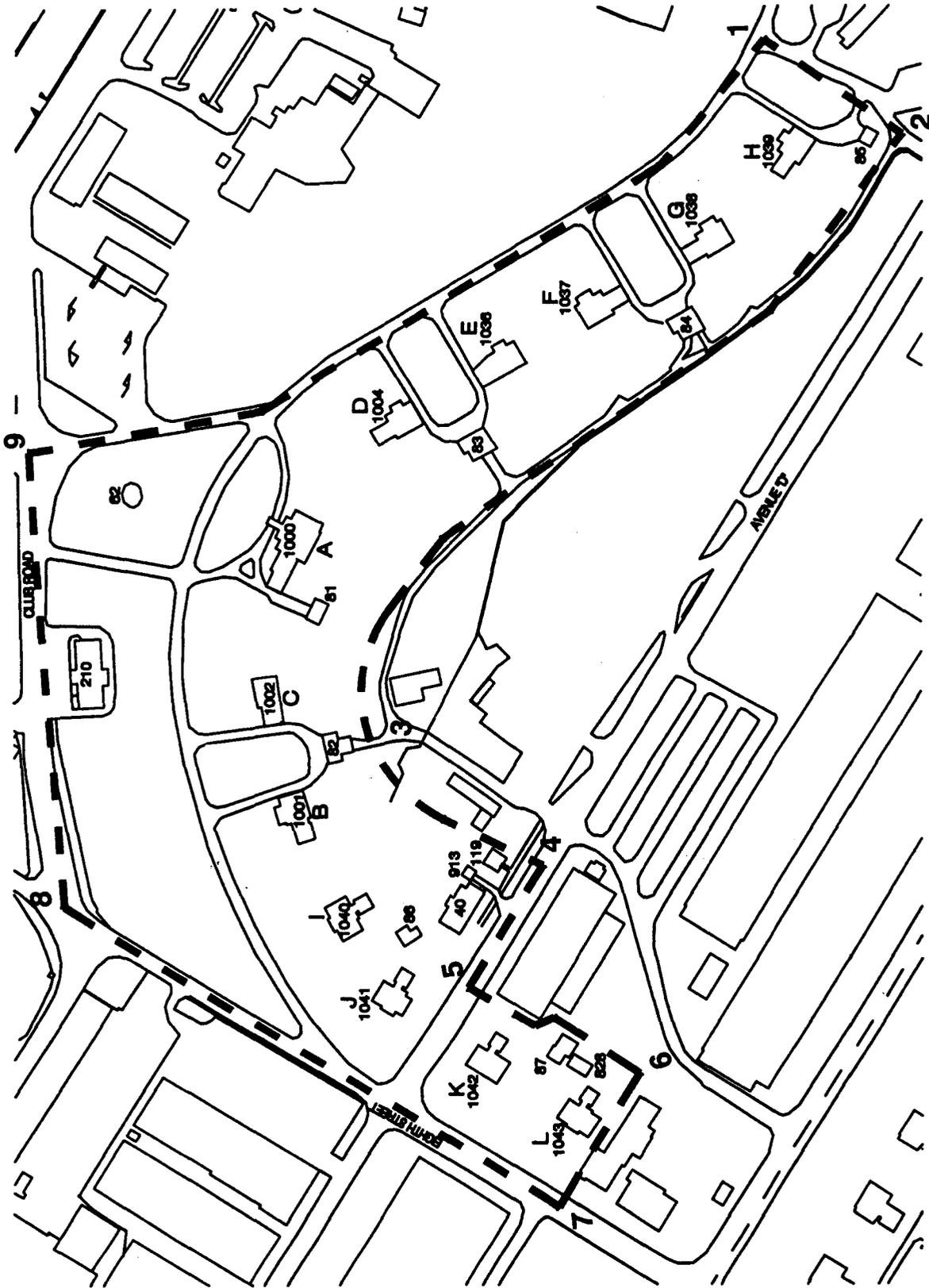
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Location Map



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Neighborhood Map



NO SCALE

NAVAL HOUSING AREA HALE ALI