

U.S. NAVAL BASE, PEARL HARBOR, NAVAL HOUSING AREA HALE ALII,  
OFFICERS' QUARTERS DUPLEX TYPE  
(U.S. Naval Base, Pearl Harbor, Naval Housing Area Hale Alii,  
Facility No. 40)  
1 and 2 Avenue D  
Pearl Harbor  
Honolulu County  
Hawaii

HABS No. HI-357-D

HABS

HI-357-D

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 OFFICERS' QUARTERS DUPLEX TYPE

(U.S. Naval Base, Pearl Harbor, Hale Alii Housing Area, Facility No. 40)

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Location: The Hale Alii Housing Area is located along Hale Alii Avenue, Eighth Street and Avenue D in the Pearl Harbor Naval Complex, on the south side of the island of Oahu, State of Hawaii. This area of the base is within the boundary of the Pearl Harbor National Historic Landmark. Facility No. 40 has two units; the address of Unit A is 1 Avenue D, and the address of Unit B is 2 Avenue D. This building falls within the UTM coordinates of the Hale Alii Housing Area as defined in the location section of the main report HI-357.

Significance: Facility 40 is a fair example of early twentieth-century Craftsman-style architecture. This simple, utilitarian building has served several functions since its construction, reflecting the Navy's changing needs. Most Craftsman-style interior elements were probably added when the building was relocated and converted to a residence.

The building is also interesting as a late addition to the Hale Alii neighborhood. All the other houses in the neighborhood represent the initial Pearl Harbor base construction period. This building was relocated to the neighborhood around 1942, because of the tremendous development in the Shipyard during World War II. It was converted to housing use due to expanded and changing housing needs. For a description of the neighborhood's overall appearance and significance, see HABS No. HI-357.

## HISTORICAL INFORMATION

### A. Physical History:

1. Date(s) of erection: 1919 (in the Shipyard); erected in Hale Alii circa 1942.
2. Architect: No architect has been identified.
3. Original and subsequent owners: U.S. Navy. Historically, Navy housing on Oahu was controlled by the U.S. Navy Public Works Center; beginning February 2, 1999, control was transferred to COMNAVREGION HAWAII Housing.
4. Builder, contractor, suppliers: Unknown.
5. Original plans and construction: This structure was built in the Navy Yard in 1919 (Mariani and Associates 1987: 150). No original drawings for this building were found in the PACNAVFACENGCOM Plan Files at Makalapa, Hawaii.
6. Alterations and additions: The building has received extensive alterations since it was originally constructed. Not all of the changes can be traced, but at least three major renovations occurred. The first known remodeling was when the building was relocated to its present site about 1942, and all the interior partitions rebuilt. The second was in mid 1943, when it was renovated into a five-room Bachelor Officers' quarters, and the interior layout totally changed. The third major renovation was in 1947, when the building was converted to a two-family dwelling. Each incarnation of the building is discussed below. Duplex Officers' Quarters was chosen as the historic name, since the building is being documented as a residence, and this has been its form for over fifty

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years. It was felt the mention of the multiple earlier uses, as historic or secondary names, would be confusing.

Facility 40 first appears in its present site on an October 1942 location plan (14<sup>th</sup> N.D. Drawing No. I-N3-448) for the "Survey Office (Former Dry-dock Field Office)". An "oiled rolled coral" paved area, for parking, was shown on the side of the building away from Avenue D, with an angled driveway leading to it. The measurements of the structure when it was moved to its present site were 24'-0" x 60'-0", not including a lanai (porch) that projected 6'-0" on the Avenue D side. A splinter-proof addition on the east end of the building is noted at this time. A 1943 drawing (14<sup>th</sup> N.D. Drawing No. I-N3-471) shows the addition had "hollow tile" walls, a concrete floor built on a coral fill (to bring it to the level of the existing floor), and an almost flat, 4"-thick, concrete roof. The addition measured 11'-4" x 24'-0" and was used for the vault and instrument rooms. The wooden portion of the building in January 1943 contained a general office (with desks and drafting tables, a Supervisor's Office (with adjoining toilet and closet), a gear room, and a locker and wash room, which included showers, as well as toilets and sinks. In the remodeling, the windows were generally left in place, except for two where the addition was attached, three in the shower and locker area, and one where a door was added in the gear room. The removed windows were mostly used to enclose the lanai. The partitions between the general office and the supervisor's office were three-light sliding glass windows above plywood panels. The details of the door jambs indicate that the siding at this time was 1" x 12" vertical T & G, with no battens.

The Survey Department Office was converted in mid 1943 to a "Yard B.O.Q." for Duty Officers. The interior partitions were once again entirely rebuilt. The only drawing found for this incarnation of the building is an electrical plan (14<sup>th</sup> N.D. Drawing No. I-N4-598). The building then had a main "recreation room" (living room), five bedrooms, a relocated shower and toilet room, a kitchen, and a breakfast room. Windows were relocated for this building renovation. The vault and gear room addition had apparently been removed, since it was not shown in this drawing. There was a nearby splinterproof air raid shelter, on the location plan inset.

In 1947, the building was converted to duplex quarters. Again, the only drawing found for the renovation was an electrical sheet (14<sup>th</sup> N.D. Drawing No. I-N4-981), so no architectural details of the conversion are shown. The building was enlarged by adding approximately 8' all along the north (rear) side, and a bathroom/bedroom addition on the east end, measuring about 12' x 24'. The latter addition was done later, in early 1948. Except for the addition of the bathroom, bedroom, and two closets, the layout of the two units was very similar in the late 1940s. The duplex was remodeled sometime in the last five decades, and Unit A is now quite different from Unit B, especially in the living room and kitchen layout. In both units, one bathroom and one or two bedroom closets have been altered since 1947. In each unit, the rear screened lanai, which was added in 1947, has been enclosed at some date before 1985. The 1985 floor plan shows another lanai for each unit, which was removed before 1997. Larger rear service porches were also built sometime between 1947 and 1997.

#### B. Historical Context:

Facility 40, now duplex quarters, was relocated to Avenue D circa 1942. This building was originally constructed in 1919 in the Navy yard area, although its exact location is uncertain. Based on the date of construction, measurements, and the building names on the relocation drawing, the building was probably originally Facility 124, noted on a 1929 map as a

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“storehouse,” located in the Shipyard along Avenue F. A 1932 map identifies this facility in the Shipyard as offices for “Public Works Surveyors and Inspectors”. The relocation drawing indicates it had been used as a “Dry-dock Field Office” before it was returned to use as the Survey Office in its new location.

During the early 1940s, the Navy issued over 70 directives for conservation of building materials, with the first in early 1941 (Contractors Pacific Naval Air Bases n.d.: A-1037). This was one of the reasons for relocating, rather than simply demolishing this building. A late 1942 or early 1943 map, indicating buildings completed since June 30, 1942 and buildings under construction, shows that a major expansion of the foundry (Facility 6) was planned. This was probably the reason for the relocation of Facility 124/40. However, Facility 6 was not expanded towards Avenue F, and Facility 247 was constructed in 1943 on the site of Facility 124.

The need for housing during World War II, due to the greatly expanded population the Pearl Harbor installation, led to the conversion of the Survey Department office to Bachelor Officer Quarters. After World War II there was a demand for family housing, so the building was converted to a duplex.

## ARCHITECTURAL INFORMATION

### A. General Statement

1. Architectural character: The Hale Alii housing area is made up of twenty-two structures; including 13 quarters that consist of three types of one-story and two-story single-family residences and a duplex. This is the only duplex residence in the neighborhood. Facility 40 is a simple, utilitarian structure that has served several different functions since its initial construction. Its design complements the Craftsman-Style quarters that comprise the Hale Alii housing area. The landscaping around the house also contributes the integration of this duplex into the neighborhood. Facility 40 is considered a contributing element to the historic area.
2. Condition of fabric: Good.

### B. Description of Exterior

1. Overall dimensions: The overall dimensions of the building are 73'-6" x 32'-0". Unit A contains a total net area of 906 square feet; Unit B contains 1,259 square feet.
2. Foundation: The structure has a wood post-and-beam foundation on concrete piers. The finished floor is approximately 2' above grade.
3. Exterior walls and framing: Wood double-wall construction with vertical board and batten siding. A wood watertable runs along the perimeter of the building.
4. Porches, stoops and stairs: The entry for Quarters 40-A is located on the west side of the building. The Quarters 40-B entry is located on the east side of the rear addition to the building. The stairs to both entries are built of wood with wood handrails. A porch with wood steps, decks, and handrails is located off each kitchen at the rear of the units.
5. Exterior openings:
  - a. Doorways and doors: The quarters feature a variety of wood doors. The wood entry doors have five panels. There are also wood screen doors at the main entries. The

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kitchen door of Unit B is a modern wood door with jalousies in the upper portion. The kitchen door of Unit A has a sliding wood panel with screened upper section.

b. Windows and shutters: The duplex has paired three-light casement windows in the two living rooms, and mostly 1/1 double-hung windows, of various sizes, elsewhere. There are three-light casements to the side of the main entry in Unit B (a single window to the left and a pair to the right). Jalousie windows are found at the rear porch of Unit B.

6. Roof:

a. Shape, covering: A side-gable roof, covered with asphalt-shingles, runs the length of the structure. Two cross-gable sections project from the rear of the building. These were added when the building was converted to a duplex residence. Shed roofs, with roll roofing, cover the west entry porch and the rear porches.

b. Cornice, eaves: Plumb-cut rafters support eaves sheathed with tongue-and-groove boards.

C. Description of Interior

1. Floor Plans. The common wall shared by the duplex runs between the two kitchens, two bedrooms, and a storage room. All of the bedrooms and one bathroom in each unit are along the wall closest to Avenue D.
  - a. Unit A: This section of the duplex contains a living room with a bamboo bar (not an original feature), a small dining room, kitchen, storage room, two bedrooms and a bathroom. The living room windows open onto both the side and rear yards. The dining room forms an L-shape with the living room and is located in the center of the unit, so does not have any windows. The storage room, along the common wall of the duplex, also lacks windows. When the screened lanai and service porch were enclosed, that space was used to reorient the living room (allowing part of the former living room to become a dining area) and to create a new kitchen. Most of the kitchen space in the 1947 plan was converted to a storage room.
  - b. Unit B: This section of the duplex contains a living/dining room, kitchen, three bedrooms and two bathrooms. The living/dining room of this unit faces the rear yard, and there is a beam running through the middle of it, reflecting the location of the original wall, before the addition of the screened lanai in 1947. When the lanai was enclosed the walls and sliding doors between the living room and the former lanai space were removed.
2. Flooring: The interior of Unit-A features vinyl tile flooring throughout; Unit B retains its original wood floors, which was identified as mostly vertical grain Douglas fir. The kitchen and bathrooms in Unit B also have vinyl tile.
3. Wall and ceiling finish: All of the ceilings and most of the walls are canec panels with beveled edge detail. The kitchen in Unit B has thin 2"-wide battens, spaced about 15" apart, on one wall. At the end of the hallway on the east end of Unit B, the wall is built of rough plywood panels.
4. Openings: Most of the interior doors are wood, with five panels. The kitchen doors are swinging. One closet in Unit B has a pair of one-panel sliding doors, but most of the bedroom closets have pairs of five-panel sliding doors. All the doors have wide, flat wood casings. Casings that appear like former door openings are evident along the common wall between the two units, although it is not clear that these really were openings.

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5. Decorative features and trim: Both units have wood chair rails, picture moldings, baseboards, and crown moldings in all rooms except kitchens and bathrooms. There are scored wood window valances over most windows. All bathrooms have built-in linen cabinets. There are period kitchen cabinets in both units. Some of the kitchen and bathroom cabinets have butterfly hinges. There are decorative brackets under kitchen and laundry cabinets and shelves in Unit B.
6. Mechanical equipment:
  - a. Heating, air conditioning, ventilation: Originally, the structure was naturally ventilated. Presently air-conditioning units have been installed at some windows.
  - b. Lighting: Lighting is provided by ceiling-mounted incandescent fixtures. No original fixtures were noted.

#### D. Site

For the description of the neighborhood's overall appearance and landscaping, see HABS No. HI-357. There is a wood picket fence, with pipe supports, along Avenue D, separating this building from a sidewalk along Avenue D. The pickets at Unit A are slightly different from those for the Unit B fence. A hibiscus hedge is planted along the outside of the fence for most of its length near Facility 40. Of all the residences in Hale Alii, this building is located closest to a road. There is a fairly wide grassy strip between the asphalt sidewalk and Avenue D, which is planted with trees. These plantings help maintain the residential feeling, although a large industrial building (Fac. 39) is located across Avenue D.

A one-car carport (Fac. 913) for Unit 40B was added in 1948 on the east side of the building. The carport is set back farther from the street than the duplex, and the asphalt driveway is lined with picket fences on both sides. [Unit 40A uses one stall in the lean-to addition portion of Fac. 87, located to the west of Facility 40. See HABS No. HI-357-F.] The carport has a low-pitch front gabled roof and a concrete slab floor with concrete curbs at the perimeter. The wood-framed structure has 6"-square wire mesh on the two side walls. The rear of the carport is of single-wall construction with horizontal board siding. The front of the carport is open, with braces between the front posts and the roof.

The front yard has plumeria and palm trees. There are various shrubs planted near the house on several sides. The back yard of Facility 40 has two banyan trees, a monkeypod tree, and opens into a larger grassy area with additional trees, joining the rear yards of Quarters B (Facility 1001) and Quarters I (Facility 1040), two other Hale Alii houses.

#### SOURCES

- A. Architectural Drawings: No original drawings for this structure were located at the U.S. Navy, Pacific Division Naval Facilities Engineering Command, Plan File Room, Pearl Harbor Hawaii. A few other drawings were located, showing the different renovations of this building, and are included with this report.

- B. Other Sources:

Contractors Pacific Naval Air Bases

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

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Mariani and Associates

1987 *Installation Report, Pearl Harbor Naval Base, Study/Survey of Historically Significant Family Housing Quarters.* Prepared for the Department of the Army. Published by author: Washington, D.C.

Mason Architects, Inc.

1999 Pearl Harbor Naval Complex - Historic Housing Inventory prepared as part of the Integrated Cultural Resources Management Plan, as subconsultant to Helber, Hastert and Fee, Planners, Inc. for Pacific Division Naval Facilities Engineering Command.

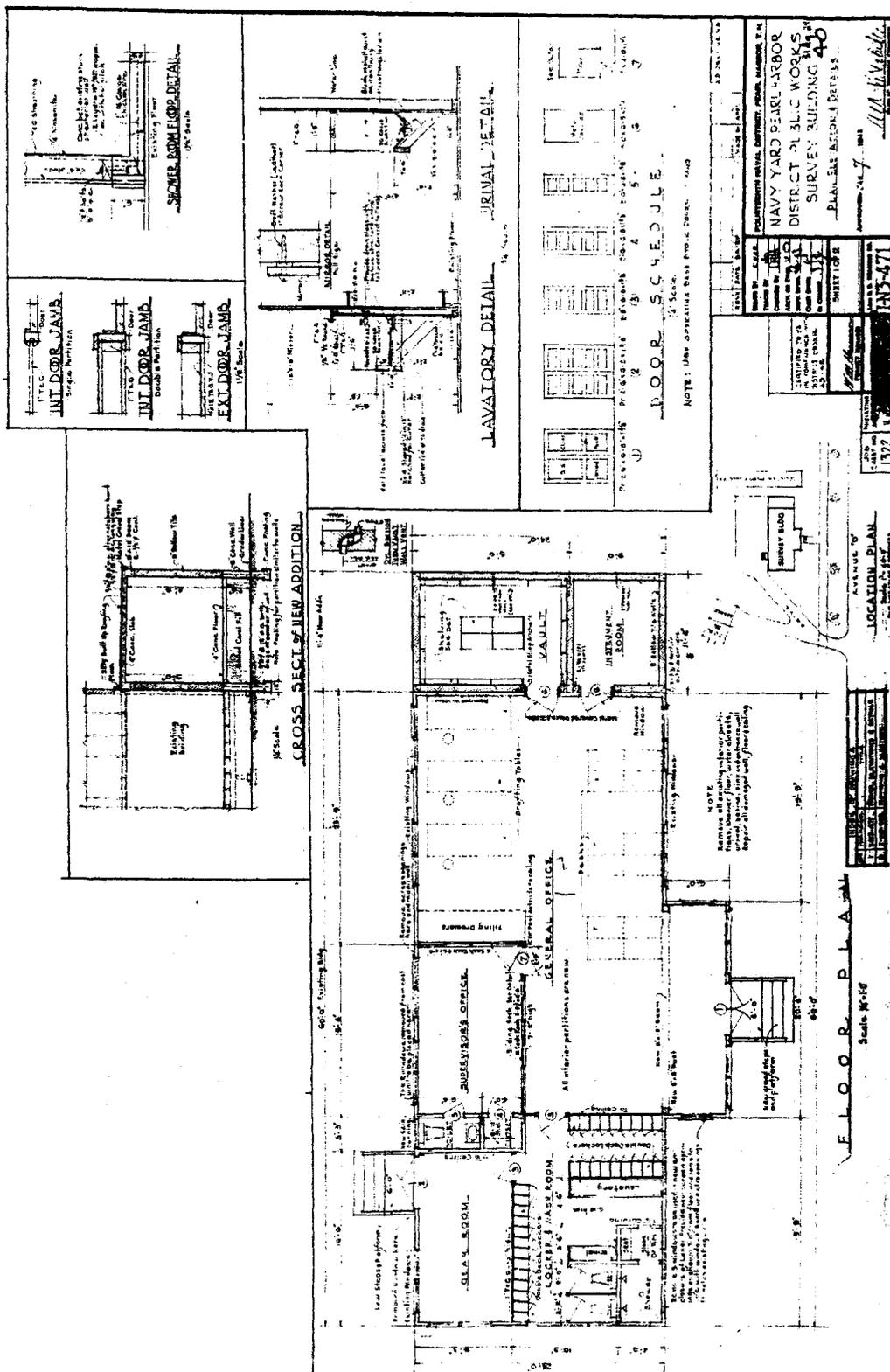
Richard Matsunaga & Associates, Architects, Inc.

1997 *Wholehouse Revitalization, Hale Alii, Pearl Harbor.* Prepared for the Pacific Division Naval Facilities Engineering Command. Sheets for duplex provided by Navy Housing Office..

Historians: Barbara Shideler, AIA; and Ann Yoklavich, Mason Architects, Inc., July 2000.

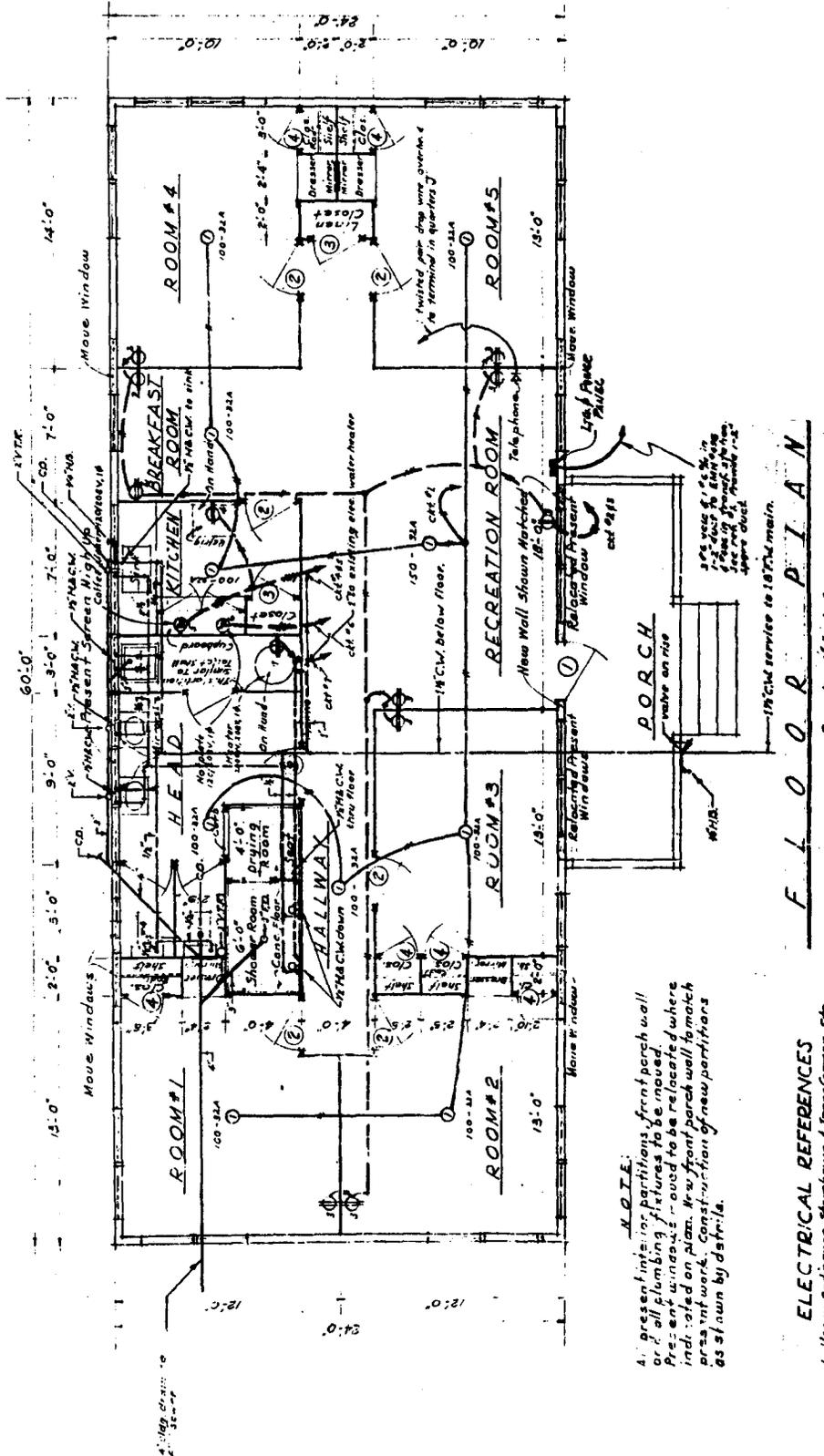
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January 1942 Drawing [partial]. Showing plan of former office use, after move to current site.  
Drawing No. I-N3-471. District Public Works Survey Building



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April 1943 Electrical and Plumbing Drawing [partial]. Showing plan after conversion to BOQ.  
 Drawing No. I-N4-598. Navy Yard Pearl Harbor, B.O.Q. 5 Rooms.



**F L O O R P L A N**

**NOTE:**  
 1. present interior partitions, front porch wall  
 or all plumbing fixtures to be moved.  
 2. present windows - to be relocated where  
 indicated on plan. New front porch wall to match  
 present work. Construction of new partitions  
 as shown by dashes.

**ELECTRICAL REFERENCES**

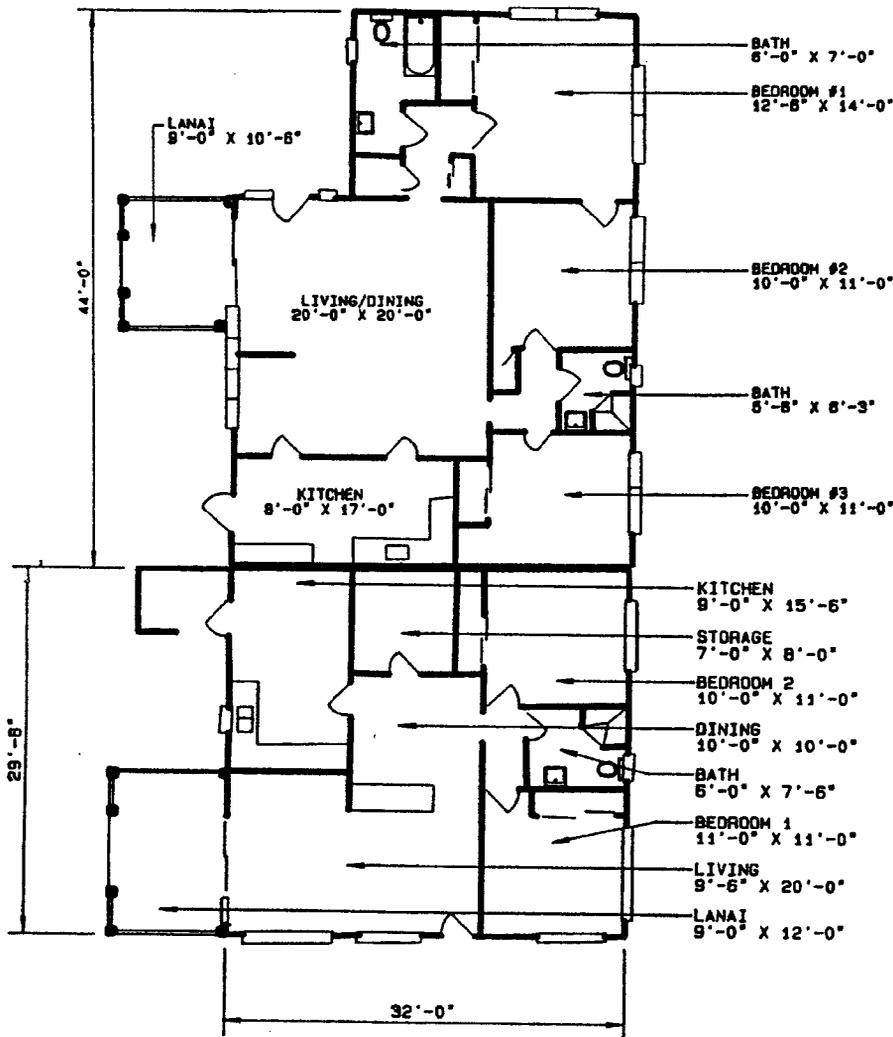
1. Navy Ordinance Storehouse & Transformer Station, 1415 N.B. Div. 2-14-46; Rev. 8
2. BOQ 5 Rooms Service & Location Plan, 1415 N.B. Div. 2-14-46

Scale: 1/8" = 1'-0"

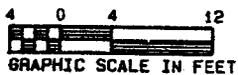


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March 1985 Plans (showing units combined)  
 Mariani and Associates (1987), pp. 141 and 151.



FLOOR PLAN  
 SCALE : 3/32" = 1'-0"



YEAR CONSTRUCTED: 1919  
 NET AREA: 1,228 SQ.FT.  
 BEDROOMS: 3  
 BATHS: 2  
 GRADE: SGO, CGO

TYPE OF CONSTRUCTION  
 FOUNDATION: C.R.M.  
 FLOOR: WOOD  
 EXT. WALLS: WOOD  
 ROOFING: ASPH.

CONSTRUCTION DOCUMENT  
 I-N03-471 (DISTRICT  
 SURVEY BLDG.)

YEAR CONSTRUCTED: 1919  
 NET AREA: 906 SQ.FT.  
 BEDROOMS: 2  
 BATHS: 1  
 GRADE: SGO, CGO

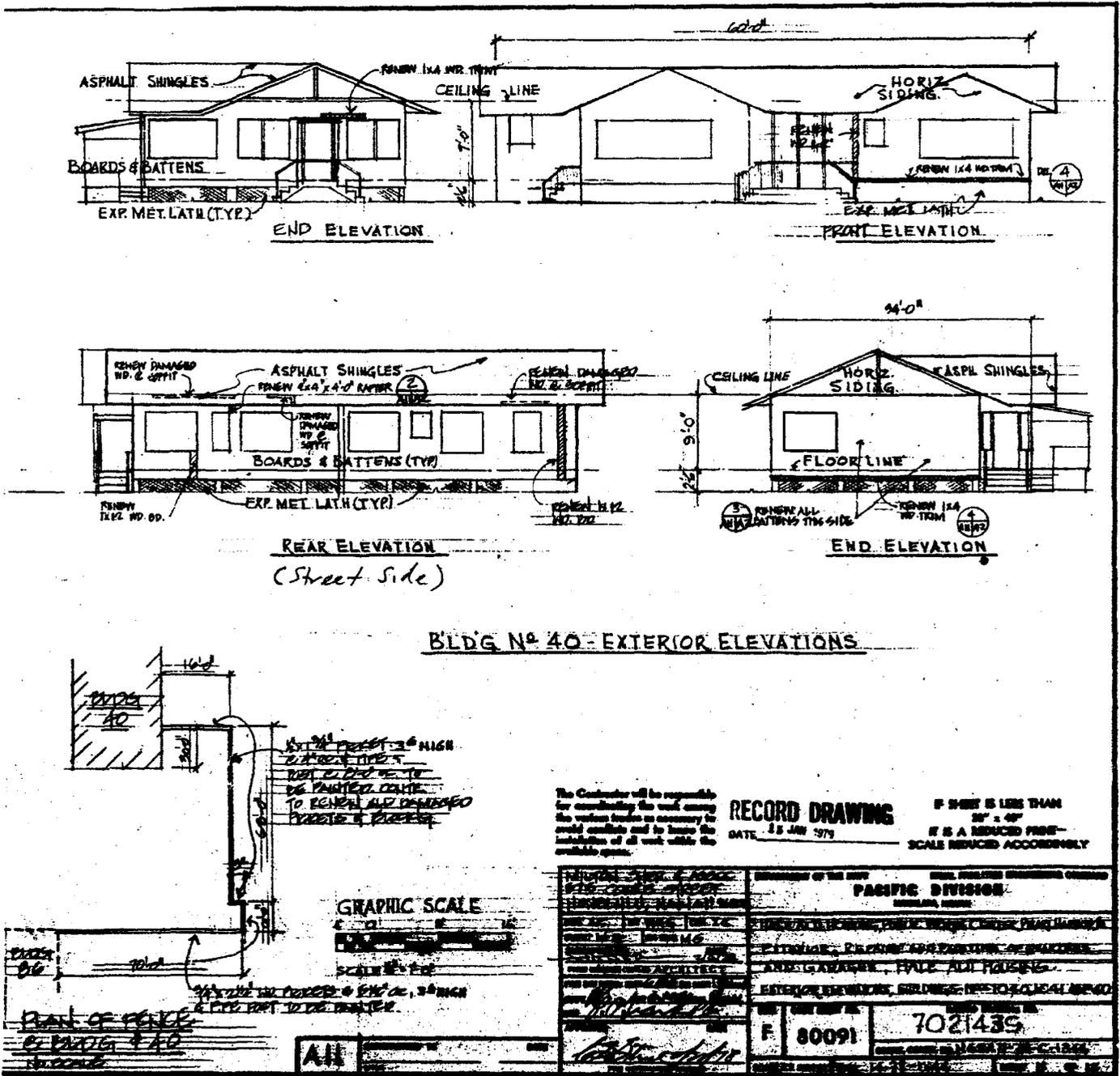
TYPE OF CONSTRUCTION  
 FOUNDATION: C.R.M.  
 FLOOR: WOOD  
 EXT. WALLS: WOOD  
 ROOFING: ASPH.

CONSTRUCTION DOCUMENT  
 I-N03-471 (OLD DISTRICT  
 SURVEY BLDG. BEFORE D.U.  
 CONVERSION)

DAHU CONSOLIDATED FAMILY HOUSING OFFICE PEARL HARBOR, HAWAII		
UNIT TYPE		
PH14D.4		
HOUSING AREA	HALE ALII	
DATE	CHECK	SHEET NO.
15 MAR. 85		

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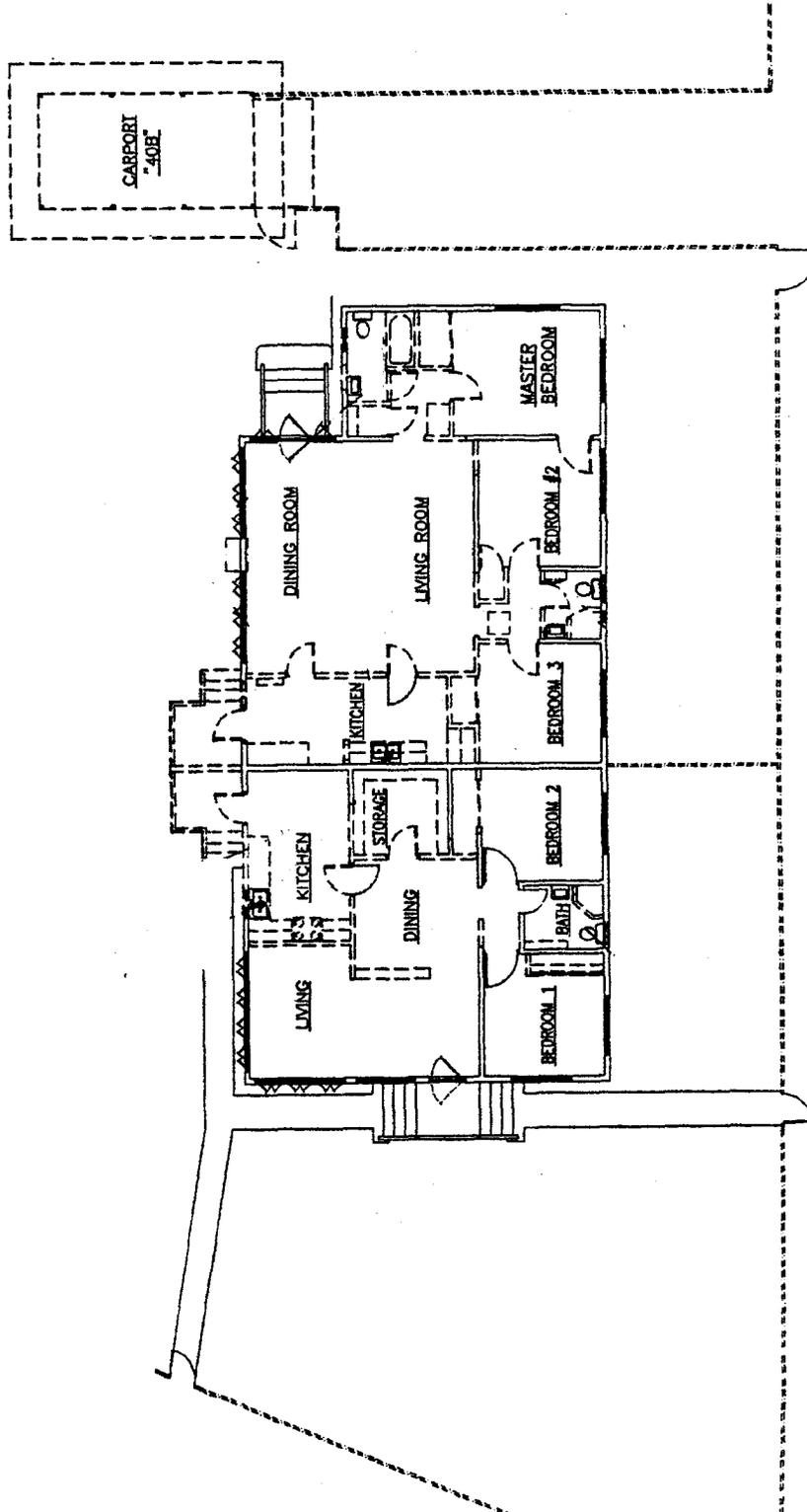
1979 Elevation Drawing [partial]  
 Drawing No. 7,021,439. Exterior Repairs and Painting of Quarters.



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July 1997 Plan [partial]

Richard Matsunaga & Associates, Architects. Units 40A and 40B Floor Plans.



UNIT 40A/40B - FLOOR PLANS

A  
EV-2 EV-2 1:100