

CAMP H.M. SMITH AND NAVY PUBLIC WORKS CENTER MANANA
TITLE VII (CAPEHART) HOUSING, U-SHAPED TWO-BEDROOM
DUPLEX TYPE 1

(Camp H.M. Smith and Navy Public Works Center Manana Housing,
Facility Nos. 501, 504, 524, 533, 543, 550, 572, 614 & 628)
Acacia Road, Birch Circle, and Cedar Drive
Pearl City
Honolulu County
Hawaii

HABS No. HI-524-A

HABS

HI-524-A

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
San Francisco, California

HISTORIC AMERICAN BUILDINGS SURVEY

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Location: The Manana Housing area is located in Pearl City, just north of the Pearl City Peninsula. It is situated within the joint H.M. Camp Smith and Navy Public Works Center Manana Housing installation, to the north of Kamehameha Highway. The Plan Type 1 buildings are scattered throughout the neighborhood, and found on various streets including Birch Circle, Acacia Road, and Cedar Drive.

City and County of Honolulu, Hawaii

U.S.G.S. Waipahu, Hawaii Quadrangle 1998 (7.5 minute series)

Bounded by Universal Transverse Mercator Coordinates:

U.S.G.S. Waipahu, Hawaii Quadrangle 1998 (7.5 minute series)

Bounded by Universal Transverse Mercator Coordinates:

- | | |
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| 1) 04.605740.2367180 | 2) 04.605410.2366880 |
| 3) 04.605370.2366660 | 4) 04.605460.2366700 |
| 5) 04.605600.2366540 | 6) 04.605820.2366740 |
| 7) 04.606020.2367020 | |

Present Owner: United States Marine Corps

Present Occupants: Multiple Occupants (Navy/Marine)

Present Use: Military family housing for Field Grade Officers, Junior Officers, and Enlisted personnel

Significance: The housing area was constructed as a Capehart project in 1959 for Marine Corps and Navy personnel. It was one of many similar projects built in Hawaii and throughout the nation under the Capehart Act, which was designed to alleviate a severe housing shortage faced by military personnel in the post war period. The Type 1 units were designed for enlisted personnel. The buildings are of a standard plan used throughout the neighborhood, and are suited to the Hawaii environment.

PART I. GENERAL INFORMATION

The Manana Housing area has eleven types of one-story single-family and duplex residences. The Type 1 buildings include nine duplex structures (Facilities 501, 504, 524,

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533, 543, 550, 572, 614, 628), or 18 individual residential units. For a description and history of the Manana neighborhood and its development, see HABS No. HI-524.

The Type 1 design is described below. The description includes general information on this unit type, as well as details that are specific to one unit, Facility 572B Birch Circle. This unit was selected as a representative example of this type, for the purposes of this documentation.

PART II. ARCHITECTURAL INFORMATION

A. Description of exterior

1. Overall dimensions

- i. The plan for the Type 1 duplex is shaped as a “U”. The bottom of the “U” is where the two rectangular-plan units are joined by a shared carport and storage/utility area. The two units situated on either side of this common area are arranged as mirror images of each other, with concrete walkways leading to entry porches on the outer sides of the “U”. Between the two units is an open grassy space, divided into two sections by a tongue-and-groove fence abutting the carport’s storage/utility area. Their division is further delineated by small trees and bushes planted in line with the fence, which creates additional privacy for the two small yard areas.
- ii. Dimensions: Each unit is approximately 26’ x 40’, and each terrace measures approximately 14’ x 13’-6”. A note on a current Navy floor plan states that there is a net square footage of 967 square feet for each unit. However, original plans indicate that each unit had a net square footage of 1021 square feet. It is not clear what spaces were included or excluded in either of these calculations.

2. Foundation and walls: Type 1 units have slab-on-grade foundations and are single-wall construction. They have a 4½” x 4” raised concrete curb at the perimeter and beneath each interior wall. The exterior walls are 1x8 redwood tongue-and-groove boards set between 4x4 corner posts; however, some sections beneath the living room and dining room windows have plywood panels.

3. Openings – doors and windows: All of the original windows have been replaced with vinyl sliding windows of various sizes. Two wall openings were made to accommodate through-wall air conditioning units, in the living room and master bedroom. Most of the doors are hollow-core with a few exceptions. The entry door into the dining room is hollow-core with an upper jalousie section. There are also metal screen doors at both entries.

4. Roofline

- i. Shape: Type 1 units have gable roofs with overhanging eaves and exposed rafters with fascia boards. There are matching louvered screened vents at each gable end. The carport also has a gable roof.

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- ii. Materials: The roof is asphalt shingles.
- iii. Gutter/diverter: Metal gutters with ogee profiles are found near entry areas. The rain diverters shown on original drawings have been removed.

5. Exterior Details

- i. Planting area: There is a central, five foot wide planting area between the two driveways and a 2'-0" wide "L" shaped planting strip at each terrace.
- ii. Storage closet and exterior laundry area: There is an exterior storage closet facing each unit within the carport area, built of single-wall construction. The laundry areas are back to back within the dual carport, located to the rear of the storage closets.
- iii. Wall vents: Screened vents for the laundry area that were shown on original drawings are not extant. Instead, the laundry and storage room is vented with approximately 2½"-diameter holes with screen, located at every other board.
- iv. Siding: 1x8 redwood tongue-and-groove boards. A sheet metal water table is adhered to the exterior walls with bolts just above the concrete curb. It surrounds the entire perimeter of Facility 572 B Birch Circle, except outside the dining room walls and beneath the windows in the living room. (This condition may differ in other units.)
- v. Entries and porches: The front door is in a recessed entry area opposite the kitchen. There is another entry into the house via the dining room, which is accessed through the terrace/carport area, and is on the opposite side of the house as the front door.
- vi. Lanai/carport posts: 4x4 wood posts support the carport. They rest on tapered concrete blocks.
- vii. Exposed piping: The piping from the kitchen is exposed on the exterior wall.
- viii. Exterior privacy walls/fences/enclosures: There is a plywood wall near the front entry porch, which serves to provide privacy to the rear of the house and back yard. It is 7'-8" wide and 6'-0" high. It is supported by metal pipe posts. There is an approximately 5'-6" tall tongue-and-groove fence abutting the carport's storage/utility area which provides privacy between the two units. The fence was designed with two 6'-0" long sections, but one of these has been removed. There is an 8" thick, approximately 5'-6" tall concrete masonry unit wall in the shape of an "L" which partially encloses the terrace area.

B. Description of Interior

- 1. Floor plan: Each unit has a kitchen, dining room, living room, hallway, hall bathroom, bedroom, and master bedroom with a bathroom. There are also

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closet spaces (hall linen closet, coat closet, bedroom closets) and an exterior terrace area.

2. Flooring: Flooring is vinyl composition tile throughout. There are vinyl baseboards in the kitchen and bathrooms of the unit surveyed for this type (Facility 572B Birch Circle).
3. Wall and ceiling finishes: The ceilings are finished with canec panels with beveled edges. Walls throughout are 1x8 tongue and groove redwood boards. Where the interior walls meet the ceilings, there is a beveled wood trim measuring approximately 1/4" x 1". At their base, interior walls rest on a concrete curb capped by a 4x4 sill which has a beveled 5/8" x 1" trim piece on its top. Two walls in both bathrooms have 1x4 wood mounting rails for towel bars. The master bathroom shower walls are finished with 4" square tiles and the shower floor has 2" square tiles. The bathtub in the main bath has a cultured marble surround.
4. Interior doors & hardware: Interior doors are hollow-core with the exception of the doors between the living room and dining room, which are a pair of large-scale, four-panel sliding doors (with upper and lower tracks) with three painted translucent panels above and one plywood panel below. Closet doors are hollow-core bypass for wardrobes and swinging doors for hall closets. Hardware includes modern tapered metal knobs and some tapered metal knobs that appear to be aluminum, and possibly historic.
5. Decorative features and trim
 - i. Kitchen cabinets and pass-through: The kitchen has flush plywood cabinets with a clear finish and adjustable shelves. The edges of the cabinet doors are beveled; as such there are no door pulls. Countertops are plastic laminate with bullnose edge. The pass-through to the dining room also has a plastic laminate countertop (with a square edge), supported by metal triangle-shaped brackets. It has two sliding 1/4" particle board doors with round recessed pulls which close the room off from the dining room.
 - ii. Bathroom cabinets: Bathroom vanity bases are plywood with a painted finish and flared metal pulls and an interior shelf. Countertops in both bathrooms are cultured marble. The master bath contains a small built-in cabinet behind the shower with a flush, painted plywood door and two plywood shelves.
 - iii. Other interior features: There is a through-wall mail slot adjacent to the entry door. The kitchen contains the original doorbell sounding device.
6. Mechanical / Electrical
 - i. The mechanical system includes ventilation fans in the main bathroom (over the bathtub) and in the kitchen (over the stove, within the range hood).
 - ii. A few historic light fixtures are extant in Facility 572B. In the entry foyer and hallway are round, flush ceiling-mounted "cake-shaped" fixtures with

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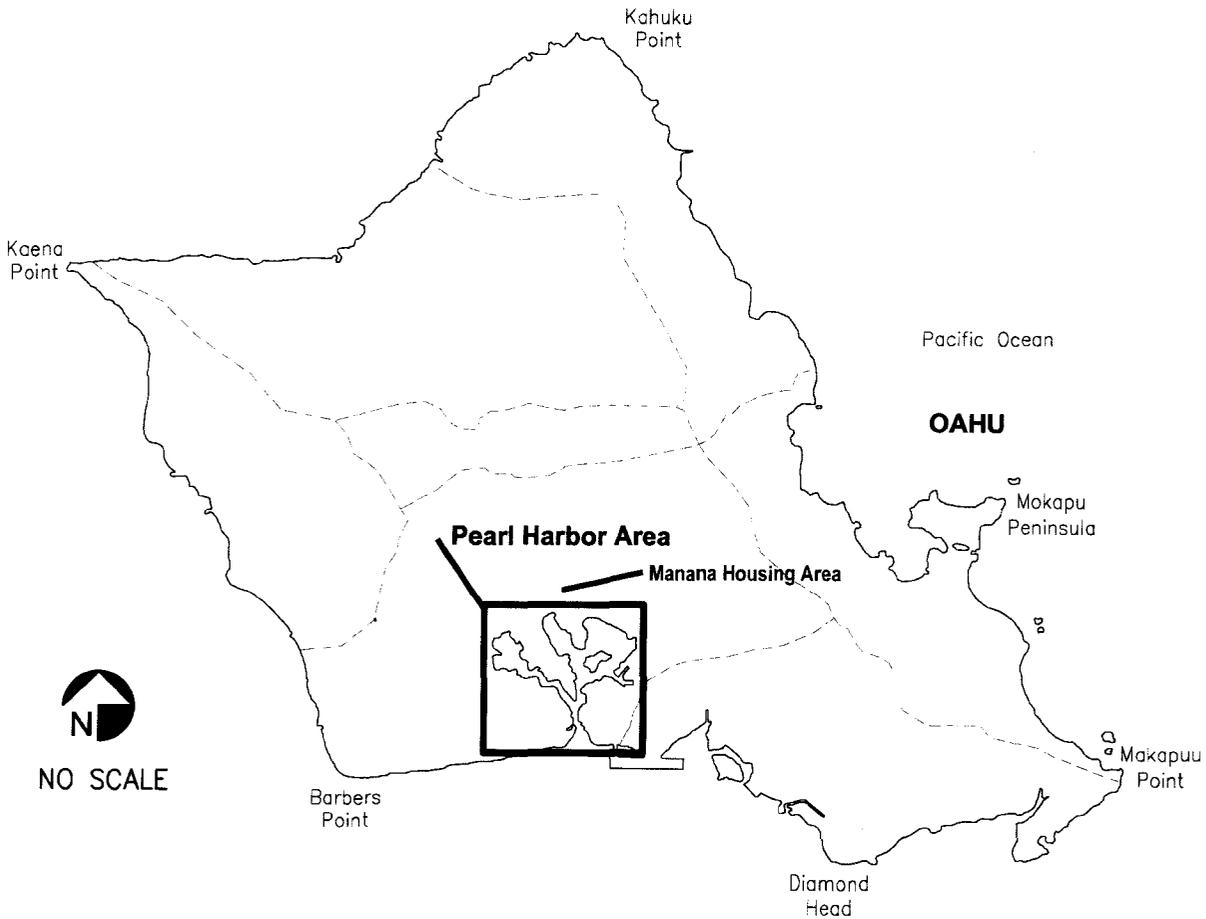
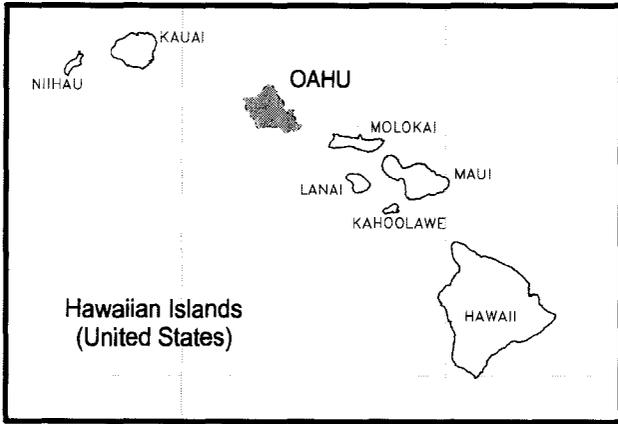
aluminum bases and frosted glass shades. The base has decorative pinholes in it which glow when the light is turned on. Two exterior wall-mounted light fixtures found at the entries with a metal base and tapered cylindrical, frosted glass shade are also possibly historic. Other non-historic light fixtures include a standard fluorescent fixture in the kitchen (ceiling mounted rectangular-shaped fixture with a plastic diffused shade and two long fluorescent tube lamps), and ceiling-mounted fixtures with frosted glass square plate shades in the bedroom, living room, and dining room. There is also a modern ceiling fan with a light in the master bedroom, and wall-mounted sconces with glass light diffusers in both bathrooms.

History: See HABS No. HI-524 for a history of the Manana Housing area. The Type 1 facilities are one of six examples of single-family structures in the Manana Housing area. They were originally built as part of a Capehart housing project to provide housing for Navy and Marine Corps servicemen. This plan type was designed for enlisted personnel. The floor plans have not changed, but renovations have occurred over the years that have replaced windows, updated some materials and hardware, as well as light fixtures. (Vinyl siding was added onto the Type 1 units located in the Marine Corps side of the neighborhood.) The screened walls of the original lanai were infilled with plywood panels with fixed glazing to create the current dining room.

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 Naval Facilities Pacific Capital Improvement Plan File Library, Pearl Harbor, Hawaii.

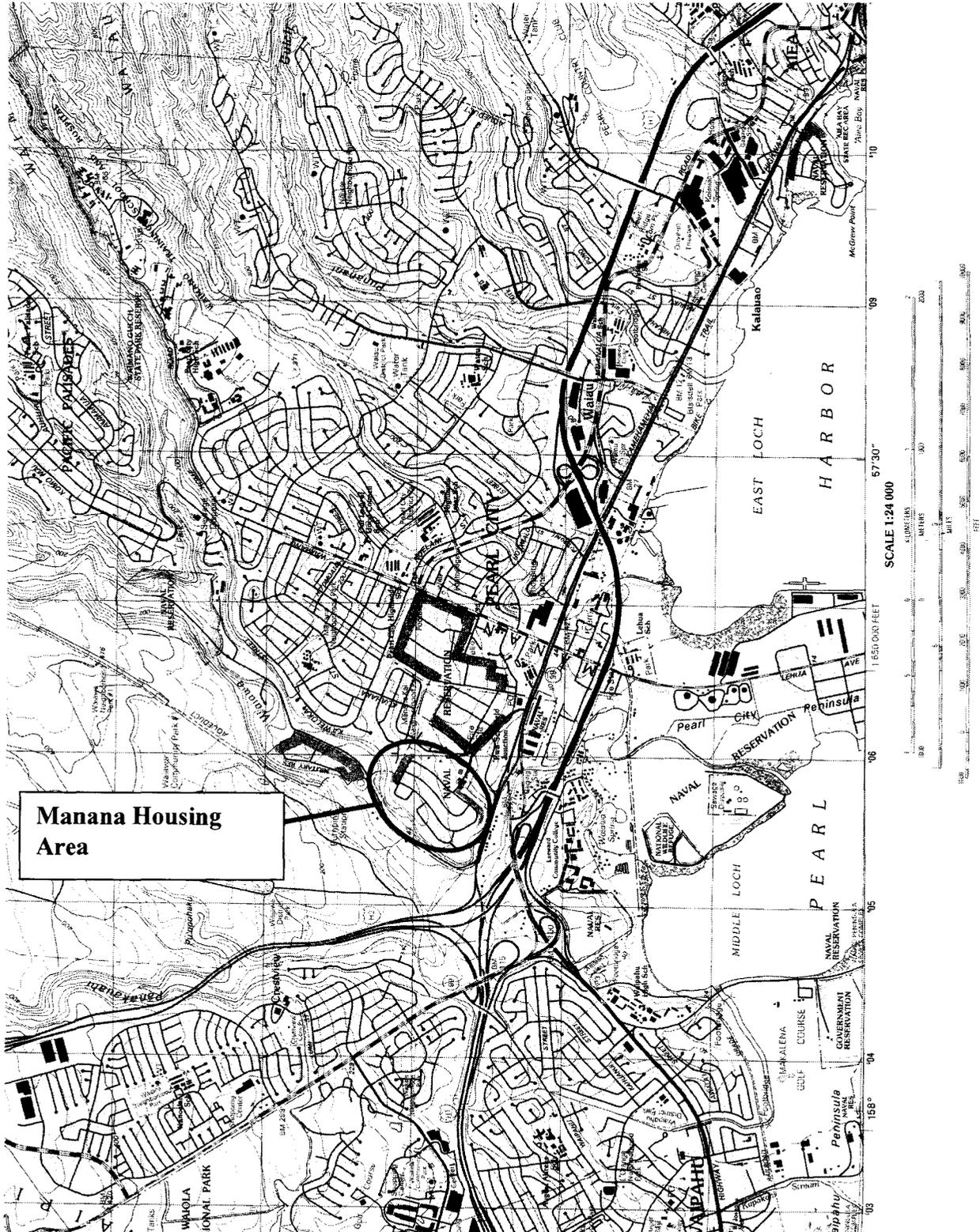
Project Information: This report was prepared in accordance with the *Programmatic Agreement among the United States of America, Department of the Navy, the Hawaii State Historic Preservation Office (SHPO), and the Advisory Council on Historic Preservation, for the Hawaii Public-Private Venture (PPV) Phase III*, dated September 2006. In keeping with the requirements of the Programmatic Agreement, this report was undertaken to document the neighborhood prior to the demolition of the residences and subsequent redevelopment of the neighborhood. The Marine Corps units will be demolished in February of 2007 and the Navy units have an estimated demolition date of 2009/2010. The photographic documentation was undertaken by David Franzen, photographer. Polly Cosson, Architectural Historian at Mason Architects, Inc., wrote the written documentation and conducted field work (November 2006 – December 2006) and research for this report.

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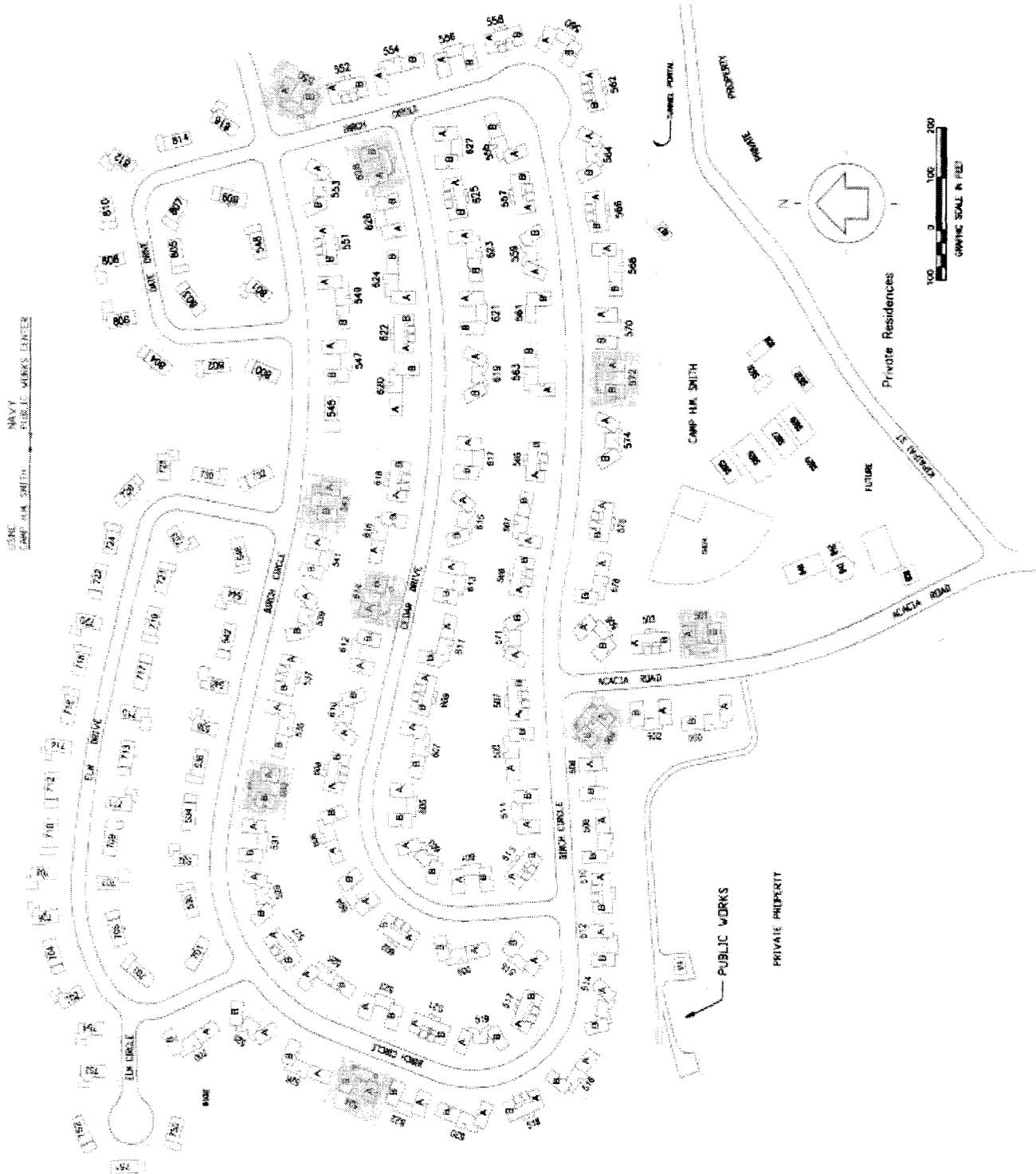
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Map, Manana Housing Area and vicinity



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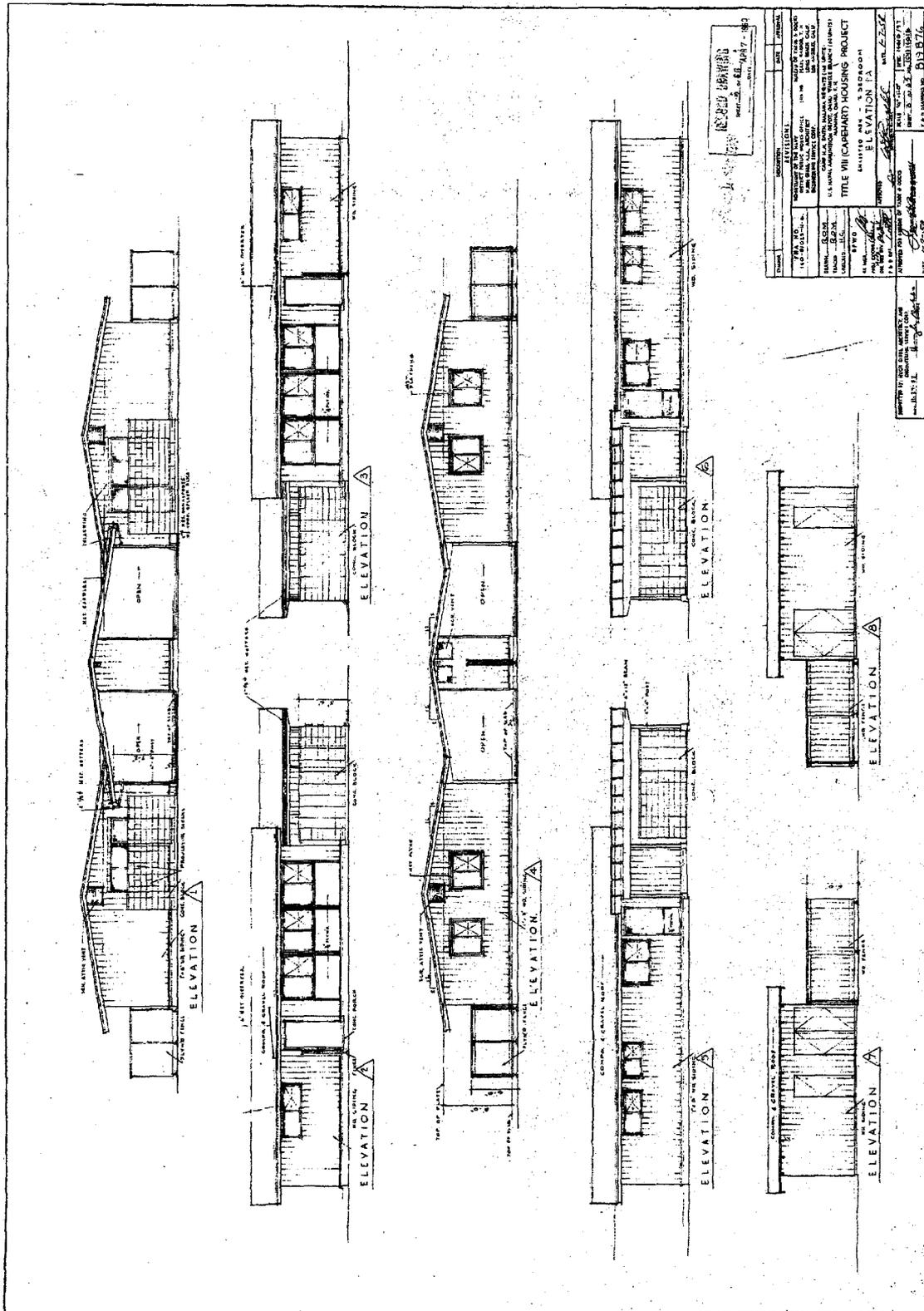
Neighborhood Map, Manana Housing Area. Type 1 units are shaded in gray.



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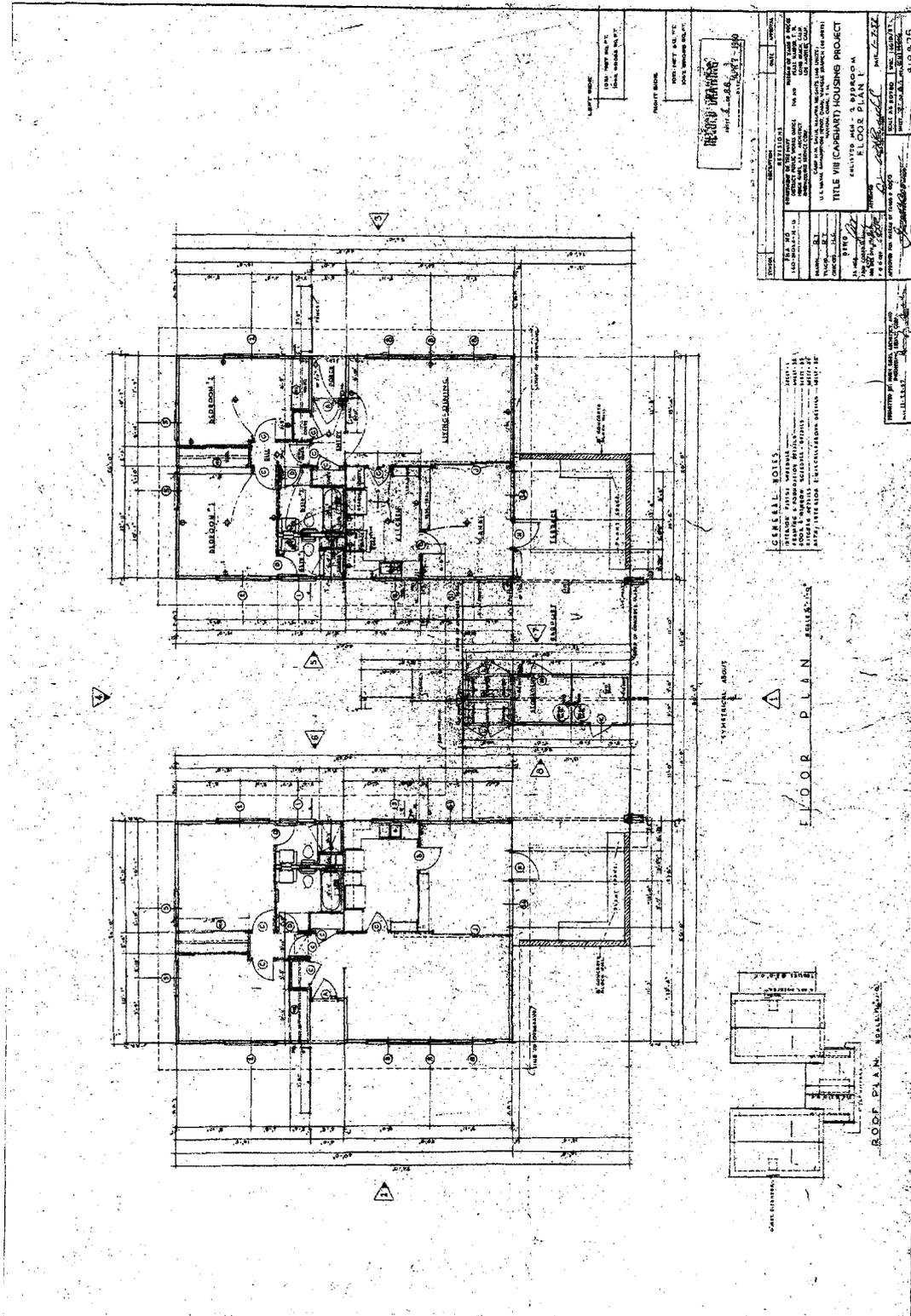
Type 1 Elevations (Drawing No. 819876, dated January 7, 1958)

Note: See Manana Housing Area Overview report (HABS No. HI-000) for drawings of the construction details shared by all housing types.



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Type 1 Floor Plan (Drawing No. 819875, dated January 7, 1958)



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Type 1 Foundation Plan (Drawing No. 819874, dated January 13, 1958)

