

CAMP H.M. SMITH AND NAVY PUBLIC WORKS CENTER MANANA  
TITLE VII (CAPEHART) HOUSING, FOUR-BEDROOM, SINGLE-  
FAMILY TYPE 10

(Camp H.M. Smith and Navy Public Works Center Manana Housing,  
Facility Nos. 540, 702, 707, 715, 720, 754, 801, 812 & 816)  
Birch Circle, Elm Drive, Elm Circle and Date Drive  
Pearl City  
Honolulu County  
Hawaii

HABS No. HI-524-I

HABS

HI-524-I

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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

## HISTORIC AMERICAN BUILDINGS SURVEY

CAMP H.M. SMITH AND NAVY PUBLIC WORKS CENTER MANANA TITLE VII (CAPEHART)  
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HABS No. HI-524-I  
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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 10 buildings are found in the upper portion of the neighborhood, on various streets including Birch Circle, Elm Drive, Elm Circle and Date 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:

- |                      |                      |
|----------------------|----------------------|
| 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 throughout Hawaii and 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 10 units were for junior officers. 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 different types of one-story single-family and duplex residences. The Type 10 buildings include nine single-family homes (Facilities 540, 702, 707, 715, 720, 754, 801, 812 and 816). Three of the facilities are on the Navy side, and the remaining six are on the Marine side of the neighborhood. For a description and history of the Manana neighborhood and its development, see HABS No. HI-524.

The Type 10 design is described below. The description includes general information on this unit type, as well as details that are specific to the one unit that was surveyed for this

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report, Facility 812 Date Drive. This unit was selected as a representative example of this type.

PART II. ARCHITECTURAL INFORMATION

A. Description of exterior

1. Overall dimensions

- i. The plan for the Type 10 residences is nearly rectangular in shape, except for a small terrace and carport extension which extends one corner of the rectangle. The carport for this unit (Facility 812 Date Drive) has been enclosed.
- ii. Dimensions: Each unit is approximately 26' x 56', each terrace measures approximately 8' by 13", and each carport measures 15' x 20'-2". A note on a current Navy floor plan states that there is a net square footage of 1352 square feet for each unit. However, original plans indicate that each unit had a net square footage of 1375 square feet. It is not clear what spaces were included or excluded in either of these calculations.
- iii. Foundation and walls: Type 10 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, in the living room there are glass panels beneath the windows, and in the master bedroom there are ½" plywood panels beneath the windows.

The enclosed carport is framed with 2x4s and sheathed in textured plywood with a vertical scoring. The ceiling has exposed rafters. The front of the carport has four fixed screens, and the rear has five.

2. Openings – doors and windows: All of the original windows have been replaced with vinyl sliding windows. There is also a sliding metal window in the enclosed carport. The windows in the bathrooms have obscure glass, all others have transparent glass. Exterior window sills are made from 2x6s and have a ¼" drip edge. Holes have been cut into the side wall of the living room and master bedroom to accommodate through-wall style air conditioners.

The rear terrace entry door to the enclosed carport is a flush, hollow-core door.

3. Roofline

- i. Shape: The Type 10 units were designed with a low-rise gable roof with a large offset louvered attic vent on one gable end, and a smaller, centered louvered attic vent on the other end. A shed roof covers the enclosed carport, which extends approximately 10' beyond the rear wall of the unit and 18' beyond the side wall of the unit. Its roof is supported by 4x4 posts on concrete piers. Both of the roofs have overhanging eaves. The rafter tails of the central gable roof are clipped and exposed

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with a fascia board that has an aluminum gutter attached. There are four circular vent holes covered with screen between every other rafter.

- ii. Materials: The roofs are covered with a built-up, rolled on roofing material.
- iii. Gutter/diverter: Metal gutters with ogee profiles.

4. Exterior Details

- i. Planting area: There are planting areas on both sides of the house; one between the walkway and the house, and the other between the driveway and the house.
- ii. Storage closet: The original exterior/carport storage closet has been incorporated into the enclosed carport.
- iii. Siding: Vertical 1x8 tongue-and-groove redwood boards, painted. A sheet metal water table is adhered to the exterior walls with bolts just above the concrete curb.
- iv. Entries and porches: The front door is in a recessed entry area, on the opposite side of the house from the driveway and carport. A concrete walkway leads from the street to the recessed front entry. There is a small uncovered concrete terrace at the rear of the unit, off the dining room. There are two other entries into the house, one via the utility room (which is just off the driveway), and the other via the enclosed carport, which is accessed via the rear terrace.
- v. Exposed piping: The kitchen's plumbing pipes are exposed (mounted on the kitchen's exterior wall).
- vi. Exterior privacy walls and other features: Perpendicular to the entry porch is an 8' wide by 5'-6" tall concrete masonry unit wall with decorative projecting blocks. The unit surveyed for this type, 812 Date Drive, retains its original clothesline in the rear yard.

B. Description of Interior

- 1. Floor plan: Type 10 residences are rectangular in plan and include a small interior entry area, living room, dining room, kitchen, hallway, three bedrooms, hall bathroom, and a master bedroom with a bathroom. The unit surveyed for this type has had its carport enclosed, creating an "L-shaped" roofline. Within the enclosed carport is the original carport storage closet. There are also closet spaces within the residence (hall linen closet, a coat closet, bedroom closets) and a small exterior terrace area at the rear.

The living room is separated from the entry area by a decorative painted wood grill. There is a through-wall mail slot near the entry door. The main entrance is via a recessed porch, on the opposite side of the residence from the driveway and the carport.

- 2. Flooring: Flooring is vinyl composition tile throughout. The bathrooms and kitchen have vinyl baseboards.

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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 ceiling, there is a beveled wood trim measuring approximately ¼" 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 and hardware:** Most of the doors are hollow-core with a few exceptions. The doors between the living room and dining room are a pair of large, four-panel sliding doors with three painted translucent panels above and one plywood panel below. They have recessed, oval-shaped pulls. The entry door to the utility room has top-to-bottom glass jalousies and a metal-framed screen. Closet doors are hollow-core bypass for wardrobes and swinging doors for hall closets. Hardware includes modern tapered metal knobs.
5. **Decorative features and trim**
  - i. **Kitchen cabinets and pass-thru:** The kitchen has ceiling-height flush plywood cabinets with a clear finish and adjustable plywood shelves. The edges of the cabinet doors are beveled; as such there are no door pulls. Countertops are plastic laminate with a bullnose edge. There is a pass-through countertop from the kitchen to the dining room, with sliding doors. The pass-through has a plastic laminate countertop, supported by metal triangle-shaped brackets.
  - ii. **Bathroom cabinets:** The bathroom vanity bases are built of painted plywood, with a plywood shelf, and have a cultured marble countertop and painted metal door pulls that appear original. The master bath contains a small built-in cabinet behind the shower with a flush, painted plywood door and two plywood shelves.
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. Only one historic light fixture was noted in Facility 812 on Date Drive. Over the kitchen sink is a fluorescent, ceiling mounted fixture with a painted metal base and round, frosted glass shade (this same fixture style is extant in many of the different types at Manana). Other non-historic fixtures include a standard fluorescent strip fixture with plastic diffusing shade in the kitchen, and ceiling mounted fixtures with frosted glass, square plate shades. There are also modern caked-shaped fixtures. The exterior entry areas have wall mounted fixtures with aluminum shades and cylindrical frosted glass shades. It is not known if these are historic or not.

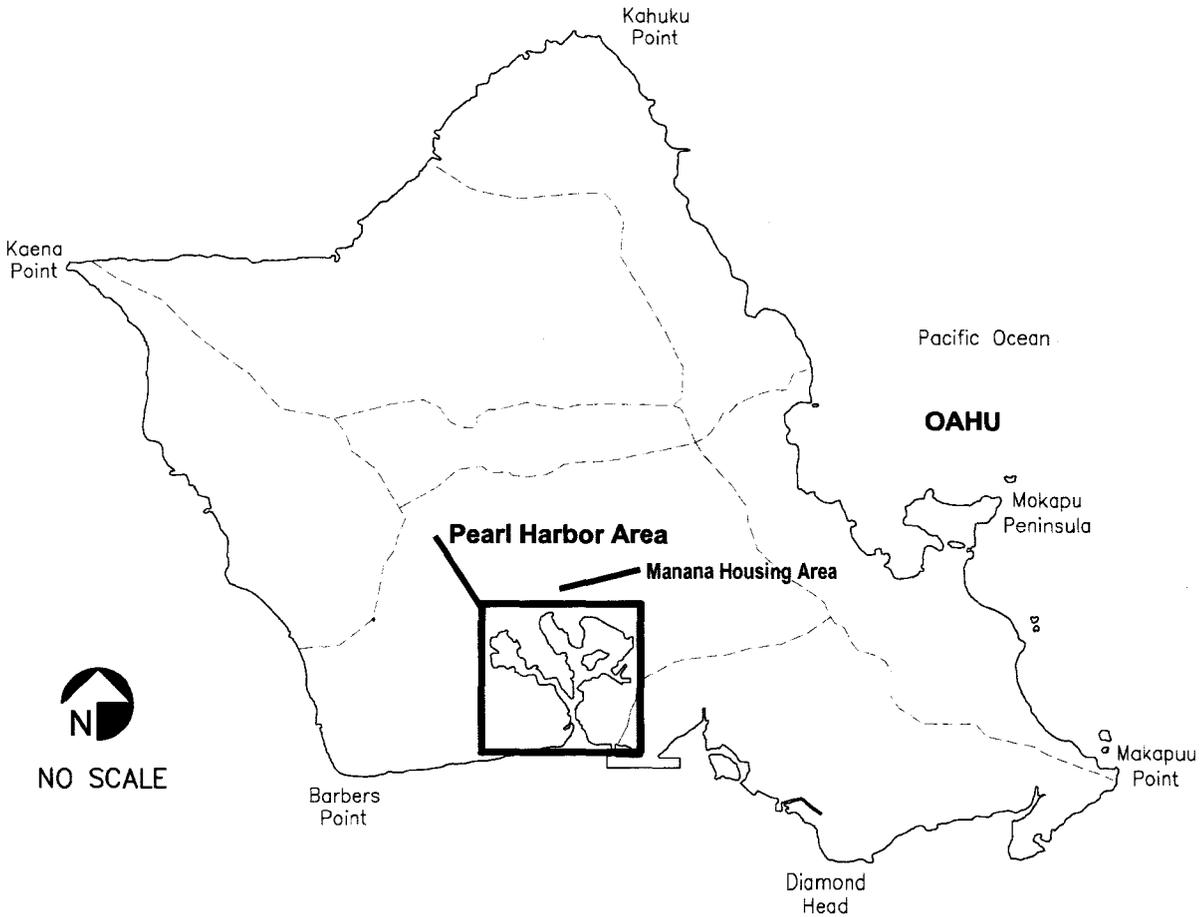
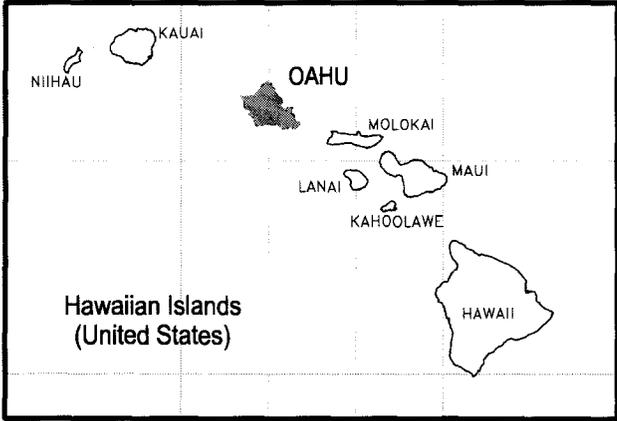
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History: See HABS No. HI-524 for a history of the Manana Housing area. The Type 10 facilities are one of eleven examples of single-family or duplex in the Manana Housing area. They were originally built as part of a Capehart housing project to provide housing for Navy and Marine Corps servicemen. This plan type was designed for junior officers. The floor plans have not changed, but renovations have occurred over the years that have replaced windows, updated some finish materials, hardware and light fixtures. 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.

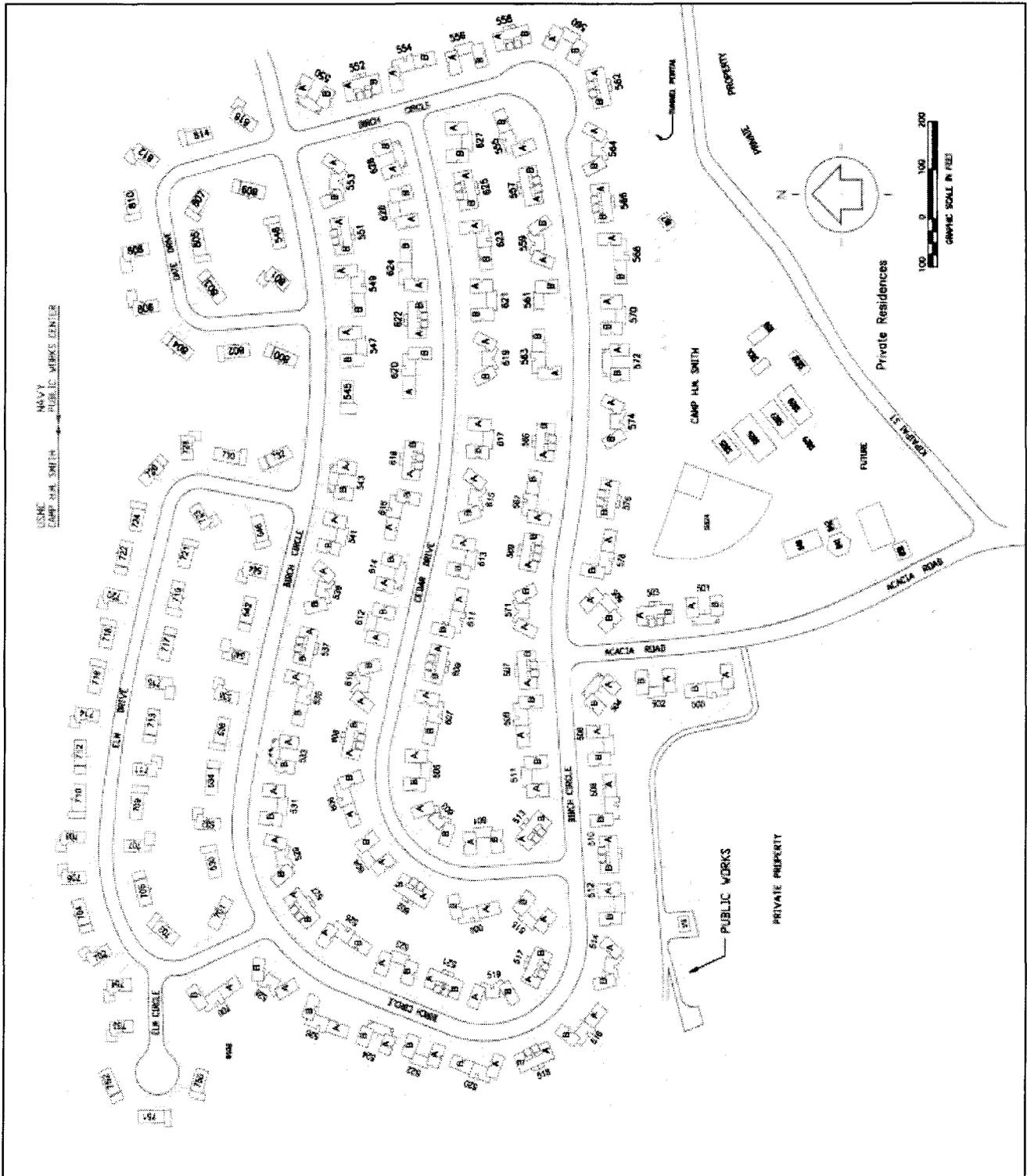
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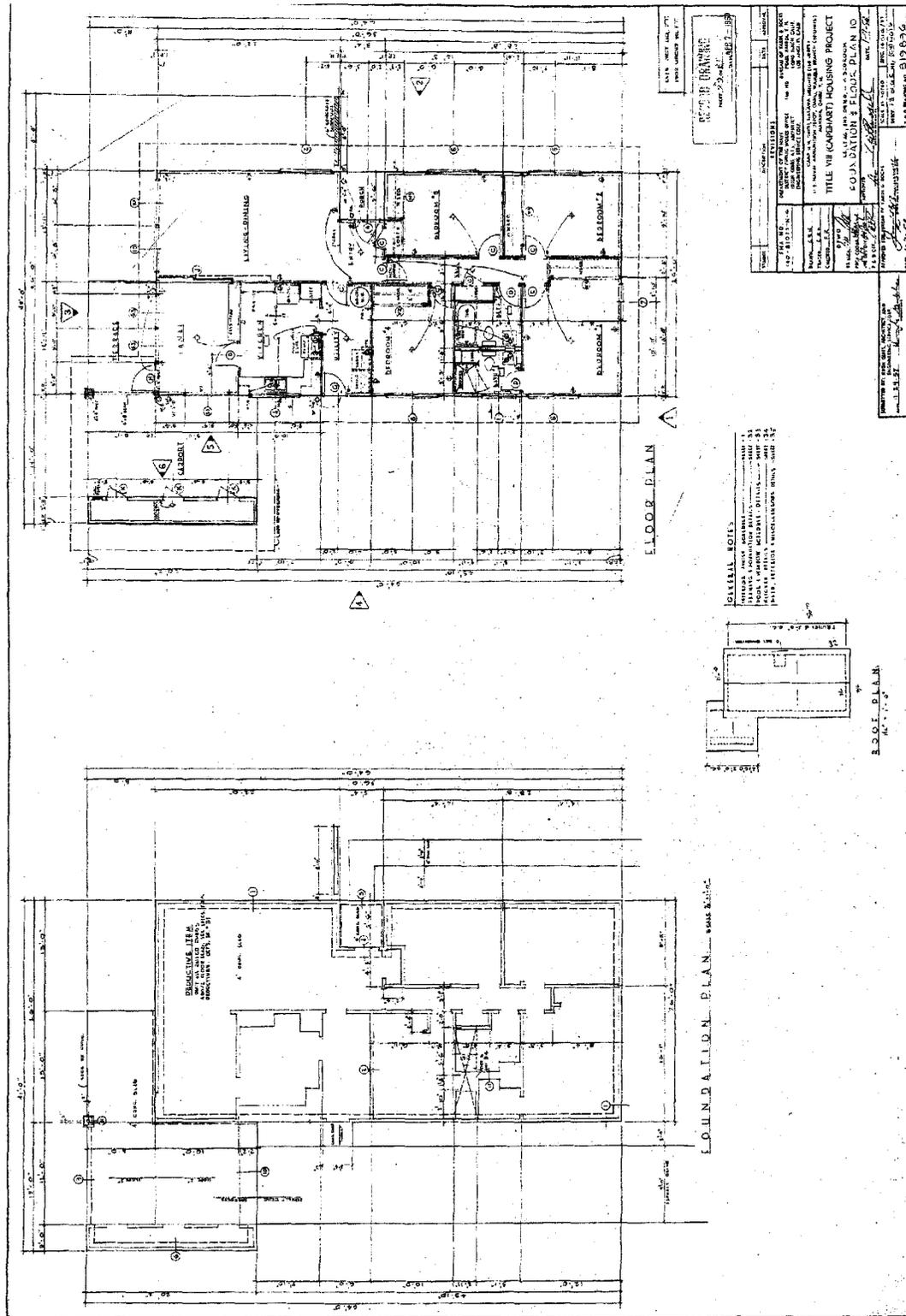
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Neighborhood Map, Manana Housing Area



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**Foundation and Floor Plans (Type 10) (Drawing No. 819896, dated January 7, 1958).** Note:  
 See Manana Housing Area Overview report (HABS No. HI-524) for drawings of the construction  
 details shared by all housing types.



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Elevations (Type 10A) (Drawing No. 819897, dated January 7, 1958)

