

CAMP H.M. SMITH AND NAVY PUBLIC WORKS CENTER MANANA  
TITLE VII (CAPEHART) HOUSING, U-SHAPED THREE-  
BEDROOM DUPLEX TYPE 2

(Camp H.M. Smith and Navy Public Works Center Manana Housing,  
Facility Nos. 503, 507, 510, 513, 517, 518, 521, 527, 537, 551, 552,  
557, 558, 562, 565, 566, 569, 576, 602, 608, 609, 618, 622 & 625)  
Acacia Road, Birch Circle, and Cedar Drive  
Pearl City  
Honolulu County  
Hawaii

HABS No. HI-524-B

HABS

HI-524-B

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 2 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:

- |                      |                      |
|----------------------|----------------------|
| 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 2 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 2 buildings include twenty-three duplex structures (Facilities 503, 507, 510, 513, 517, 518, 521, 527, 537, 551, 552, 557, 558, 562, 565, 566, 569, 576, 602, 608, 609, 618, 622 & 625), or 46 individual residential units. There are two variations on the Type 2 design (Type 2B includes the addition of a decorative CMU wall at the face of the carport). For a description and history of the Manana neighborhood and its development, see HABS No. HI-524.

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The Type 2 design is described below. The description includes general information on this unit type, as well as details that are specific to one unit, Facility 622B Cedar Drive. 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. Building layout and shape: The joint footprint for the Type 2 duplex is shaped as an inverted "U". The "L" shaped individual units are mirror images of each other that stem from a central CMU wall. Entrance to each unit is through the carport at the front of the house. The dual carports which make up the center of the "U" shape are separated by a pair of rectangular storage closets. There is a partially enclosed laundry area at the rear corner of each carport directly adjacent from the main entry. The laundry areas are enclosed with partial height tongue and groove walls or the original grapestake fencing. There is a separate entry into the kitchen from the laundry enclosure
- ii. Dimensions: Each "L" shaped unit is approximately 39' x 39'-8" x 22' and each terrace measures approximately 14' x 8'-1". A note on a current Navy floor plan states that there is a net square footage of 1195 square feet for each unit. However, original plans indicate that each unit had a net square footage of 1188 square feet. It is not clear where the calculations differ.

2. Foundation and walls: The Type 2 duplexes are of single-wall construction with a slab on grade foundation and a 4½" x 4" raised curb at the perimeter and beneath each interior wall. The exterior walls are 1x8 redwood tongue-and-groove (t&g) boards between 4x4 corner posts. Demising the units is an 8" CMU wall which extends slightly beyond the back wall of the building, creating a privacy wall between the terraces. The wall is accented with a column of alternating projecting blocks that matches a similar detail at the front storage closet wall of some of the Type 2 units.

3. Openings – doors and windows: All of the original windows have been replaced with vinyl sliding windows with the exception of one double-hung window in the dining room. The fixed clerestory windows, which provided borrowed light from the carport, as well as a wood louvered full-height section of the wall between the living room and the carport have been replaced with fixed glass. A hole has been cut into the side wall of the master bedroom to accommodate a through-wall style air conditioner. The main entry door is hollow core with a peephole and aluminum screen door. The rear dining room door is hollow-core with a double-hung, obscure light. There is also a door between the kitchen and the laundry area which is hollow core with a combination panel.

4. Roofline

- i. Shape: The roof is a shallow gable with overhanging eaves, exposed rafters with fascia boards and a slight extension beyond the central storage/carport area. There is a raised rectangular portion of roof above the laundry area in the carport, which was designed to be a translucent skylight, but has been covered with standing seam roofing. The exposed beams on the gable ends are clipped.
- ii. Materials: The roof material is asphalt shingles.
- iii. Gutter/diverter: Metal gutters with ogee profiles are found near entry areas.

5. Exterior Details

- i. Planting area: There is a central, five foot wide planting area between the two driveways. The two planting areas that were originally in the garage have been infilled with concrete.
- ii. Storage closets: There is an exterior storage closet facing each unit within the carport area.
- iii. Exterior laundry area: The laundry areas are back-to-back within the dual carport. The space is enclosed by partial height grapestake fencing with a gate. There is a door between the laundry enclosure and the kitchen.
- iv. Wall louvers and vents: The original wall louvers between the living room and carport have been infilled with clear glass.
- v. Siding: 1x8 redwood tongue-and-groove boards at units 551, 552, 557, 558, 562, 566, 622 and 625. All of the other units have had horizontal vinyl siding applied.
- vi. Entries and porches: The main entrance to this unit type is through the carport. There is a slightly recessed entry area opposite the laundry enclosure.
- vii. Lanai/carport posts: None
- viii. Exposed piping: None
- ix. Exterior privacy walls/fences/enclosures: The 8" CMU wall which serves as the central wall of the duplex extends approximately 8' beyond the rear wall of the house, providing privacy for the exterior terraces.

B. Description of Interior

1. Floor plan: Each unit has a small interior entry area, living room, dining room, kitchen, hallway, two bedrooms, hall bathroom, and a master bedroom with a bathroom. There are also closet spaces (hall linen closet, coat closet, bedroom closets).
2. Flooring: Flooring is vinyl composition tile through-out. There are vinyl baseboards in the kitchen and bathrooms of the unit surveyed for this Type (Facility 622B).

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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 ceilings, 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. There is also an exposed CMU wall. 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. The ceilings in all rooms, except the bathrooms, are pitched ceilings and follow the exterior roofline. Flooring is vinyl composition tile throughout.
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 is predominantly modern brushed chrome.
5. Decorative features and trim
  - i. Kitchen cabinets and pass-through: The kitchen cabinets extend to the ceiling and are beveled plywood with a clear finish and no exposed hardware. Interior shelves are of similar material and finish and are adjustable. The countertop in the kitchen is plastic laminate with a bullnose edge. There is a pass-through with a self-edge laminate counter supported by metal triangle-shaped brackets. It has two sliding ¼" 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.
  - iii. Other interior features: There is a through-wall mail slot adjacent to the entry door.
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 622B. In the dining room there is a round, flush ceiling-mounted fixture with aluminum base and frosted glass shade. The base has decorative pinholes in it which glow when the light is turned on. Other non-historic light fixtures include a standard fluorescent fixture in the kitchen (stem 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.

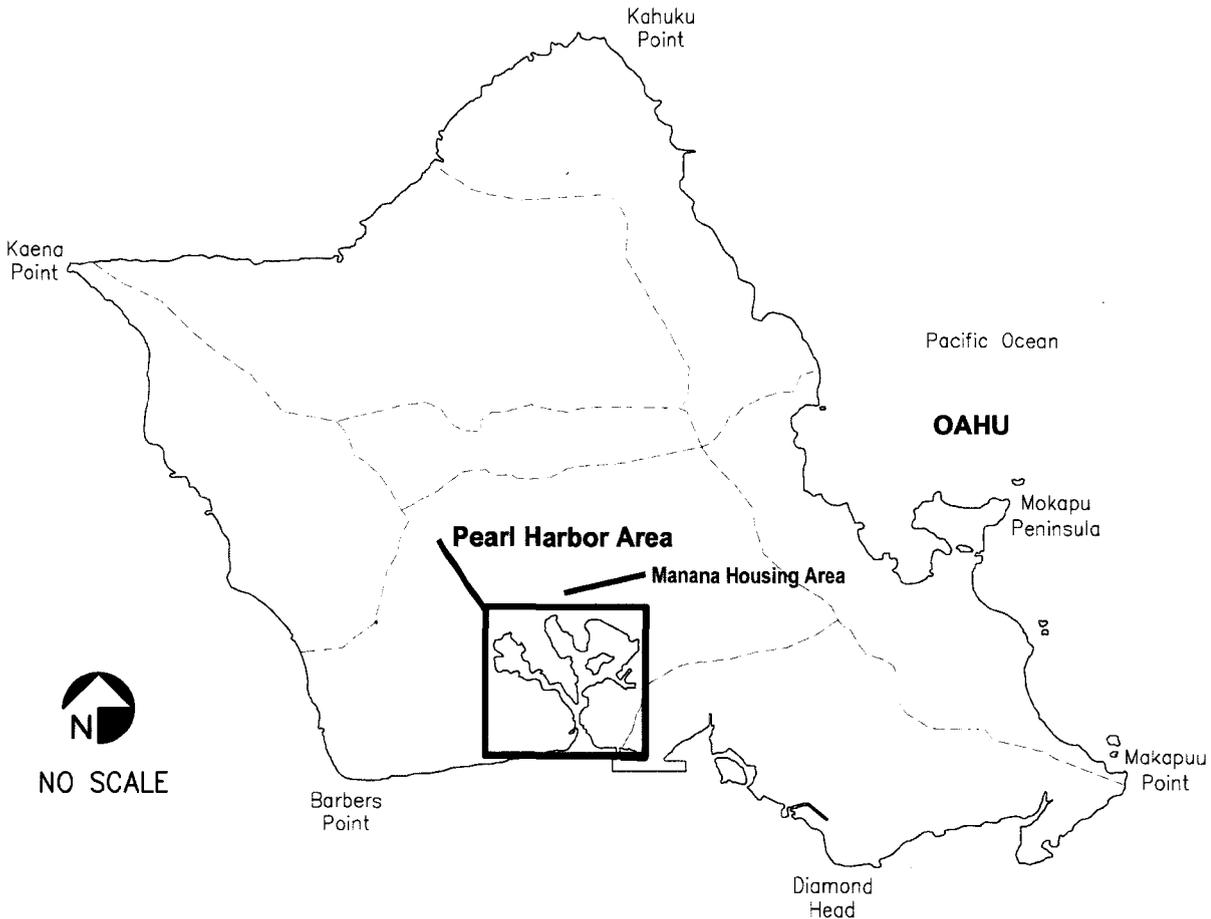
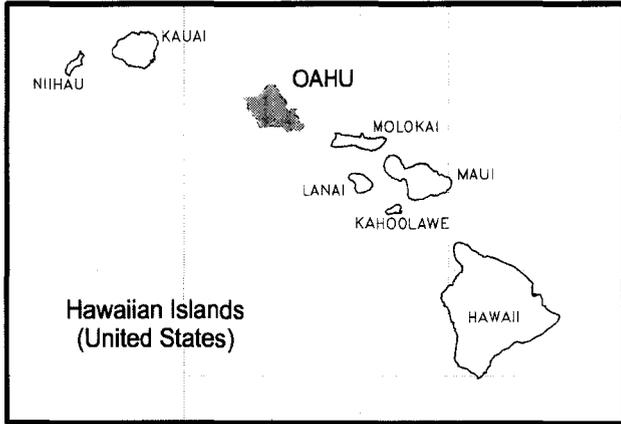
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History: See HABS No. HI-524 for a history of the Manana Housing area. The Type 2 facilities are one of eleven basic examples of single-family or duplex units in the Manana Housing area. They were originally built as part of a Capehart housing project 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 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.

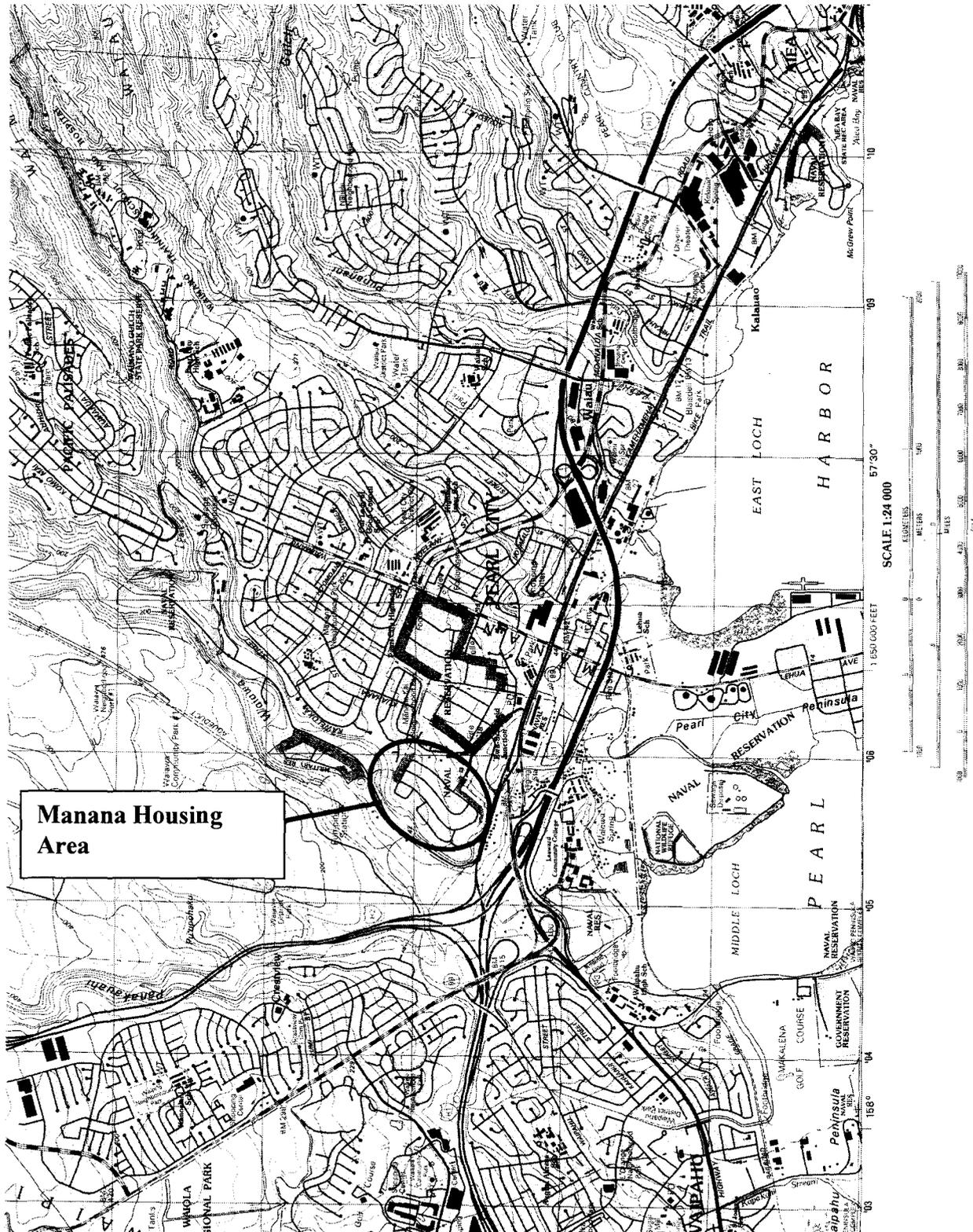
Project Information: This report was prepared in accordance with the *Programmatic Agreement among the United States of America, Department of the Navy, the Hawaii State Historic Preservation Office (SHPO), and the Advisory Council on Historic Preservation, for the Hawaii Public-Private Venture (PPV) 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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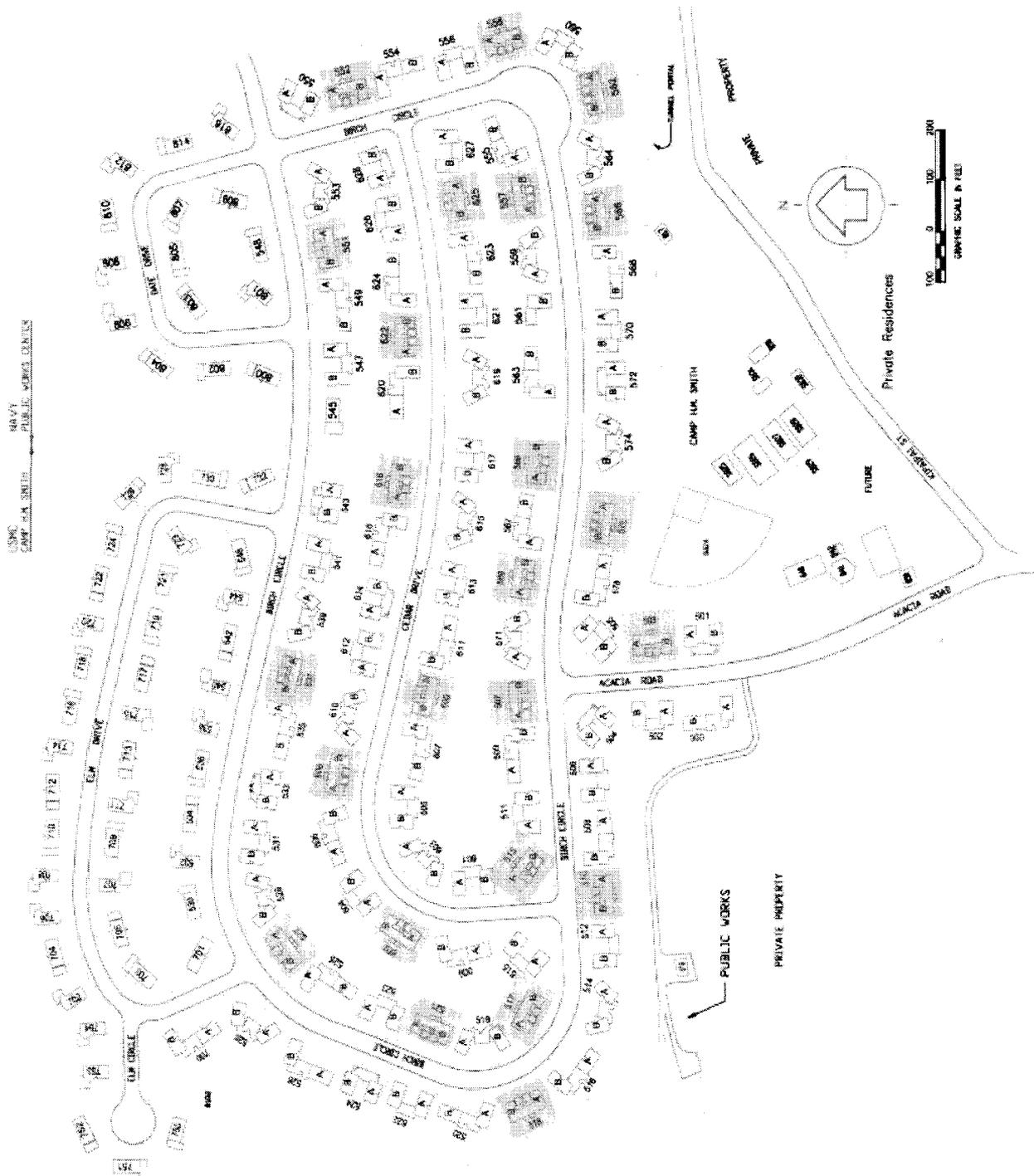
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Map, Manana Housing Area and vicinity



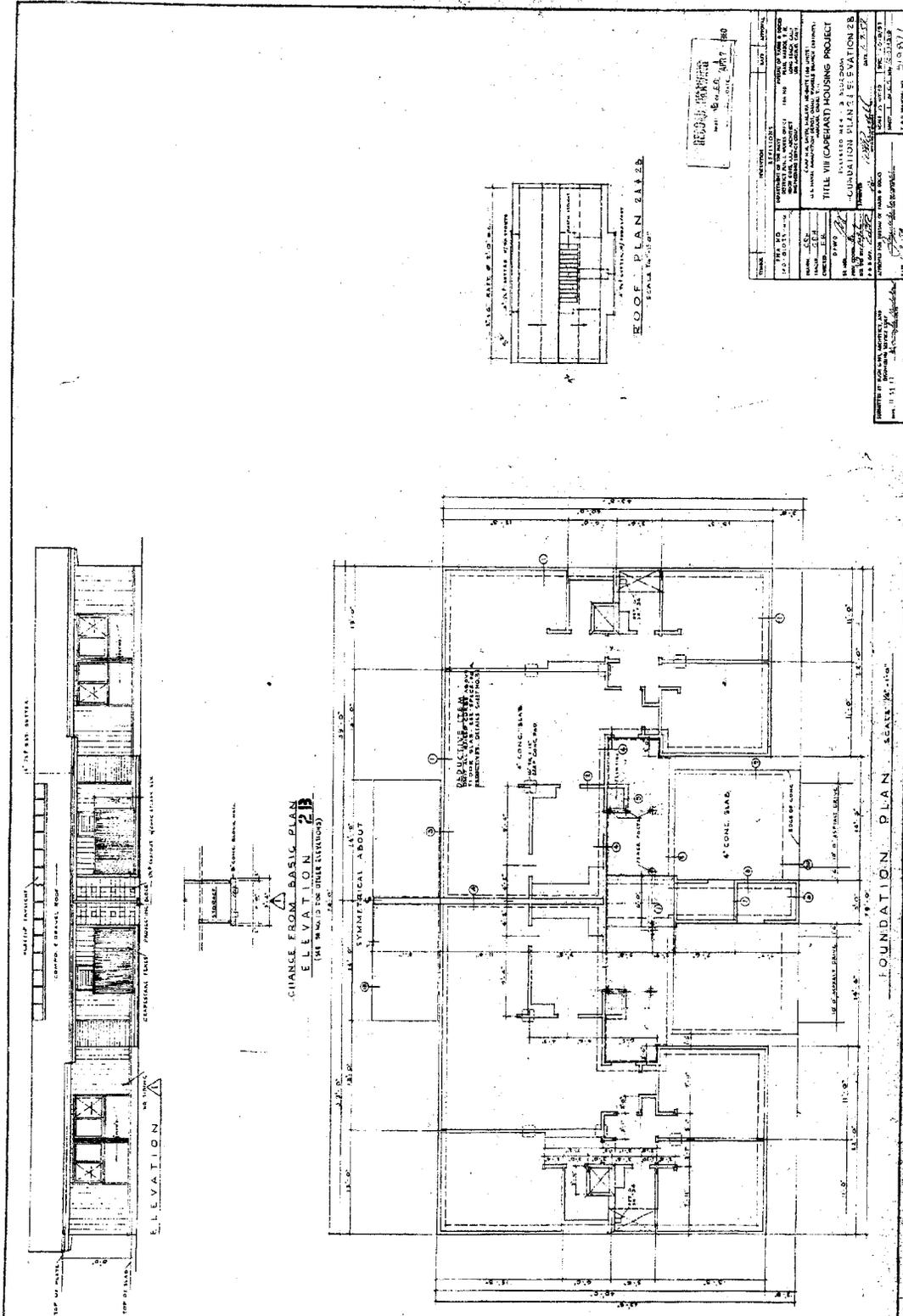
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Neighborhood Map, Manana Housing Area. Type 2 units are shaded in gray.



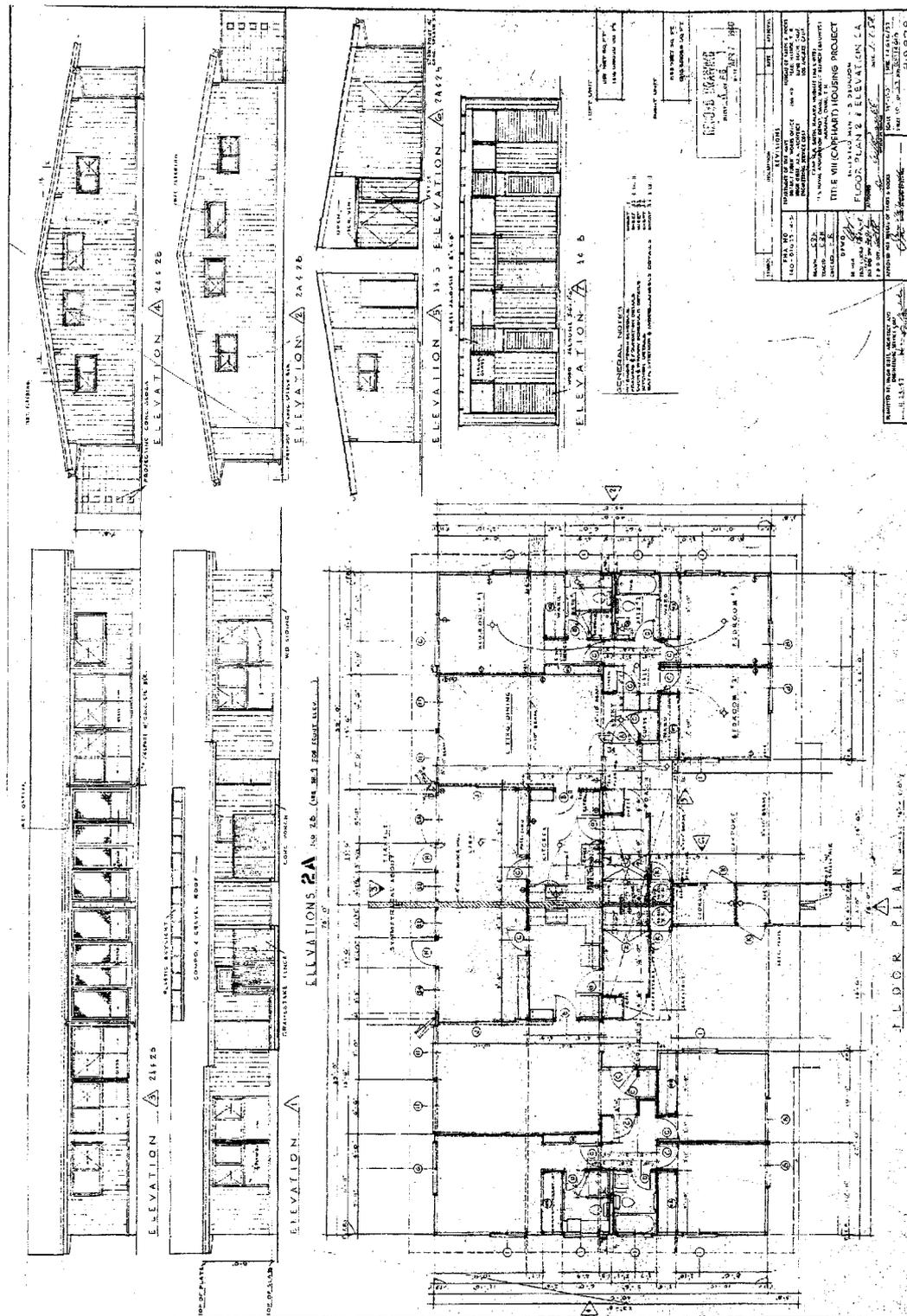
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**Foundation Plan (Type 2) & Elevation (Type 2B) (Drawing No. 819877, dated January 7, 1958).** Note: See Manana Housing Area Overview report (HABS No. HI-000) for drawings of the construction details shared by all housing types.



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Floor Plan (Type 2) & Elevation (Type 2A) (Drawing No. 819878, dated January 7, 1958)



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Type 2 Details (Drawing No. 819879, dated January 13, 1958)

