

CAMP H.M. SMITH AND NAVY PUBLIC WORKS CENTER MANANA
TITLE VII (CAPEHART) HOUSING, U-SHAPED THREE-
BEDROOM DUPLEX TYPE 4

(Camp H.M. Smith and Navy Public Works Center Manana Housing,
Facility Nos. 500, 508, 509, 516, 520, 525, 526, 535, 549, 554, 555,
563, 567, 568, 578, 600, 606, 607, 611, 616, 620, 623, 624 & 700)
Acacia Road, Birch Circle, Cedar Drive and Elm Drive
Pearl City
Honolulu County
Hawaii

HABS No. HI-524-D

HABS
HI-524-D

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 4 buildings are scattered throughout the neighborhood, and found on various streets including Birch Circle, Acacia Road, Cedar Drive and Elm Drive.

City and County of Honolulu

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 4 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 4 buildings include twenty-four duplex structures (Facilities 500, 508, 509, 516, 520, 525, 526, 535, 549, 554, 555, 563, 567, 568, 578, 600, 606, 607, 611, 616, 620, 623, 624 & 700), or 48 individual residential units. For a description and history of the Manana neighborhood and its development, see HABS No. HI-524.

The Type 4 design is described below. The description includes general information on this unit type, as well as details that are specific to one unit, Facility 623A 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 4 duplex is an "L" shaped building. The rectangular individual units are not the same floor plan but are connected perpendicularly to each other by the central roof over the carports. The dual carports which are the meeting point of the duplex are separated by a pair of side-by-side rectangular storage rooms and back to back laundry closets for each side. Entrance to each unit is via a recessed porch, one of which is perpendicular to the driveway and one of which is parallel to it.
- ii. Dimensions: The left side unit has an outside dimension of 26' x 48' with a terrace that measures 6' x 11' which extends from the carport slab. The right side unit has an outside dimension of 48' x 26' with a 12'x14' terrace that extends from the carport slab. A note on a current Navy floor plan states that there is a net square footage of 1152 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 4 duplexes are 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.

3. Openings – doors and windows: All of the original windows have been replaced with vinyl sliding windows with the exception of a single double-hung window in the dining room. A hole has been cut into the side wall of the master bedroom and living room wall to accommodate through-wall style air conditioners. The main entry door is hollow core with a peep-hole and mail slot. The rear door through the dining room is hollow core with a double-hung obscure window with obscure glass.

4. Roofline

- i. Shape: There is only one roof form for the Type 4 units and it is a gable on hip.
- ii. Materials: The roof is asphalt shingles
- iii. Gutter/diverter - Metal gutters with ogee profiles are found around the perimeter of the roof. The rain diverters shown on original drawings have been removed.

5. Exterior Details

- i. Planting area: There is a single central driveway that splits into two driveways separated by a planting area.

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- ii. Storage closets: Side-by-side rectangular closets with tongue-and-groove wood panel doors.
- iii. Exterior laundry area: Back-to-back rectangular laundry closets with double tongue-and-groove wood panel doors.
- iv. Wall louvers and vents: There are attic ventilation louvers at the gable ends.
- v. Siding: 1x8 redwood tongue-and-groove boards on units 549, 554, 555, 563, 568, 620, 623, and 624. All of the other units have horizontal vinyl siding applied.
- vi. Entries and porches: Both entries are recessed. The entry on the left side unit is parallel to the driveway. The entry on the right side unit is parallel to the street.
- vii. Lanai/carport posts: There are 4x4 posts at each lanai behind the carports.
- viii. Exposed piping: The kitchen sewer and vent piping are exposed on the exterior wall.
- ix. Exterior privacy walls/fences/enclosures: There are three sections of 6' high wood privacy fence in the rear; two sections on one side, and a single section on the other. The fence is supported by 4x4 wood posts on tapered concrete piers.

B. Description of Interior

1. Floor plan: Each floor plan has a small interior entry area, living room, dining room, kitchen, hallway, two bedrooms, hall bathroom and a master bedroom with a master bathroom. There are also closet spaces including hall, linen, coat and bedroom closets.
2. Flooring: Flooring is vinyl composition tile throughout. There is a surface applied vinyl base in the kitchen and bathrooms.
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 $\frac{1}{4}$ " x 1". At their base, interior walls rest on a concrete curb capped by a 4x4 sill which has a beveled $\frac{5}{8}$ " 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.

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. The 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, plastic laminate counter, supported on triangular metal brackets between the kitchen and the dining room.
- ii. Bathroom cabinets: Bathroom cabinets are plywood with a painted finish and flared metal pulls. 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: A decorative wooden grille separates the entry area from the living room in the unit which faces the street.

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. Some original light fixtures remain, including the dome with metal base and frosted glass shade over the kitchen sink, and a pinhole fixture in the dining rooms. The original rectangular push-button doorbell remains intact at the unit surveyed (623 Cedar Drive).

History: See HABS No. HI-524 for a history of the Manana Housing area. The Type 4 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 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. Original rain diverter strips over the doors have been removed and aluminum gutters have been installed

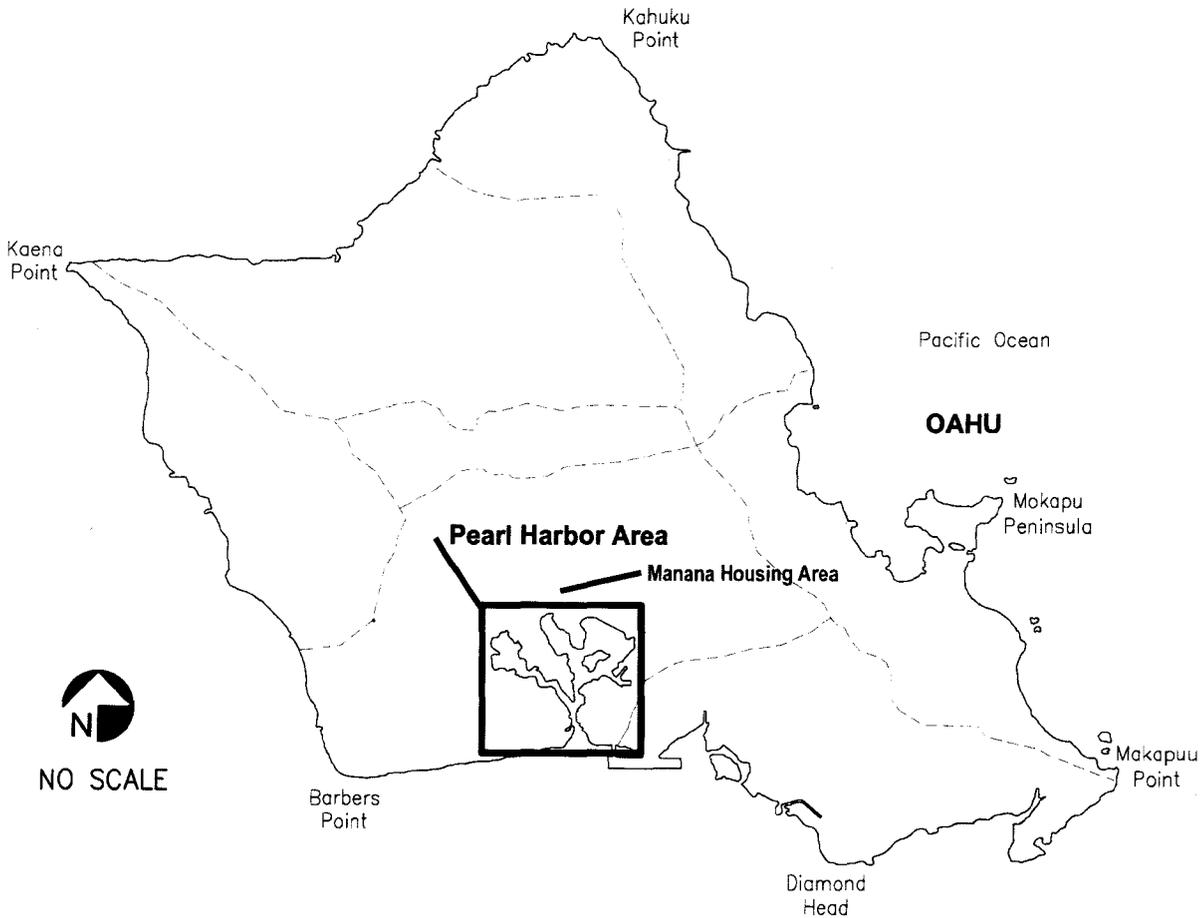
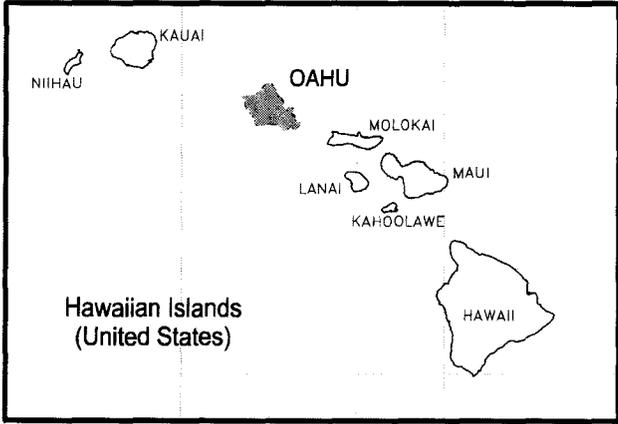
Sources: Architectural Drawings: Original drawings and any drawings completed up to the present for building renovations by the U.S. Navy are located at the Naval Facilities Pacific Capital Improvement Plan File Library, Pearl Harbor, Hawaii.

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

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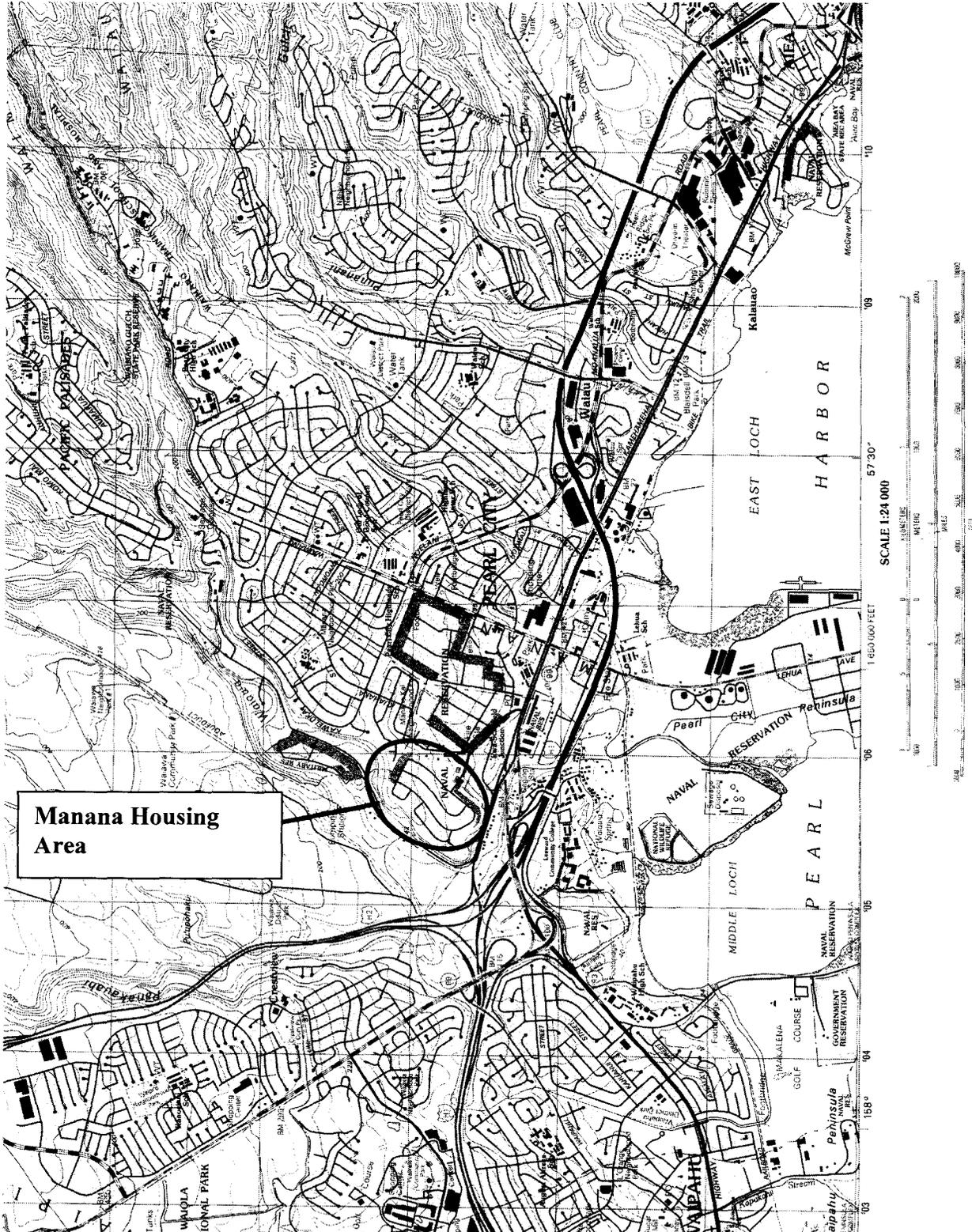
the neighborhood. The Marine Corps units will be demolished in February of 2007 and the Navy units have an estimated demolition date of 2009/2010. The photographic documentation was undertaken by David Franzen, photographer. Polly Cosson, Architectural Historian at Mason Architects, Inc., wrote the written documentation and conducted field work (November 2006 – December 2006) and research for this report.

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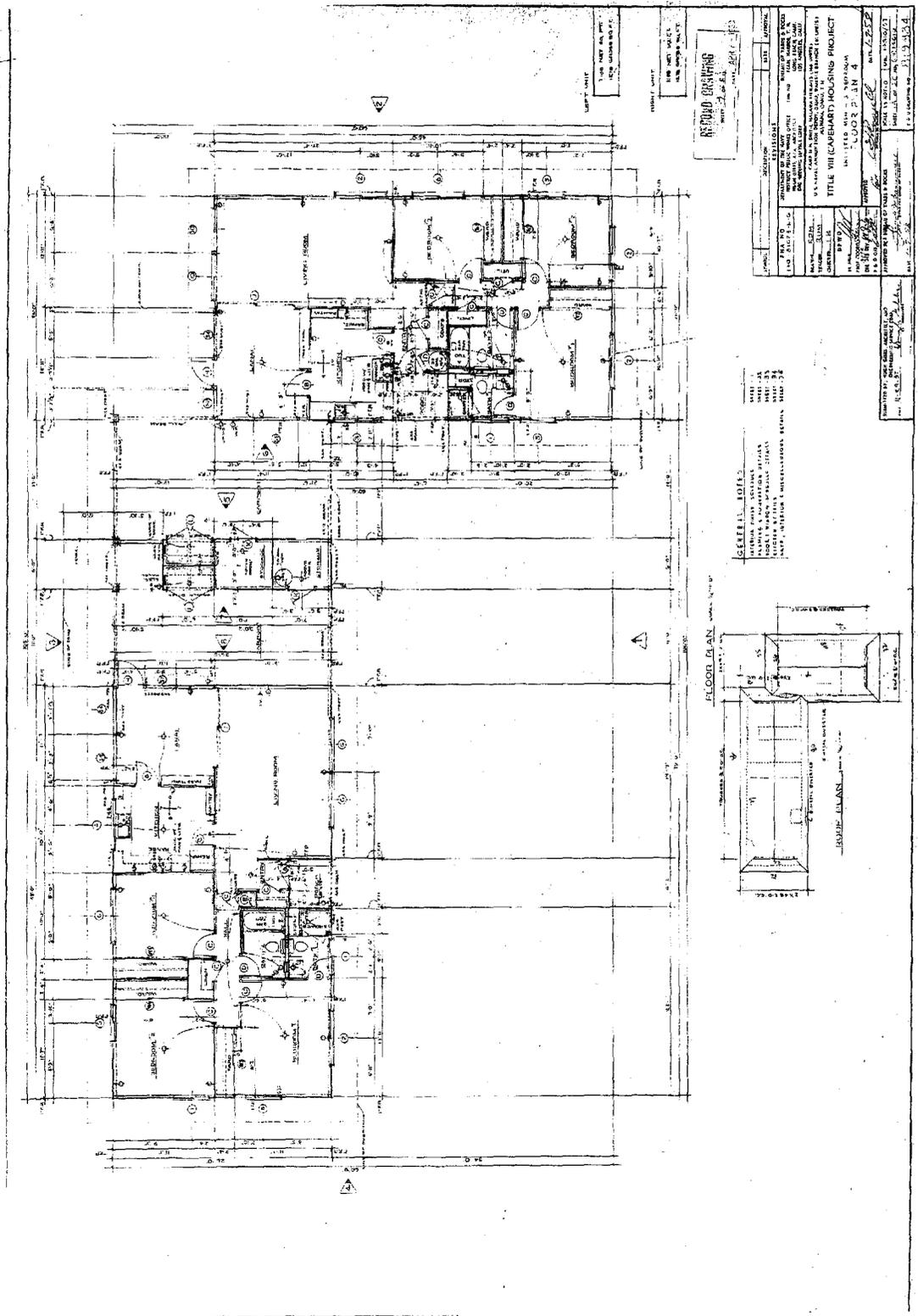
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Map, Manana Housing Area and vicinity



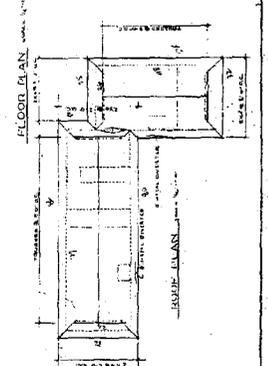
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Floor Plan (Type 4) (Drawing No. 819884, dated January 7, 1958). Note: See Manana Housing Area Overview report (HABS No. HI-000) for drawings of the construction details shared by all housing types.



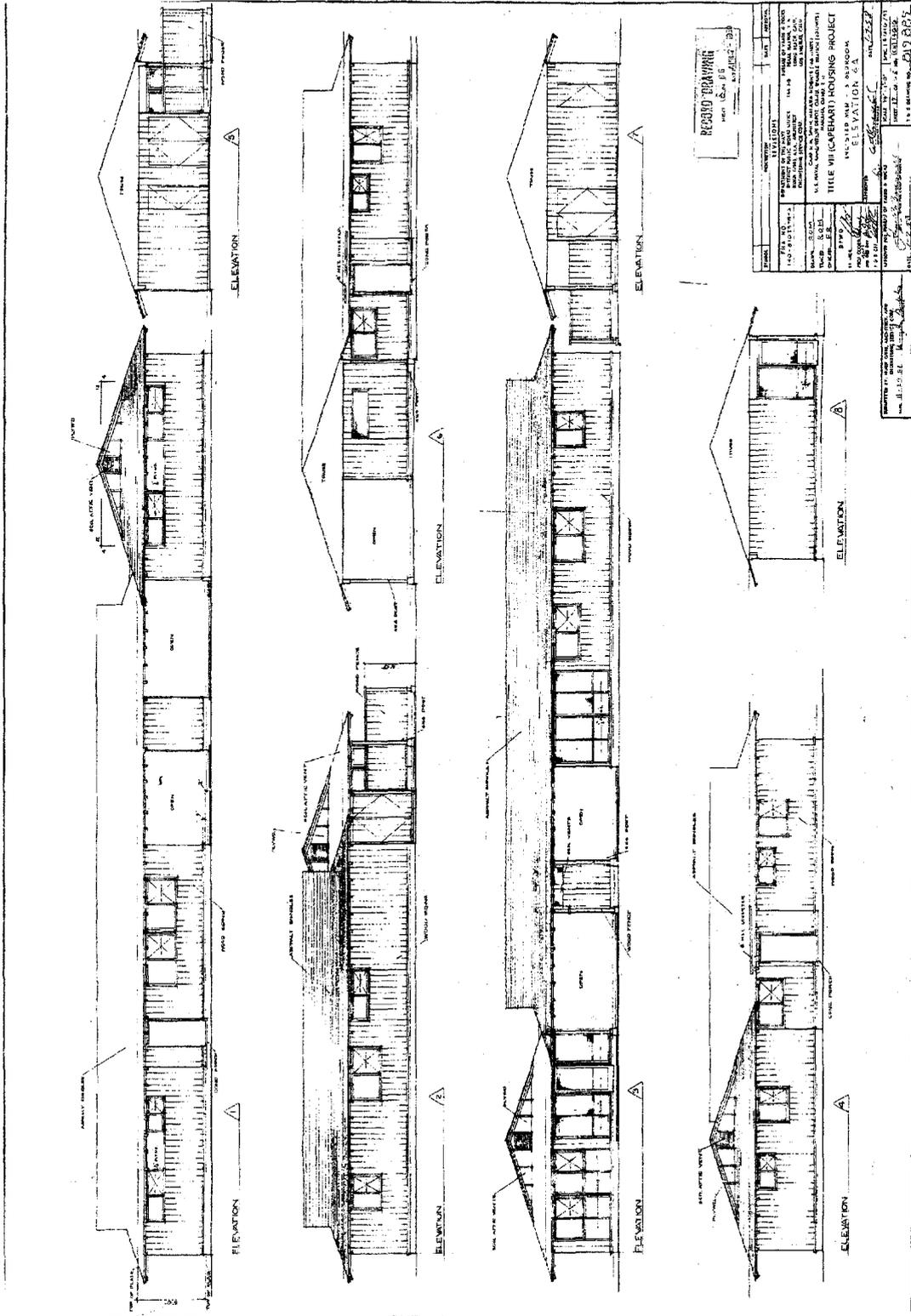
ASFOUD ENGINEERING 1001 N. W. 10th St., Ft. Lauderdale, Fla.	
PROJECT: TITLE VII (CAPEHART) HOUSING PROJECT DRAWING NO.: 819884 DATE: JAN 7 1958	SHEET NO.: 11 OF 12
CLIENT: U.S. ARMY CORP. OF ENGINEERS TITLE VII (CAPEHART) HOUSING PROJECT MANANA, FLA.	DRAWN BY: [Signature] CHECKED BY: [Signature]

GENERAL NOTES:
 1. REFER TO DRAWING NO. 819884 FOR GENERAL NOTES.
 2. REFER TO DRAWING NO. 819884 FOR DIMENSIONS.
 3. REFER TO DRAWING NO. 819884 FOR FINISHES.
 4. REFER TO DRAWING NO. 819884 FOR FIXTURES.



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Elevations (Type 4A) (Drawing No. 819885, dated January 7, 1958)



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Foundation Plan (Type 4) (Drawing No. 819883, dated January 7, 1958)

