

CAMP H.M. SMITH AND NAVY PUBLIC WORKS CENTER MANANA  
TITLE VII (CAPEHART) HOUSING, M-SHAPED FOUR-BEDROOM  
DUPLEX TYPE 5

(Camp H.M. Smith and Navy Public Works Center Manana Housing,  
Facility Nos. 514, 519, 528, 529, 539, 553, 559, 564, 571, 574, 603,  
610, 615 & 619)

Birch Circle, Cedar Drive

Pearl City

Honolulu County

Hawaii

HABS No. HI-524-E

HABS

HI-524-E

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 5 buildings are scattered throughout the neighborhood on two streets, Birch Circle 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 5 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 different types of one-story single-family and duplex residences. The Type 5 buildings include fourteen duplex structures (facilities), or 28 individual residential units. Five of the facilities are on the Navy side, and the remaining nine 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 5 design is described below. The description includes general information on this unit type, as well as details that are specific to one unit, Facility 514A Birch Circle. This unit

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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 joint plan for the Type 5 duplex creates an "M" shaped building. The rectangular individual units are mirror images of the same floor plan and are joined at their carports. The units are set at a thirty degree angle from the carports' centerline. The carports are separated by a pair of rectangular storage rooms and a partially enclosed laundry closet for each side. At the rear of the storage areas is an open grassy area, separated in two by a wooden fence, to provide privacy for each unit. Some of the Type 5 duplexes have a single central driveway that splits into two prongs separated by a planting area, while others have two separate and parallel driveways.
- ii. Dimensions: Each unit is approximately 26' x 48', and each terrace measures approximately 8' by 19'-8". A note on a current Navy floor plan states that there is a net square footage of 1227 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 what spaces were included or excluded in either of these calculations.
- iii. Foundation and walls: Type 5 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 plywood panels beneath the windows.

2. Openings – doors and windows: All of the original windows have been replaced with vinyl windows. The majority of the windows are of the sliding type; however, there is one double-hung window in the dining room. Bathroom windows contain obscure glass, while all others have transparent glass. Exterior window sills are made from 2x6s and have a ¼" drip edge. Two wall openings were made to accommodate through-wall air conditioning units, in the living room and master bedroom.

The flush front entry door contains a mail slot and a peephole. The rear terrace entry door is hollow-core with an upper fixed glass panel. There are modern metal screen doors at both the front and rear terrace entries.

#### 3. Roofline

- i. Shape: Type 5 units have low-slope gable roofs (twelve over two pitch) with a large offset louvered attic vent on one gable end, and a smaller, centered louvered attic vent on the other end. The roofs have

overhanging eaves with fascia boards. The eaves are soffited with vinyl panels which contain integrated ventilation strips.

The central carport roof is a distinctive architectural feature of the structure. It has a low-slope gable roof whose rafters meet up with the rafters of the units on either side. It is supported by two exposed 4x12 beams on either side of the central storage/utility area which rest on 4x4 posts. The gable extends forward to form a point, overhanging the carport at the widest point by approximately 9'-0" feet. The ceiling is sheathed with textured plywood panels with inset ventilation strips.

- ii. Materials: The roof is covered with a built-up, rolled on roofing material.
- iii. Gutter/diverter: Metal gutters with ogee profiles are found near the front entry and the rear terrace. The rain diverter shown on original drawings over the front entry has been removed.

#### 4. Exterior Details

- i. Planting area: There is a central, 6'-0"-wide planting area between the two driveways.
- 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. Siding: Horizontal vinyl siding is on top of the original vertical 1x8 tongue-and-groove boards. This vinyl material was added to all of the Type 5 units on the Marine side of the neighborhood (and none of the Type 5 units on the Navy side) except at 571 A&B Birch Circle. A vinyl water table is integrated into the vinyl siding just above the concrete curb, surrounding the perimeter of the building.
- iv. Entries and porches: The front door is in a recessed entry area located near the carport and driveway. There is another entry into the house via the dining room, 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/fences/enclosures: There is a tongue-and-groove fence supported by metal pipe posts abutting the carport's storage/utility area which provides privacy between the two units. The fence is approximately 12' long and 5'-6" tall. Also abutting the storage/utility area and the privacy fence are two concrete masonry unit wall sections. Both are 8" thick, and approximately 4'-0" tall. Together with the privacy fence and the wall of the storage/utility area they form a trash enclosure. This enclosure has a hinged gate made of wood boards. The trash enclosure is not shown on original plans, although the wood privacy fence is.

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B. Description of Interior

5. Floor plan: Each unit is rectangular in plan and has a small interior entry area, living room, dining room, kitchen, hallway, three bedrooms, hall bathroom, and a master bedroom with a bathroom. There are also closet spaces (two hall closets, a coat closet, bedroom closets) and a small exterior terrace area at the rear. Entrance to each unit is via a recessed porch, which is perpendicular to the residence and meets the driveway at an angle.
6. Flooring: Flooring is vinyl composition tile throughout. There are vinyl baseboards also throughout the entire unit (514A Birch Circle). The type of baseboards may vary in other units of this type.
7. 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  $\frac{1}{4}$ " 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.

8. 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.
9. Decorative features and trim
  - i. Kitchen cabinets and pass-through: The kitchen has ceiling-height 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 a bullnose edge. There is a pass-through countertop from the kitchen to the dining room. (The original sliding doors here have been removed.) The pass-through has a plastic laminate countertop, supported by metal triangle-shaped brackets.
  - ii. Bathroom cabinets: The bathroom vanity bases are plywood with a clear finish and an interior shelf. Doors are flush with beveled edges and have no pulls. The countertops and integrated basins are cultured marble.
  - iii. Other interior features:
10. 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).

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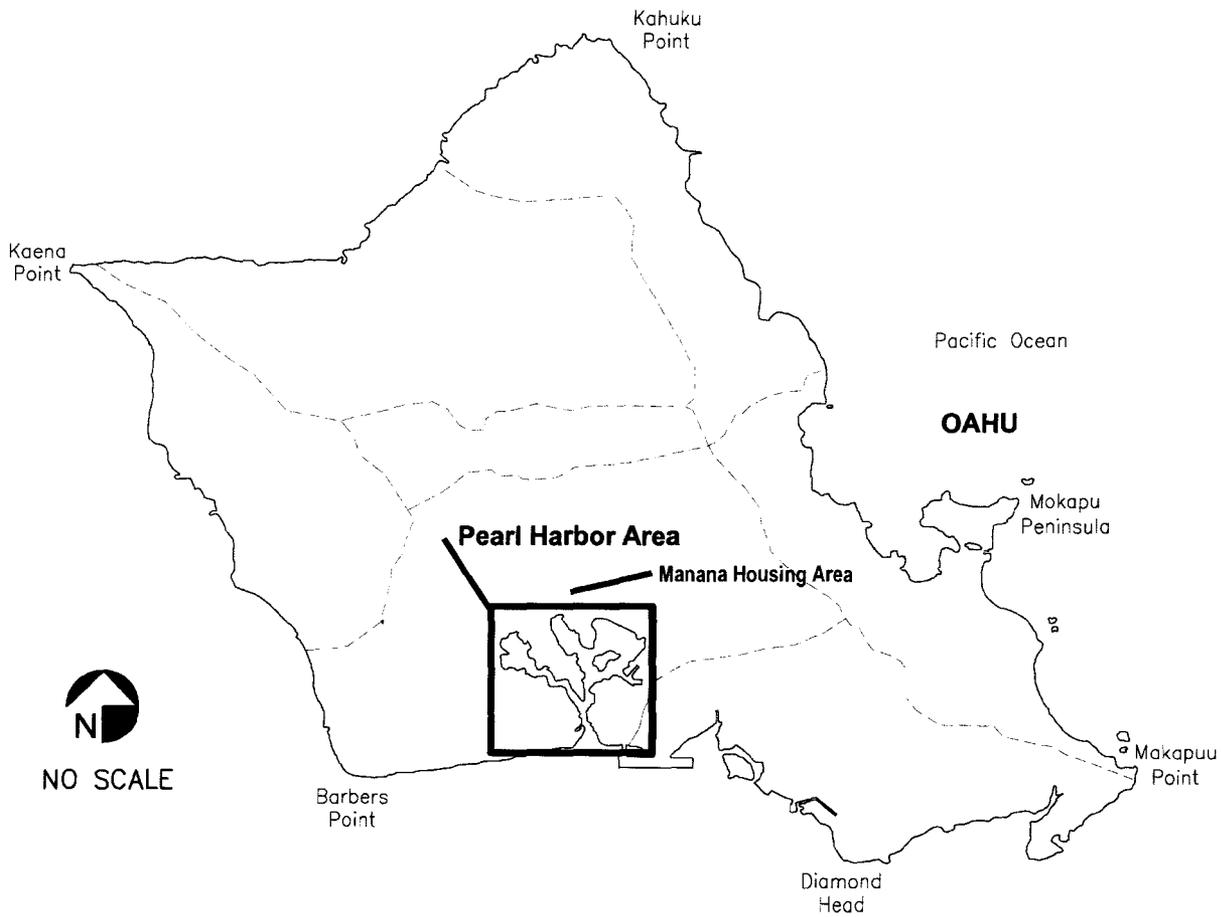
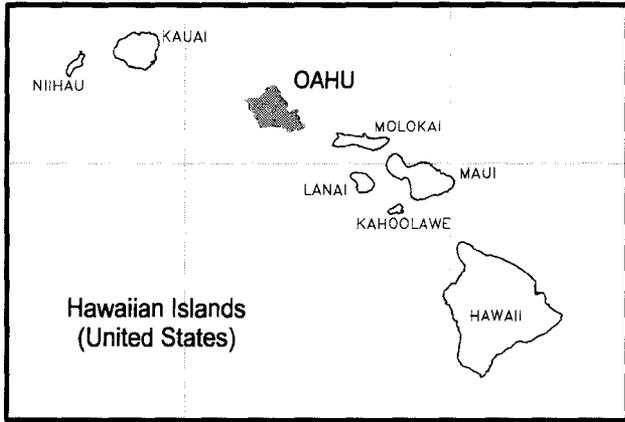
- ii. No historic light fixtures are extant in Facility 514A Birch Circle. Non-historic light fixtures include a standard fluorescent fixture in the kitchen (ceiling mounted rectangular-shaped fixture with a plastic diffused shade and two long fluorescent tube lamps), and ceiling-mounted fixtures with round cake-shaped frosted shades in the kitchen over the sink), hall, bedrooms. There is also a modern ceiling fan with a light in the dining room, and wall-mounted sconces with glass light diffusers in both bathrooms. Exterior fixtures include a modern utilitarian flood fixture on the rear corner of the house, and a wall-mounted down light with a tapered cylinder glass shade and metal base at the front entry.

History: See HABS No. HI-524 for a history of the Manana Housing area. The Type 5 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.

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.

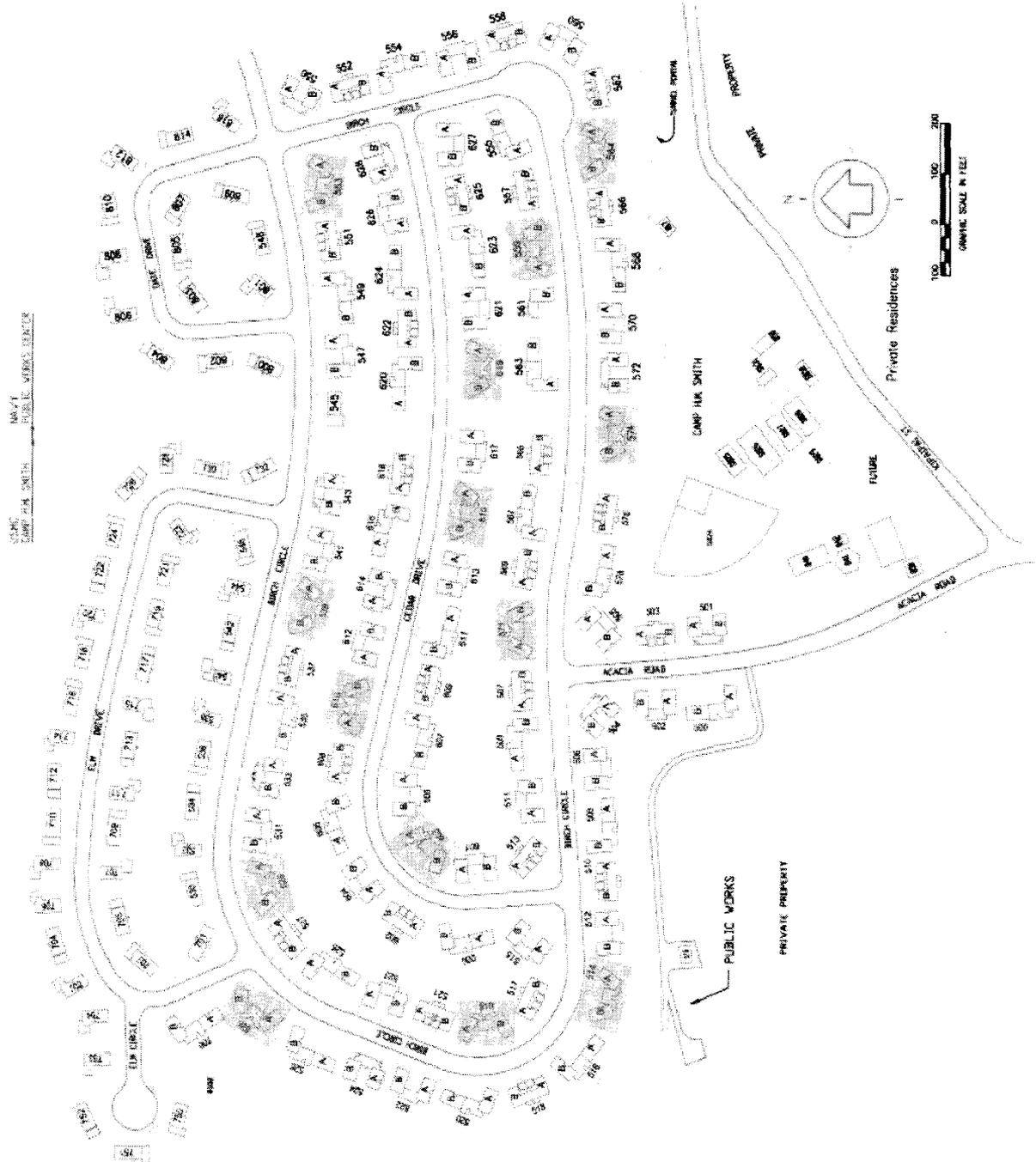
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Neighborhood Map, Manana Housing Area. Type 5 units are shaded in gray.





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Elevations (Type 5) (Drawing No. 819888, dated January 7, 1958)

