

CAMP H.M. SMITH AND NAVY PUBLIC WORKS CENTER MANANA
TITLE VII (CAPEHART) HOUSING, U-SHAPED TWO-BEDROOM
SINGLE-FAMILY TYPE 6

(Camp H.M. Smith and Navy Public Works Center Manana Housing,
Facility Nos. 718, 721, 724, 750, 810 & 807)
Birch Circle, Elm Drive, Elm Circle and Date Drive
Pearl City
Honolulu County
Hawaii

HABS No. HI-524-F

HABS

HI-524-F

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 6 buildings are found in the upper portion of the neighborhood, 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 6 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 types of one-story single-family and duplex residences. The Type 6 buildings include six single-family homes (Facilities 718, 721, 724, 750, 807, & 810). For a description and history of the Manana neighborhood and its development, see HABS No. HI-524.

The Type 6 design is described below. The description includes general information on this unit type, as well as details that are specific to one unit, Facility 718 Elm Drive. 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. Building layout and shape: The Type 6 plan is a single-family, two-bedroom unit designed without variations, although some units are reversed. The footprint is a simple rectangle, which sits parallel to the street.
- ii. Dimensions: The Type 6 plan has exterior dimensions of approximately 61' x 27', and each terrace measures approximately 6' x 18'. A note on a current Navy floor plan states that there is a net square footage of 1073 square feet for each unit. However, original plans indicate that each unit had a net square footage of 1254 square feet. It is not clear where the calculations differ.

2. Foundation and walls: The Type 6 homes 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. 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 entry door into the dining room is hollow-core with an upper fixed glass section. The front entry door is hollow-core with an aluminum screen door.

4. Roofline

- i. Shape: There is only one roof form on the Type 6 units and it is a shallow 2 in 12 gable.
- ii. Materials: The roof is covered with 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 are no formally delineated planting areas but the foundation area does have planting.
- ii. Storage closets: There is a single, long shallow rectangular storage closet with two doors in the carport which serves as the exterior carport wall.

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- iii. Wall louvers and vents: There are attic ventilation louvers at the gable ends.
- iv. Siding: 1x8 redwood tongue-and-groove boards at 807 and 810. The remainder of the units have had vinyl siding added.
- v. Entries and porches: The entry is recessed.
- vi. Lanai/carport posts: A concrete slab extends slightly behind the carport and serves as the lanai. There is a single 4x4 post.
- vii. Exposed piping: The kitchen sewer and vent piping are exposed on the exterior wall.
- viii. Exterior privacy walls/fences/enclosures: There is a trash enclosure at unit 718 off to the side of the carport. It is a three-sided CMU structure with a wooden gate.

B. Description of Interior

- 1. Floor plan: Each floor plan has a small interior entry area, living room, dining room, kitchen, utility room, hallway, a bedroom, 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 are vinyl baseboards in the kitchen and bathrooms of the unit surveyed for this type (Facility 718 Elm Drive).
- 3. Wall and ceiling finishes: The interior finishes consist of painted wood t&g walls and bevel canec ceilings. The ceilings are finished with canec panels with beveled edges. Walls throughout are painted 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 and the bathtub in the main bath both have cultured marble surrounds.
- 4. Interior doors and 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 brushed chrome, and possibly historic.
- 5. Decorative features and trim
 - i. Kitchen cabinets and pass-through: Originally, the kitchen cabinets extended to the ceiling but in Unit 718 that was surveyed, the cabinets were not original. The cabinets 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

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laminated with a bullnose edge. There is a pass-through with a self-edge, plastic laminated counter supported by triangular metal brackets between the kitchen and the dining room. 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. 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.

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 round exhaust fan remains in the hallway bathroom.

History: See HABS No. HI-524 for a history of the Manana Housing area. The Type 6 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.

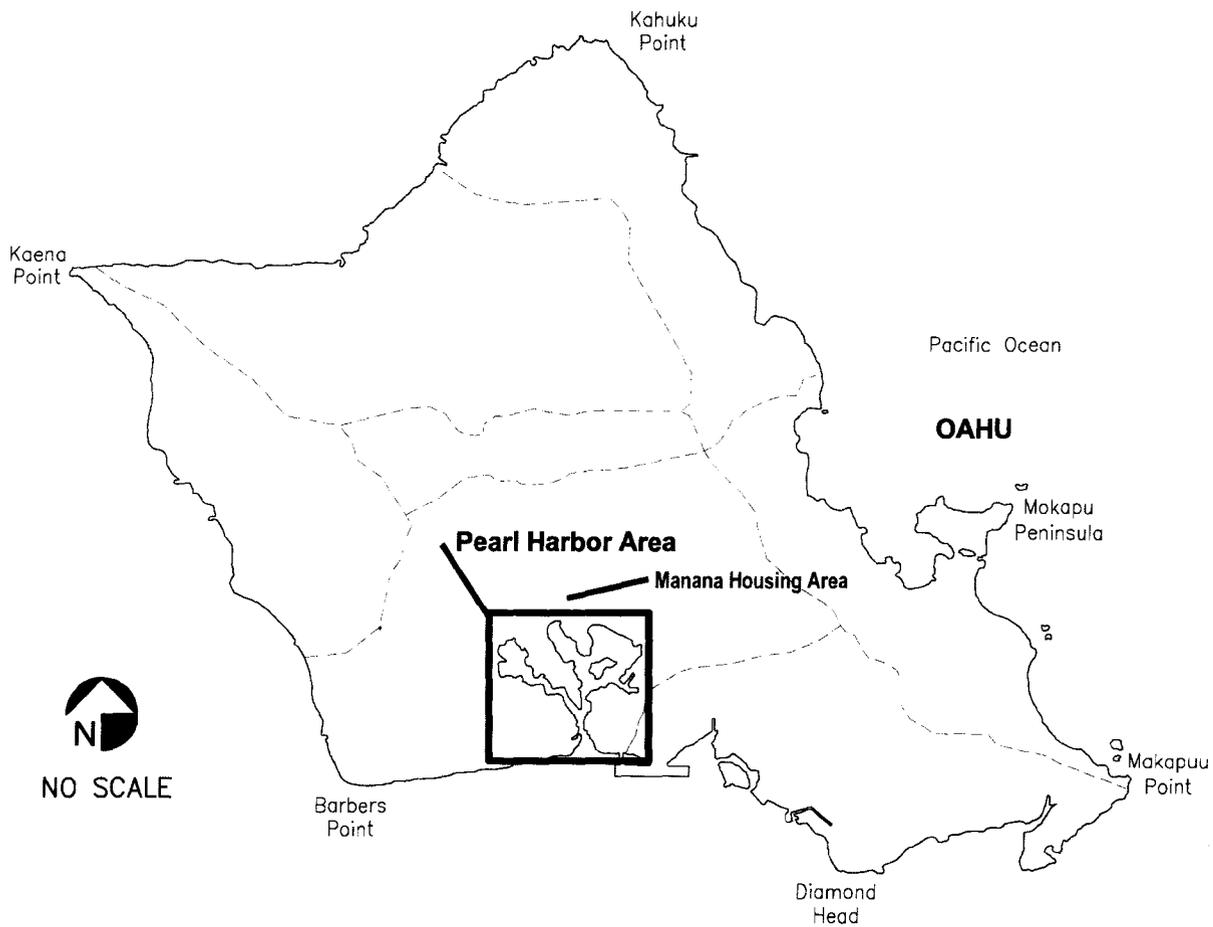
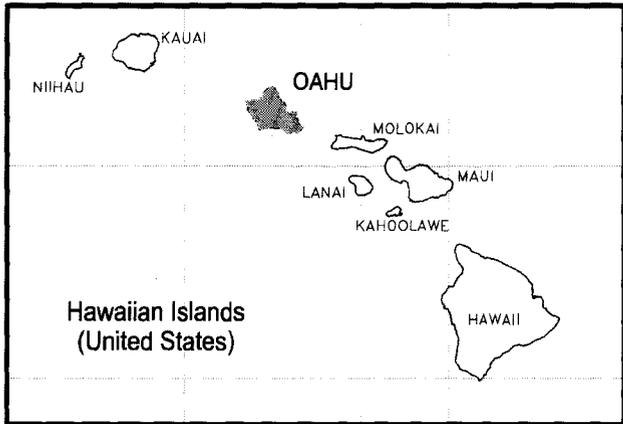
Sources: Architectural Drawings: Original drawings and any drawings completed up to the present for building renovations by the U.S. Navy are located at the Naval Facilities Pacific Capital Improvement Plan File Library, Pearl Harbor, Hawaii.

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,

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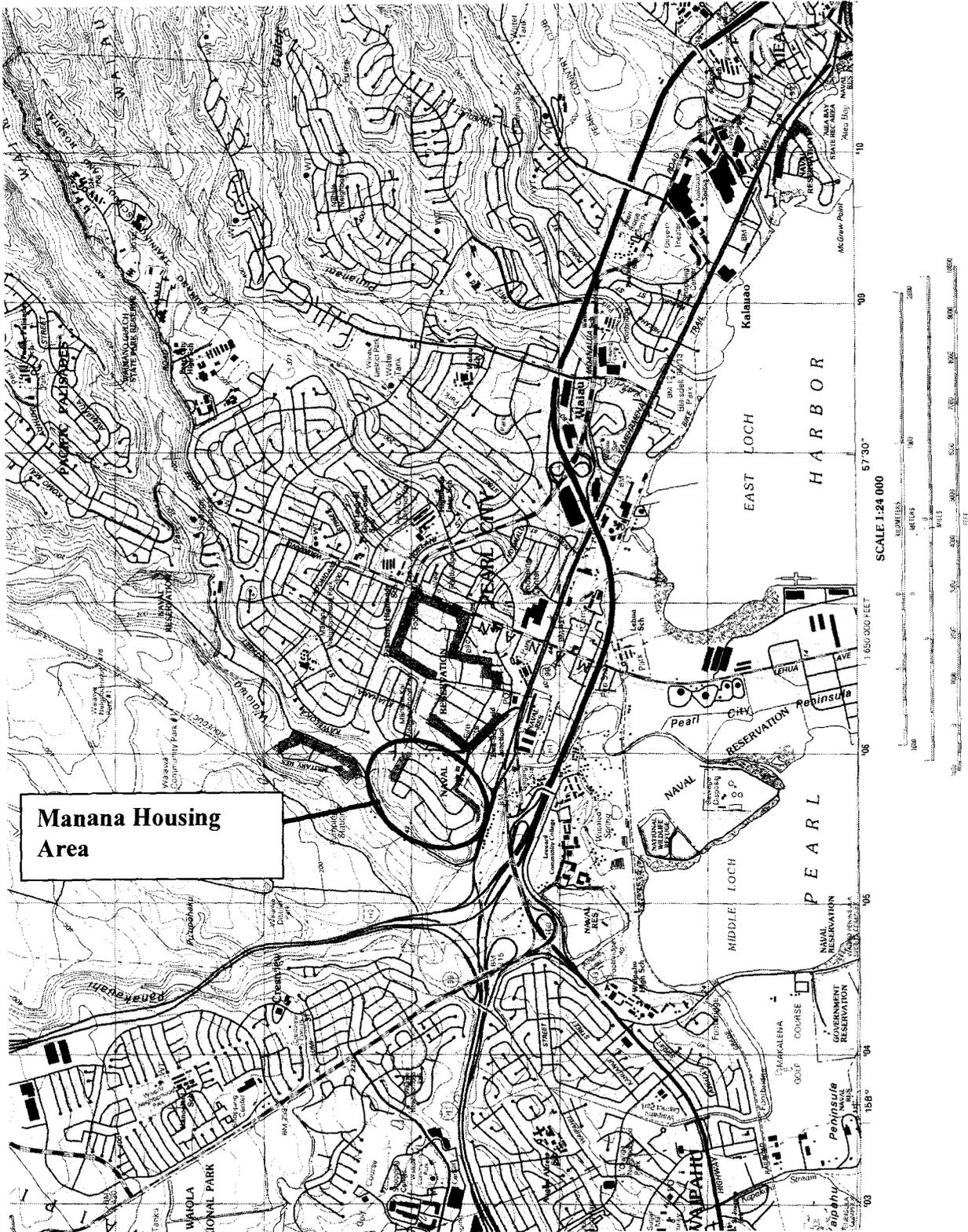
Architectural Historian at Mason Architects, Inc., wrote the written documentation and conducted field work (November 2006 – December 2006) and research for this report.

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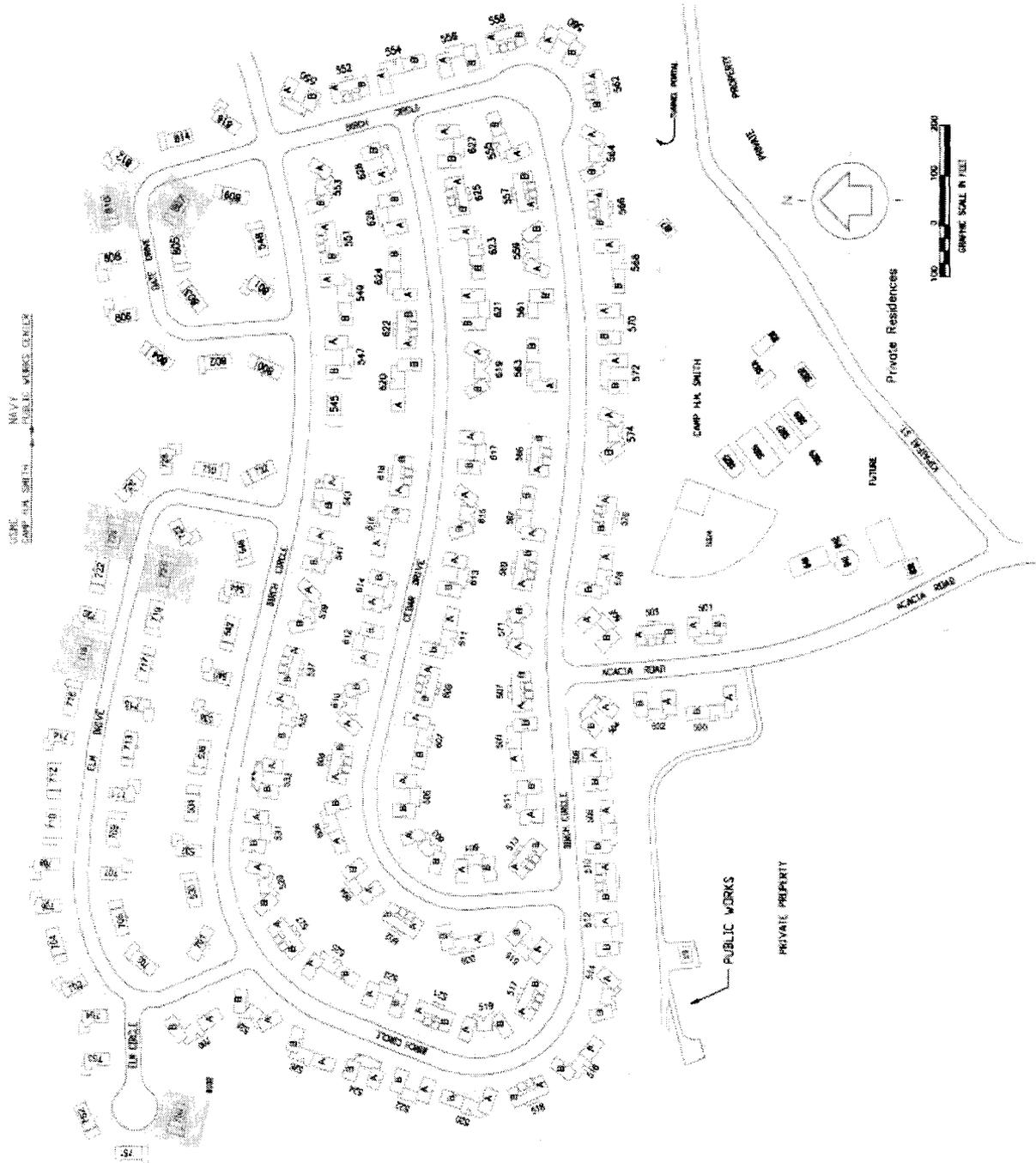
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Map, Manana Housing Area and vicinity



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Neighborhood Map, Manana Housing Area. Type 6 units are shaded in gray.



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Foundation, Floor Plans, and Elevations (Type 6) (Drawing No. 819889, 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.

