

CAMP H.M. SMITH AND NAVY PUBLIC WORKS CENTER MANANA
TITLE VII (CAPEHART) HOUSING, THREE-BEDROOM SINGLE-
FAMILY TYPE 9

(Camp H.M. Smith and Navy Public Works Center Manana Housing,
Facility Nos. 530, 536, 545, 546, 548, 703, 709, 710, 716, 719, 730,
751, 802, 805 & 814)

Birch Circle, Elm Drive, Elm Circle and Date Drive

Pearl City

Honolulu County

Hawaii

HABS No. HI-524-H

HABS

HI-524-H

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 9 buildings are found in the upper portion of the neighborhood, various streets including Birch Circle, Elm Drive, Elm Circle and Date Drive.

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 9 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 9 buildings include fifteen single-family structures (facilities 530, 536, 545, 546, 548, 703, 709, 710, 716, 719, 730, 751, 802, 805, & 814.) Five of the facilities are on the Navy side, and the remaining ten 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 9 design is described below. The description includes general information on this unit type, as well as details that are specific to one unit, Facility 540 Birch Circle. 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. The Type 9 is a three-bedroom, two bathroom single-family home. The unit and attached carport are rectangular in shape.
- ii. Dimensions: The unit is 26' x 54', with a terrace that measures approximately 8' x 15'. A note on a current Navy floor plan states that there is a net square footage of 1238 square feet for each unit. However, original plans indicate that each unit had a net square footage of 1372

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square feet. It is not clear what spaces were included or excluded in either of these calculations.

2. Foundation and walls: Type 9 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 some sections beneath the living room and dining room windows have plywood panels.
3. Openings – doors and windows: All of the original windows have been replaced with vinyl sliding windows of various sizes. Two wall openings were made to accommodate through-wall air conditioning units, in the living room and master bedroom. Most of the doors are hollow-core with a few exceptions. The entry door into the dining room is hollow-core with an upper fixed glazed panel. The utility room door is the original hollow-core with full height jalousie panel.
4. Roofline
 - i. Shape: The Type 9 units come with one of two different rooflines. The 9A model has a gable on hip roof with louvered screen vents at each gable end. The 9B model has a shallow gable, 2 in 12, roof with an attic vent on one side only.
 - ii. Materials: The roof is covered with asphalt shingles.
 - iii. Gutter/diverter: Metal gutters with ogee profiles are found near entry areas. There is also a rain diverter over the main entry area.
5. Exterior Details
 - i. Planting area: There are no formally delineated planting areas.
 - 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. Wall vents: There are louvered screen vents at each gable end.
 - iv. Siding: Horizontal vinyl siding has been applied over the original 1x8 redwood tongue-and-groove boards at units 545, 548, 802, 805 and 814. All of the other Type 8 units have had horizontal vinyl siding applied.
 - v. Entries and porches: The front door is in a recessed entry area opposite the kitchen. There is another entry into the house via the dining room, which is accessed through the terrace/carport area and is on the opposite side of the house as the front door.
 - vi. Lanai/carport posts: 4x4 wood posts support the carport. They rest on tapered concrete blocks.
 - vii. Exposed piping: The kitchen sewer and vent piping are exposed on the exterior wall.

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viii. Exterior privacy walls/fences/enclosures: There is trash enclosure at the unit adjacent to the carport. It is a three-sided CMU structure with a wooden gate.

B. Description of Interior

1. Floor plan: Each unit has a kitchen, dining room, living room, hallway, hall bathroom, bedroom, and master bedroom with a bathroom. There are also closet spaces (hall linen closet, coat closet, bedroom closets) and an exterior terrace area behind the carport.
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 540 Birch Circle).
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 cultured marble and the shower floor has 2" square tiles. The bathtub in the main bath has a cultured marble surround.
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 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 brushed chrome knobs.
5. Decorative features and trim
 - i. Kitchen cabinets and pass-through: The kitchen has 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 bullnose edge. The pass-through to the dining room also has a plastic laminate countertop (with a square edge), supported by metal triangle-shaped brackets. It has two sliding $\frac{1}{4}$ " 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: There is a through-wall mail slot adjacent to the entry door.

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6. Mechanical / Electrical

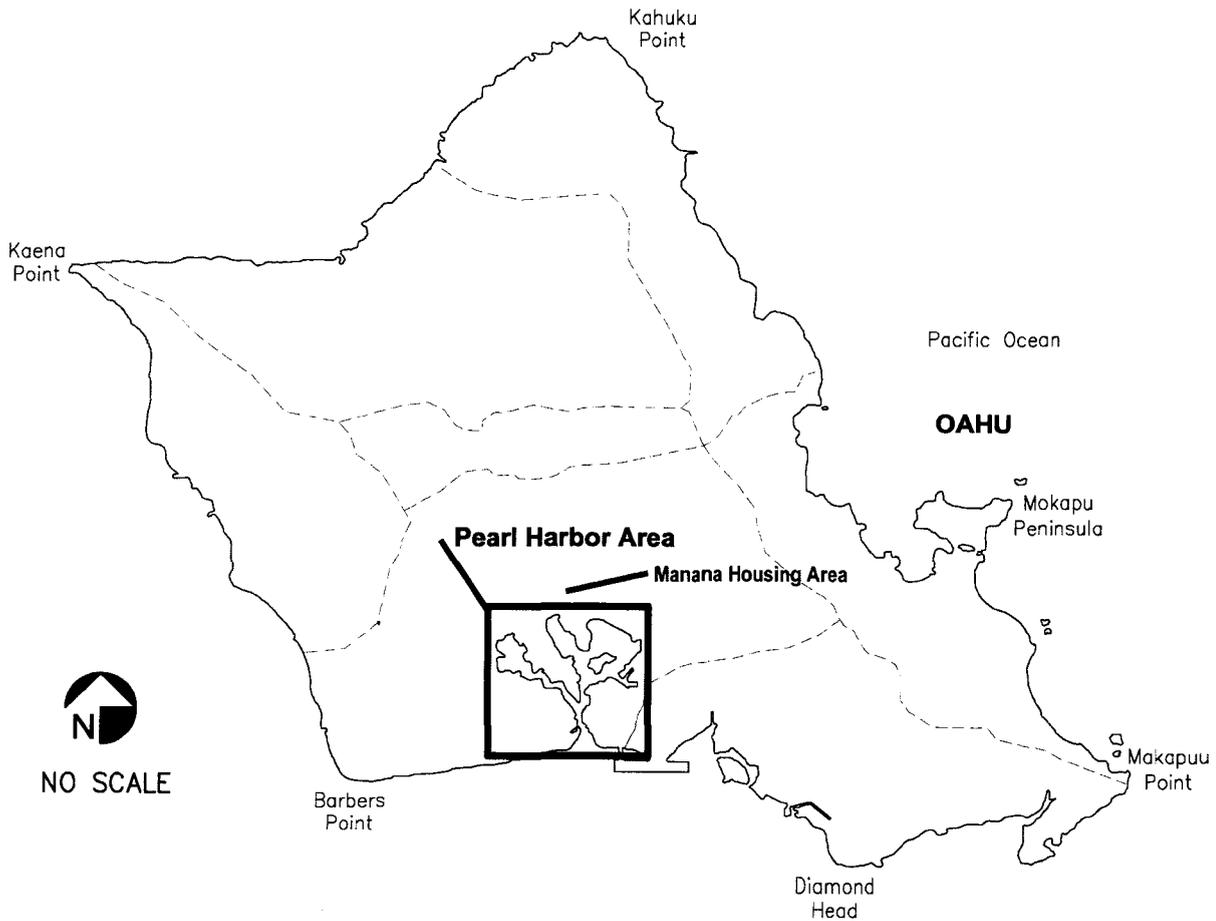
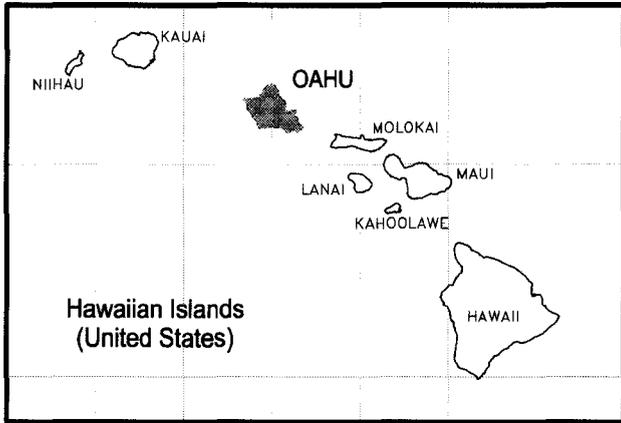
- i. The mechanical system includes ventilation fans in the main bathroom (over the bathtub) and in the kitchen (over the stove, within the range hood).
- ii. The ceiling mounted light fixtures through-out the unit surveyed appear to be modern replacements.

History: See HABS No. HI-524 for a history of the Manana Housing area. The Type 9 facilities are one of eleven examples of single-family or duplex houses 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.

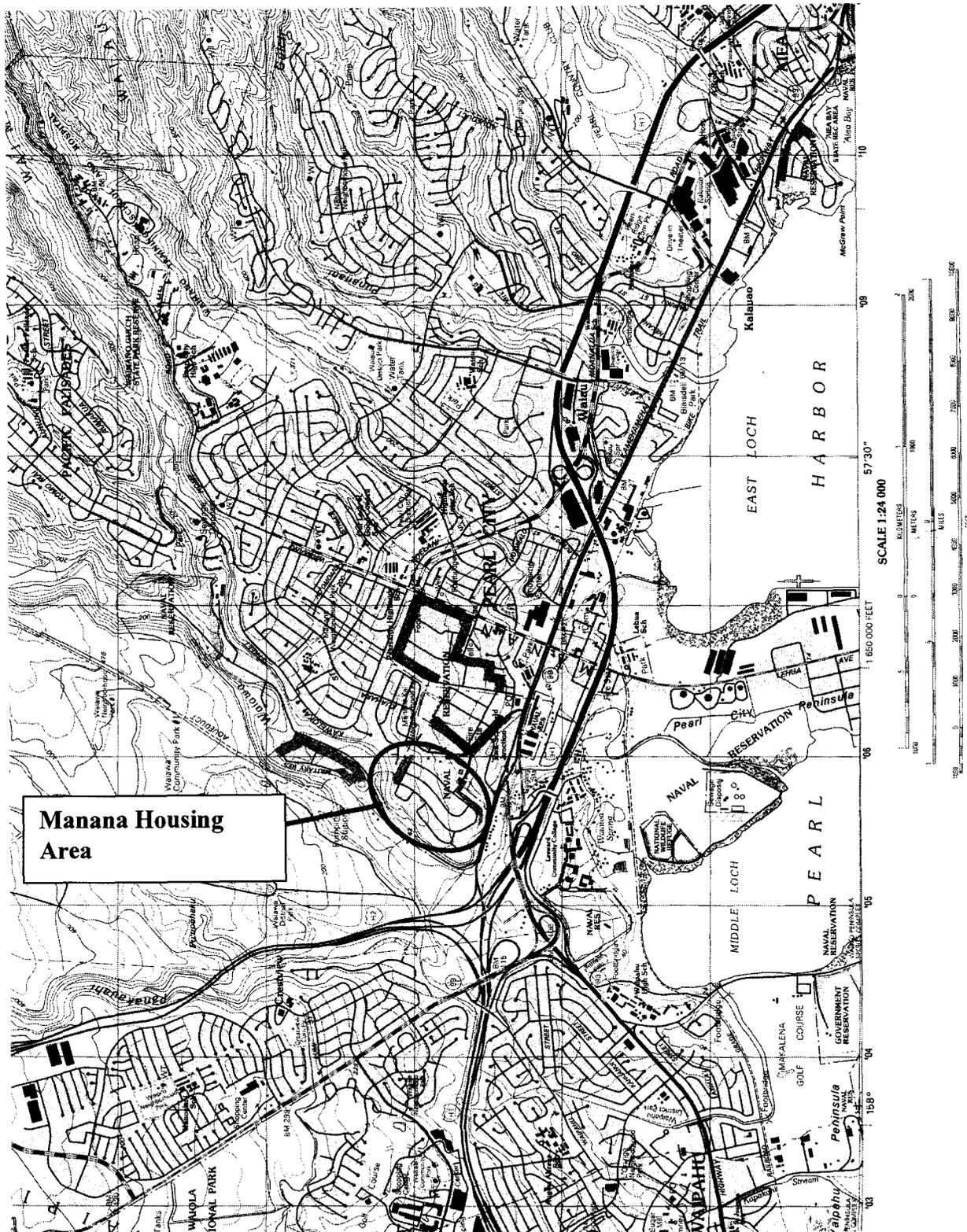
Project Information: This report was prepared in accordance with the *Programmatic Agreement among the United States of America, Department of the Navy, the Hawaii State Historic Preservation Office (SHPO), and the Advisory Council on Historic Preservation, for the Hawaii Public-Private Venture (PPV)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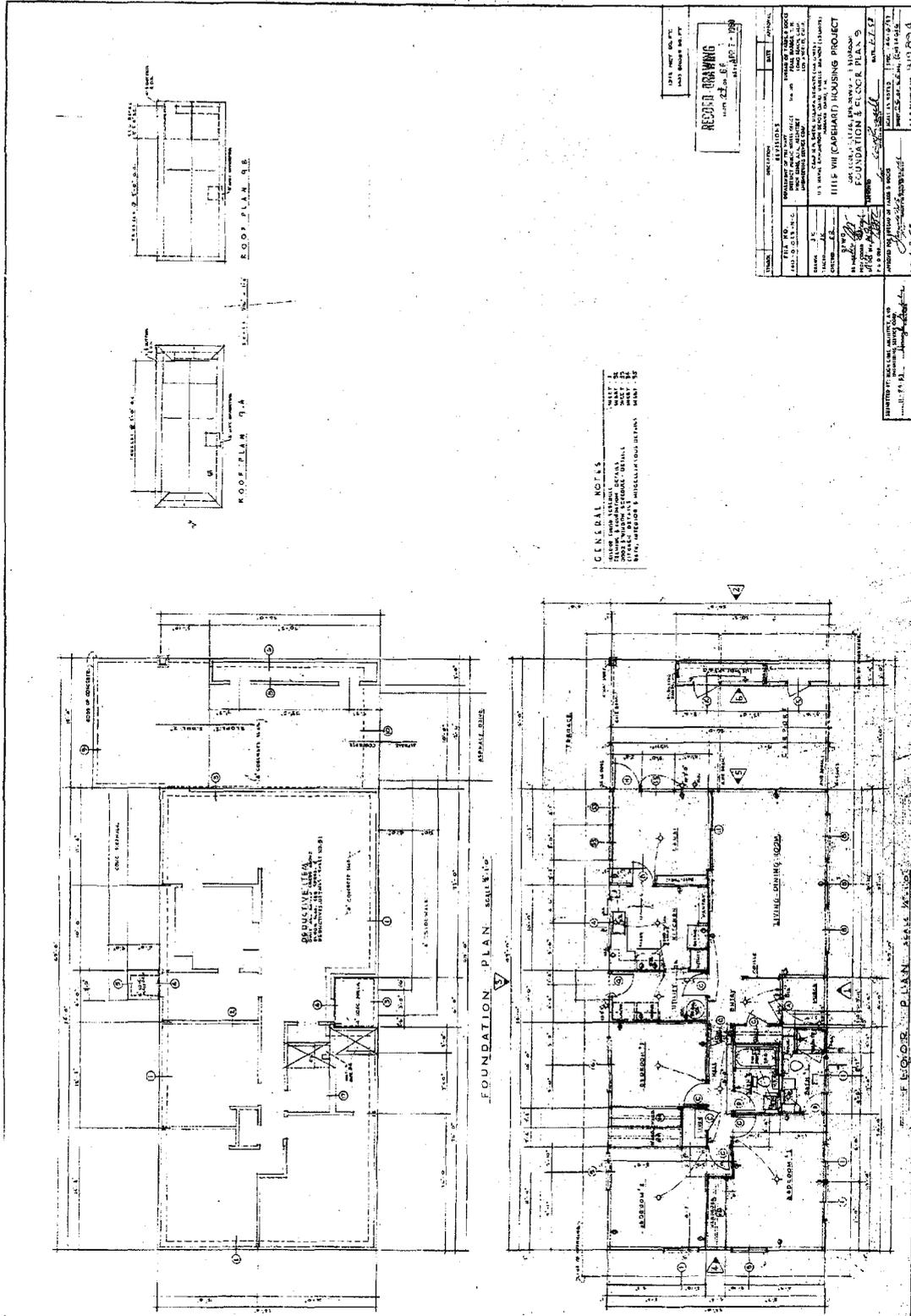
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Map, Manana Housing Area and vicinity



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Foundation and Floor Plans (Type 9) (Drawing No. 819894, 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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Elevations (Types 9A & 9B) (Drawing No. 819895, dated January 7, 1958)

