

CAMP H.M. SMITH AND NAVY PUBLIC WORKS CENTER MANANA
TITLE VII (CAPEHART) HOUSING, THREE-BEDROOM SINGLE-
FAMILY TYPES 8 AND 11

(Camp H.M. Smith and Navy Public Works Center Manana Housing,
Facility Nos. 532, 538, 544, 706, 708, 711, 714, 723, 728, 753, 806 &
808)

Birch Circle, Elm Drive, Elm Circle and Date Drive
Pearl City
Honolulu County
Hawaii

HABS No. HI-524-J

HABS

HI-524-J

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 Camp H.M. Smith and Navy Public Works Center Manana Housing installation to the north of Kamehameha Highway. The Plan Type 8 buildings are found in the upper portion of the neighborhood, on 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 8 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 ten major types of one-story single-family and duplex residences. The Type 8 buildings include ten single-family homes (Facilities 532, 538, 544, 706, 708, 711, 714, 723, 728 & 753). For a description and history of the Manana neighborhood and its development, see HABS No. HI-524.

Note: Type 11 buildings share the same design as Type 8 buildings, but overall have larger dimensions. They are included under this report for this reason. (There are only two Type 11 buildings: Facilities 806 and 808.)

The Type 8 (and 11) design is described below. The description includes general information on these unit types, as well as details that are specific to one unit, Facility 708

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Elm 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 Type 8 (and 11) plan is a rectangular, single-family, three-bedroom unit designed with one of two rooflines. The unit sits perpendicular to the road and has an adjacent attached carport which creates an "L" shaped footprint.
- ii. Dimensions: The Type 8 plan has exterior dimensions of approximately 26' x 54' with a terrace that measures 8' x 25'-7". A note on a current Navy floor plan states that there is a net square footage of 1307 square feet for each unit. However, original plans indicate that each unit had a net square footage of 1270 square feet. It is not clear where the calculations differ. The Type 11 plan has exterior dimensions of approximately 27' x 54' with a terrace that measures 8' x 33'-2".

2. Foundation and walls: The Type 8 (and 11) 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 with the exception of the double-hung windows installed 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 an aluminum screen door. The entry door into the dining room is hollow-core with an upper jalousie section.

4. Roofline

- i. Shape: The 8A model has a gable on hip roof and the 8B model has a shallow 2 in 12 gable roof.
- ii. Materials: All of the roofs have 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, although there is planting along the foundation.
- ii. Storage closets: There is a rectangular storage area with wood tongue and groove doors within the carport.

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- iii. Laundry closet: There is a small laundry closet with double doors within the carport.
- iv. Wall louvers and vents: The Type 8A roofs have louvered screen vents at each gable end. The 8B model has an attic vent on one side only.
- v. Siding: Horizontal vinyl siding which has been installed over original 1x8 redwood tongue-and-groove boards.
- vi. Entries and porches: The entry is through a recessed covered porch, which is 6' wide and 5'-6" deep.
- vii. Lanai/carport posts: There are five 4x4 posts supporting the carport roof.
- viii. Exposed piping: The kitchen sewer and vent piping are exposed on the exterior wall.
- ix. Exterior privacy walls/fences/enclosures: There is trash enclosure at unit 718 off to the side of the carport. It is a three-sided CMU structure with a wooden gate. This condition may not be typical of all Type 8 or Type 11 units.
- x. Trellis: Type 11 units have historic wood trellises on the street-front façade. These are not found on Type 8 units.

B. Description of Interior

- 1. Floor plan: Each floor plan has a small interior entry area, living room, dining room, kitchen, utility room, 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 are vinyl baseboards in the kitchen and bathrooms of the unit surveyed for this Type (Facility 708 Elm Drive).
- 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 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 walls are finished with cultured marble. The bathtub in the main bath has a cultured marble surround.
- 4. Interior doors and hardware: Interior doors are hollow-core. 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.
- 5. Decorative features and trim:
 - i. Kitchen cabinets and pass-through: The kitchen cabinets extend to the ceiling and are beveled edge plywood with a clear finish and no exposed hardware. The interior shelves are of similar material and finish and are

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adjustable. The countertop in the kitchen is plastic laminate with a bullnose edge supported by metal triangle-shaped brackets. There is a pass-through with a self-edge, plastic laminate counter 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 in the unit which faces the street.

6. Mechanical / Electrical

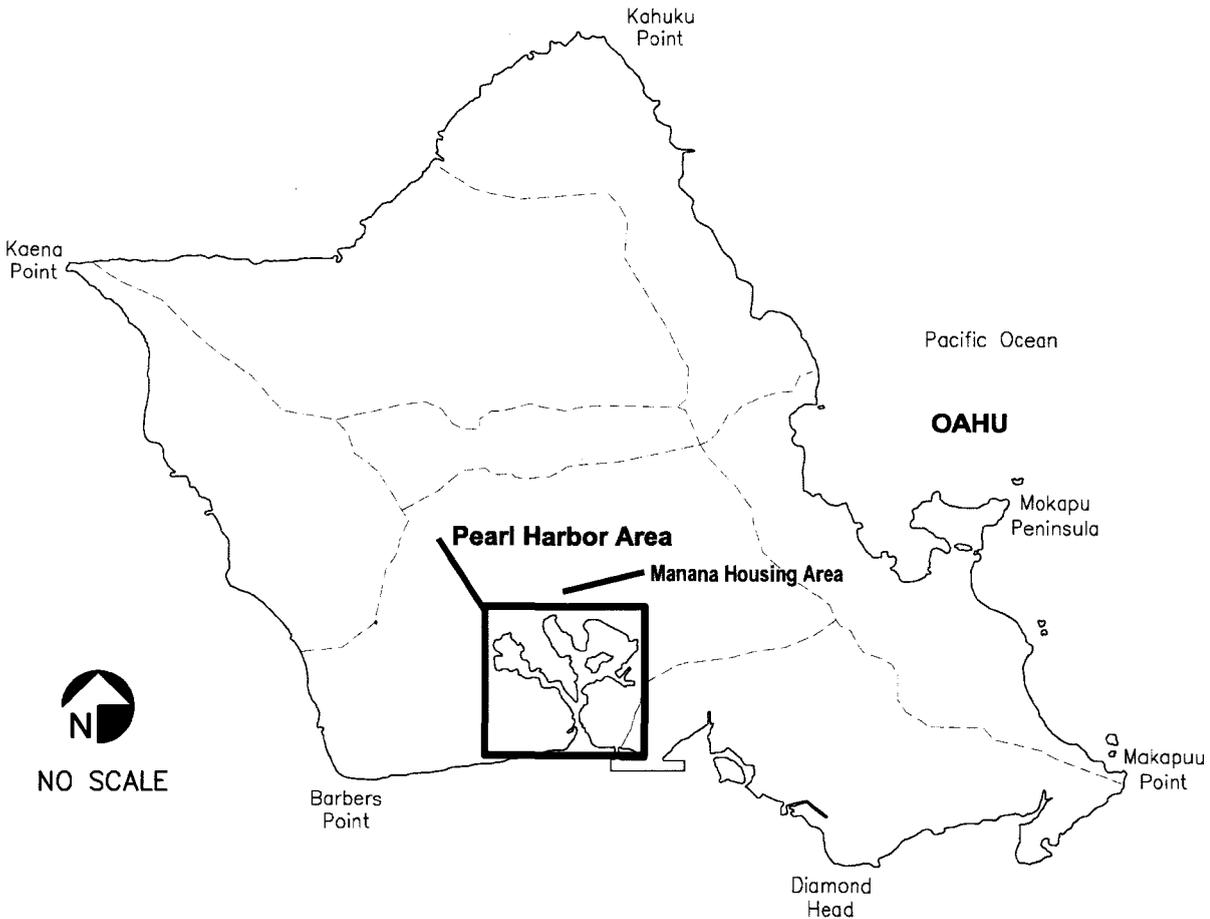
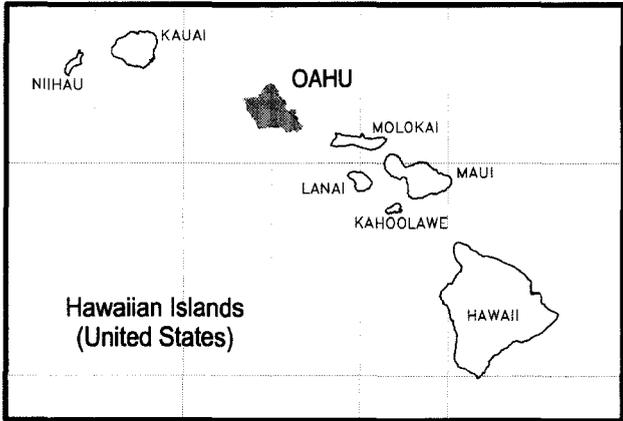
- i. The mechanical system includes ventilation fans in the main bathroom (over the bathtub) and in the kitchen (over the stove, within the range hood).
- ii. Some original light fixtures remain, including the dome with metal base and frosted glass shade over the kitchen sink, and a pinhole fixture in the dining rooms. The original round exhaust fan remains in the hallway bathroom.

History: See HABS No. HI-524 for a history of the Manana Housing area. The Type 8 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, Architectural Historian at Mason Architects, Inc., wrote the written documentation and conducted field work (November 2006 – December 2006) and research for this report.

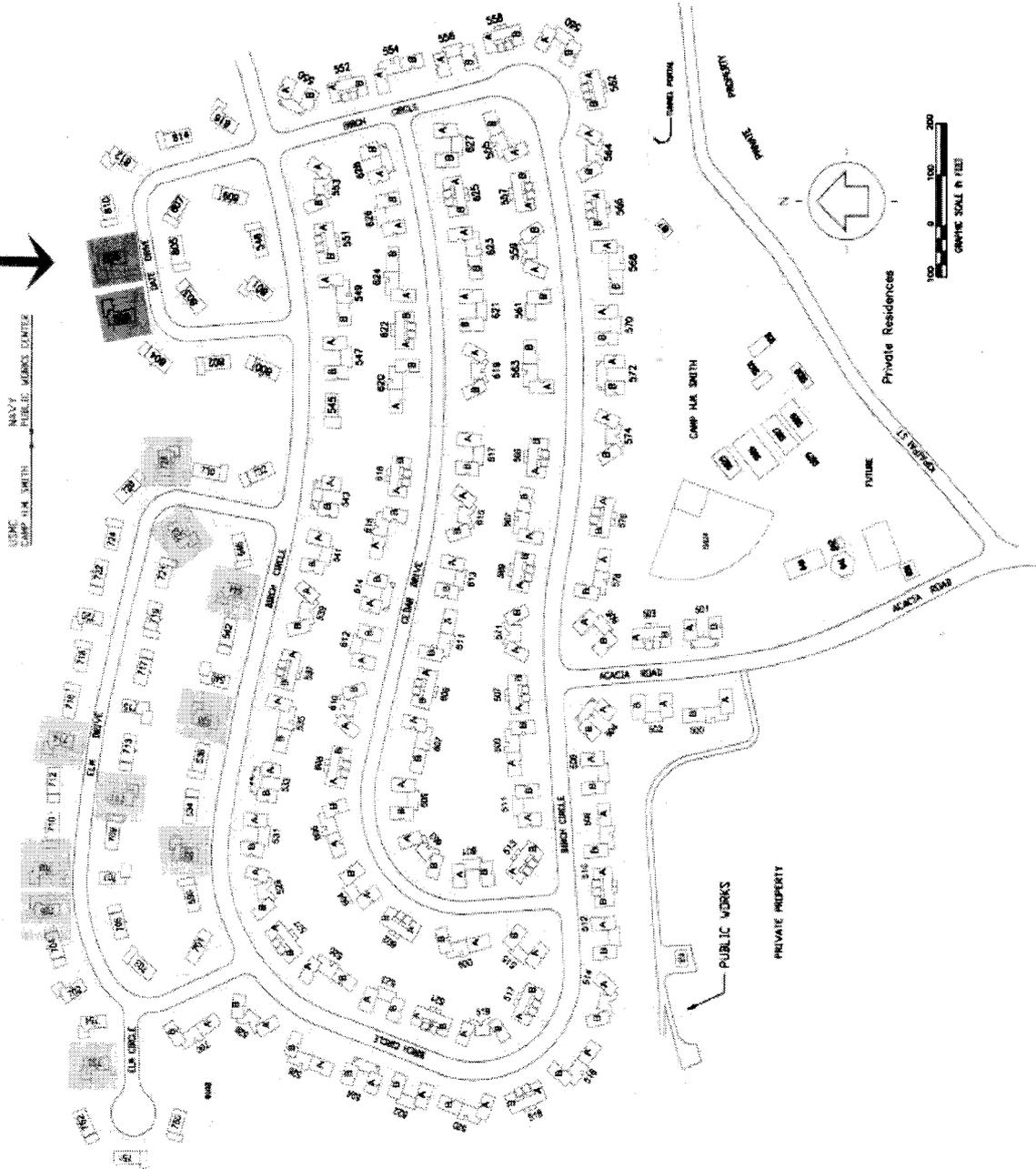
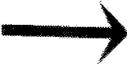
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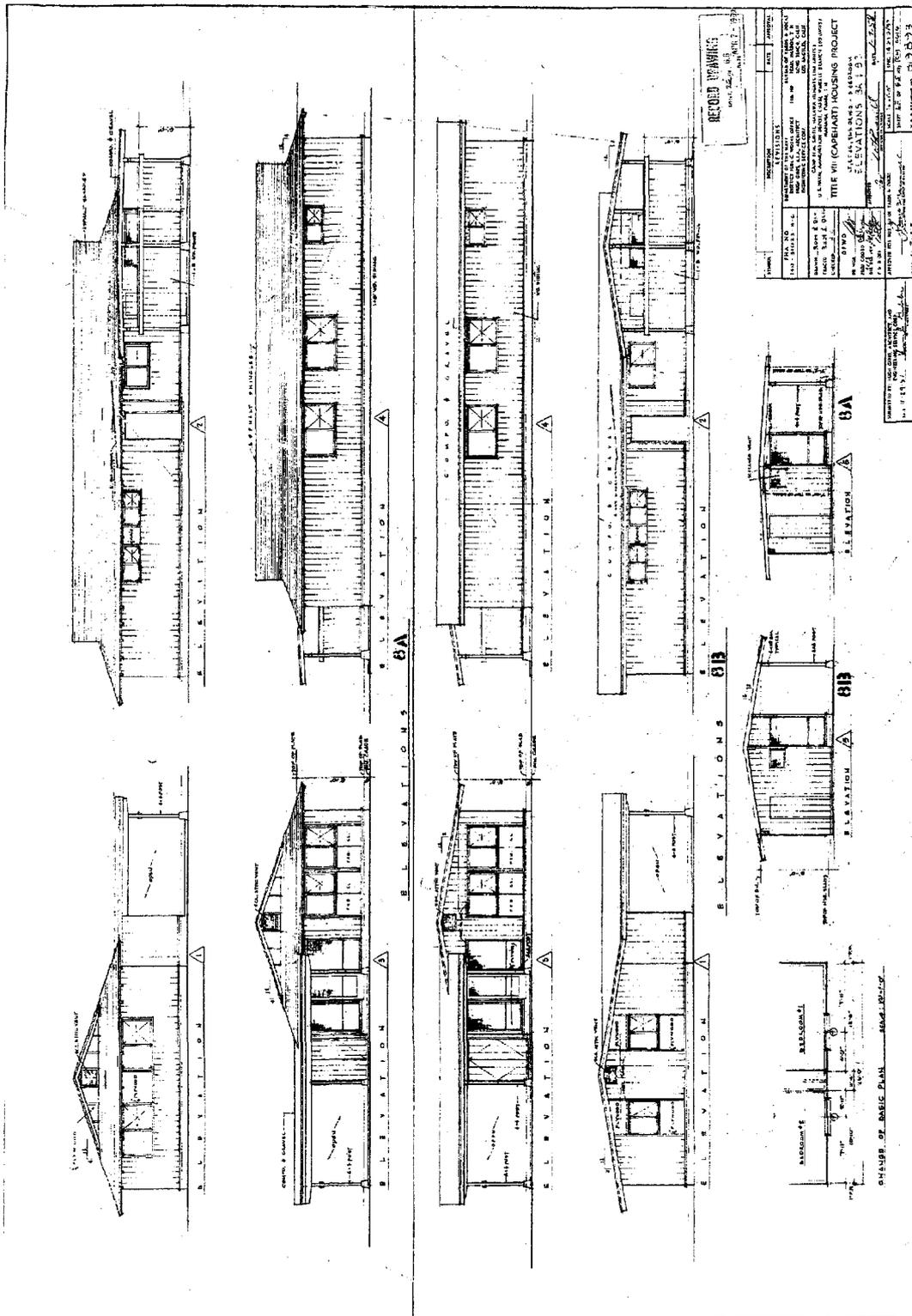
Neighborhood Map, Manana Housing Area. Type 8 and Type 11 units are shaded in gray.
 (See notation for Type 11 units.)

These two units (806 & 808)
 are Type 11



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Elevations (Types 8A & 8B) (Drawing No. 819893, dated January 7, 1958)



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Foundation and Floor Plans (Type 11) (Drawing No. 819898, dated January 7, 1958)

