

Building Disposition Report for Inter-War Era Historic Houses at Rice Manor on Fort Shafter Military Reservation

December 2023

The U.S Army Garrison-Hawaii (USAG-HI) proposes to demolish fifteen Inter-War Era historic houses and their associated landscape features on Fort Shafter Military Reservation in accordance with the *Program Comment for Department of the Army Inter-War Era Historic Housing, Associated Buildings and Structures, and Landscape Features* (Program Comment). The Program Comment was adopted by the Advisory Council on Historic Preservation and the U.S. Army on September 4, 2020 and addresses all management action, including demolition, of Army historic housing constructed from 1919 to 1943. The houses and landscape features are located along Rice Street and Herian Place in a Fort Shafter neighborhood known as “Rice Manor,” which was constructed between 1941 and 1943.

USAG-HI is proposing to demolish the Rice Manor neighborhood because the houses are deteriorated, they have been vacant for thirteen years, and they contain hazardous materials that create unsafe conditions. This Building Disposition Report includes descriptions of the current conditions and an evaluation of alternatives considered, along with an inventory of the historic houses, two Historic American Buildings Surveys (HABS) reports, and one Historic American Landscape Surveys (HALS) report.

The houses at Rice Manor consist of twelve duplexes and three single-family homes. The duplexes average 2,166 square feet while the single-family homes average 1,361 square feet. The combined square footage of the houses totals 30,081 square feet with an average of 2,005 square feet per building.

The fifteen houses include Building 870 (also known as #820), 871 (a.k.a #821), 872 (a.k.a #822), 874 (a.k.a #823), 875 (a.k.a #824), 876 (a.k.a #825), 877 (a.k.a #826), 878 (a.k.a #827), 879 (a.k.a #828), 880 (a.k.a #846), 881 (a.k.a #845), 882 (a.k.a #844), 883 (a.k.a #842), 884 (a.k.a #841), 885 (a.k.a #840). The “a.k.a” numbers are the original building numbers from the 1940s, while the other numbers are the current real property inventory labels.

Building Conditions:

All fifteen houses in the Rice Manor neighborhood are deteriorated and underutilized. They have been completely vacant since 2010, when USAG-HI confirmed the presence of hazardous materials. Hazardous materials include both lead-based paint and asbestos. The resulting unsafe conditions prevent Rice Manor from being utilized or redeveloped and makes long-term layaway and mothballing costly and unfeasible.

Termite infestation has damaged most wooden elements of the houses. Some of the houses suffer from significant structural problems, as indicated by large cracks in the exterior concrete walls. See the attached *Inventory and Condition Assessment of Historic Houses at Rice Manor* for specific statements about the condition of each house.

Evaluation of Alternatives:

Three alternatives were considered for the houses at Rice Manor: demolition, mothballing, and reuse.

Alternative 1 is to demolish the Rice Manor houses to eliminate the hazardous buildings and enable the area to be functionally redeveloped and returned to a useful purpose. The estimated cost for demolition is \$1.2 million (roughly \$40 per square foot). There is no intent to construct new housing and, therefore, no associated cost for new housing construction.

Alternative 2 is to “mothball” the Rice Manor houses and keep them “as is” with no occupancy or re-use of the area. Rice Manor, an unoccupied neighborhood, currently represents very inefficient land use on an island with exorbitant real estate costs. Indefinite mothballing is not only a poor use of federal land and tax payer money, but continued retention of an unoccupied Rice Manor houses can strain relations with the local community due to land use issues. The initial costs for remediation and mothballing are estimated to be at least \$1.5 million (roughly \$100,000 per house or \$50 per square foot) and the land and buildings would remain unusable. Additionally, the combination of the annual maintenance costs (estimated to be \$10,000 per building) and the latent costs of maintaining a vacant neighborhood and precluding appropriate land use, is estimated to be \$500,000 (roughly \$17 per square foot) per year. Together the cost for remediation, mothballing, and annual maintenance and substantially exceeds the cost of demolition.

Alternative 3 is to renovate and modernize the Rice Manor houses for use as Army Family Housing or to provide administrative space to USAG-HI tenants and organizations. These buildings previously served as family housing, and briefly as administrative space. These facilities were underutilized because their layout and small size did not provide adequate space and amenities for either modern family housing or administrative functions. These houses do not meet current Army or Department of Defense Family Housing standards and would require expansion of the building footprints. The buildings cannot be utilized “as is” due to their deteriorated state and the presence of hazardous materials. Future restoration requires abatement and remediation of asbestos, lead-based paint, and other hazardous materials. Overall, the size and configuration of the buildings and the site plan make this course of action a very inefficient use of land and space. The U.S. Army estimates \$1,110,000 for remediation and abatement (about \$37 per square foot); \$33,700,000 for restoration

and modernization (about \$1,120 per square foot); and \$20,000,000 for new construction to bring the houses up to current Army Family Housing Standards. The total estimated cost for renovating and modernizing the houses at Rice Manor is estimated to be \$54,900,000 (about \$1,825 per square foot), which far exceeds the cost of demolition.

Based on the alternatives evaluated above, demolition of the Rice Manor houses is the most prudent and feasible course of action.

Historic Property Inventory Forms:

Inventory and documentation of all fifteen houses is provided in the attached report entitled *Inventory and Condition Assessment of Historic Houses at Rice Manor*. Additional details and photo documentation of the houses and the landscape at Rice Manor may be found in the attached HABS and HALS reports.

Photographic Documentation:

Interior and exterior Photographic documentation of the Rice Manor houses was done in 2011 following National Park Service standards for digital photography and was included in the HABS and HALS reports in 2011 under the terms of the 2004 *National Historic Preservation Act Programmatic Agreement for the Privatization of Family Housing at U.S. Army Garrison Hawaii*. The HABS and HALS reports were submitted to the Hawaii State Historic Preservation Division and the Library of Congress and are also included with this report. The HABS and HALS documentation is also publically available through the Library of Congress web site, as well as on the Department of Defense Program Comment web page at <https://www.denix.osd.mil/army-pchh>.

The attached HABS and HALS reports include:

- Rice Manor Final HABS HI-287-C; Slocumb 2011a
- Rice Manor Final HABS HI-287-D; Slocumb 2011b
- Rice Manor Final HALS HI-09; McAllaster 2011

Additional recent photographic documentation is included in the attached report entitled *Inventory and Condition Assessment of Historic Houses at Rice Manor*.

Salvage Plans:

There are no significant architectural elements present at the Rice Manor houses. Furthermore, the presence of asbestos and lead-based paint throughout the homes and the deterioration of wooden elements caused by termites precludes the reuse of most architectural components. As a result, there is no plan to salvage any parts of the Rice Manor houses.

Protection of Other Cultural Resources During Demolition:

There are no historic buildings, structures, districts, sites, landscape features, or archaeological resources in the vicinity of Rice Manor that could potentially be affected by demolition or subsequent redevelopment of the area.

The Army's Inter-War Era housing areas are the equivalent of urban/suburban housing development tracts in the civilian sector. As such, there is significant prior ground disturbance in the Rice Manor housing area resulting from the construction of the housing tracts including overall grading of the entire development site, housing construction, road and sidewalk construction, installation of above and below-ground utilities, and landscaping. Such areas of extensive ground disturbance associated with housing tract development are generally considered to have a low probability for the presence of archaeological properties eligible for the National Register of Historic Places.

Between 1995 and 1996, International Archaeological Research Institute, Inc. conducted a comprehensive cultural resources survey for historic properties at FSM (Tomonari-Tuggle et al. 2000). No archaeological material has been documented in or around any portion of Rice Manor, and the extent of previous surface disturbance in the developed areas of Fort Shafter suggests that intact buried archaeological material is not likely to be present.

In the unlikely event of an unanticipated discovery of archaeological resources or human remains during ground disturbing activities, the discovery procedures listed in Section 4.2 of the Program Comment will be implemented.

New Construction Plans

There is no intent to construct new or replacement housing in the Rice Manor area. After demolition, the Army plans to transfer control of the Rice Manor area through a lease or other appropriate real estate transaction to the State of Hawaii Department of Education to construct a new elementary school. Designs for the new school will be the responsibility of the Department of Education and will follow existing State of Hawaii Department of Education standards intended to meet the needs of the students.

References

McAllaster, Wendie

2011 "Fort Shafter Military Reservation, NCO Housing Area". Photographs, Written Historical and Descriptive Data, Historic American Landscapes Survey, National Park Service, U.S. Department of the Interior, Library of Congress (HALS No. HI-9). <https://www.loc.gov/pictures/collection/hh/item/hi0923/>.

Slocumb, Katharine

2011a "Fort Shafter Military Reservation, NCO Quarters Type No. 6". Photographs, Written Historical and Descriptive Data, Historic American Buildings Survey, National Park Service, U.S. Department of the Interior, Library of Congress (HABS No. HI-287-C). <https://www.loc.gov/pictures/collection/hh/item/hi0919/>.

Slocumb, Katharine

2011b "Fort Shafter Military Reservation, NCO Quarters Type No. 7". Photographs, Written Historical and Descriptive Data, Historic American Buildings Survey, National Park Service, U.S. Department of the Interior, Library of Congress (HABS No. HI-287-D). <https://www.loc.gov/pictures/collection/hh/item/hi0920/>.

***INVENTORY and CONDITION ASSESSMENT
of HISTORIC HOUSES
at
RICE MANOR
Fort Shafter Military Reservation, Oahu, Hawaii***



Prepared by:
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Environmental Division, Cultural Resources Section

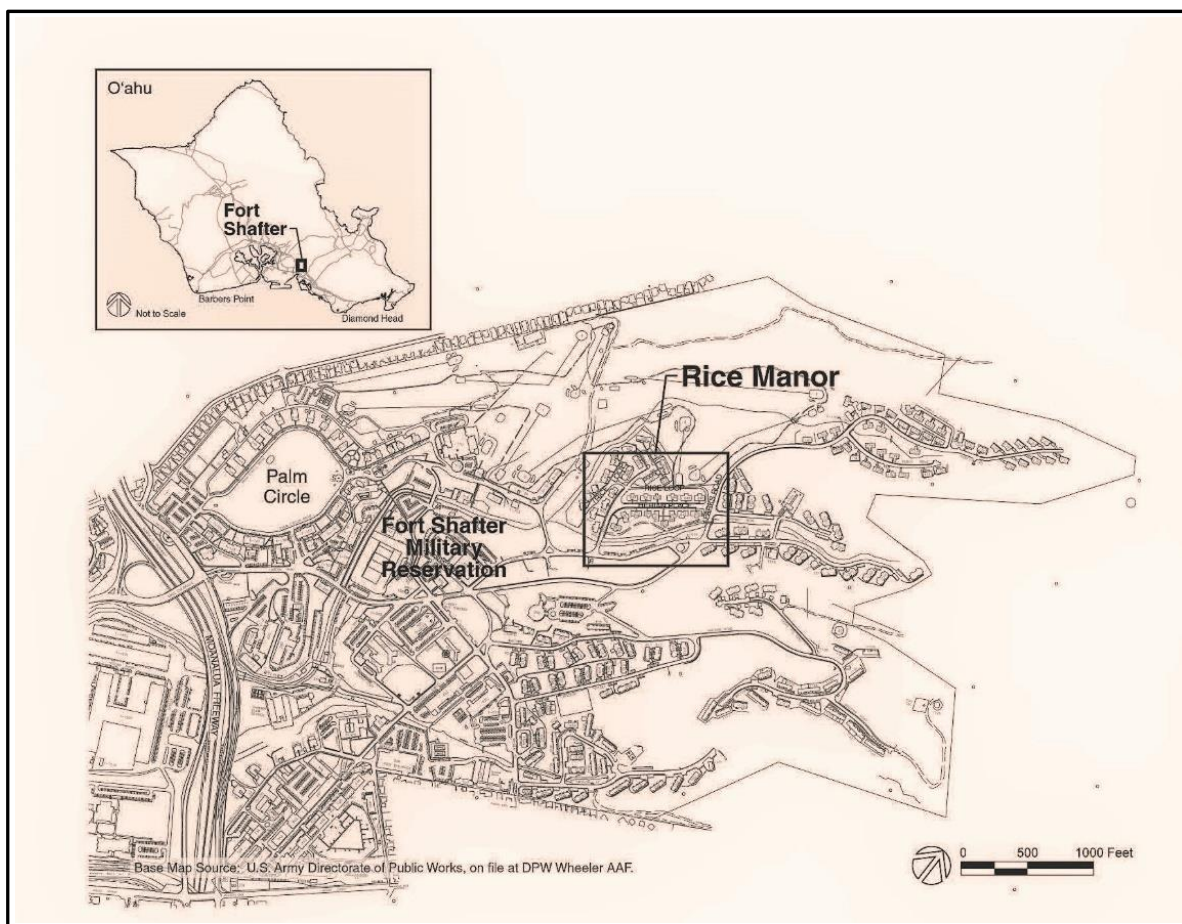
October 2023

INTRODUCTION

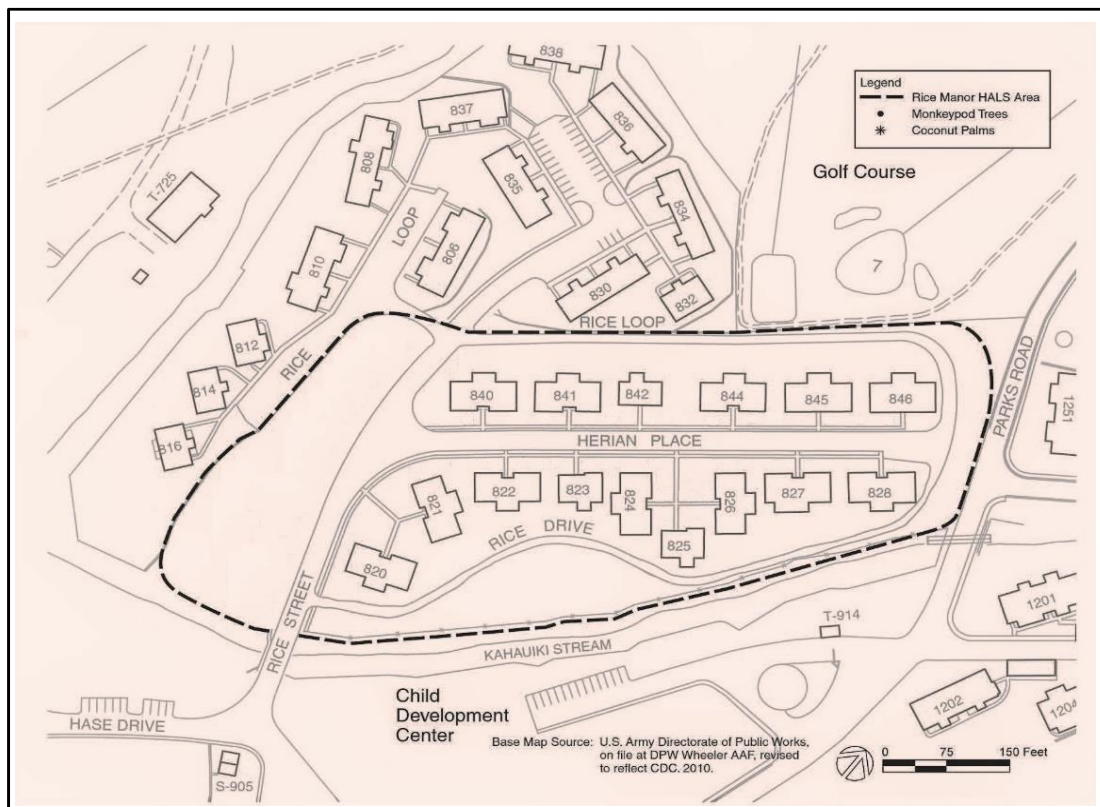
The purpose of this report is to provide an inventory of all existing historic housing at Rice Manor, a development of homes constructed between 1941 and 1943 at Fort Shafter Military Reservation on the Island of O'ahu.

The houses and landscape features at Rice Manor are included in the Program Comment for Department of the Army Inter-War Era Historic Housing, Associated Buildings and Structures, and Landscape Features, adopted by the Advisory Council on Historic Preservation and the U.S. Army on September 4, 2020. The Program Comment specifies that in Hawaii, Army Inter-War housing includes housing constructed from 1919 to 1943.

Historical documentation of the houses and associated landscape features at Rice Manor was previously completed in 2011 and is incorporated here by reference. The documentation includes photographic and narrative records in two Historic American Buildings Survey (HABS) reports, one for each covering of the two housing types found at Rice Manor (HI-287-C & HI-287-D; Slocumb 2011a & 2011b), and one Historic American Landscapes Survey (HALS) report that captured the landscape features of the Rice Manor neighborhood encompassing the houses (HI-09, McAllaster 2011).



Location of Rice Manor on Fort Shafter.



Rice Manor (extant as of May, 2020).

Located on the northern portion of Fort Shafter Military Reservation along Rice Street and Herian Place, the construction at Rice Manor began in 1941 and the neighborhood was in-use by 1943. Fifteen houses were constructed at Rice Manor, including Buildings 820-828, Buildings 840-842, & Buildings 844-846. The houses were built according to standard plans for one and two-story single-family houses and single-story duplexes that were also used other military installations on O'ahu, including at Fort Shafter, Wheeler Army Airfield, Hickam, Air Force Base and Schofield Barracks.

The housing plans were designed by the Construction Quartermaster of the Hawaiian Department. Architectural plans were prepared under the direction of T.R.J. Hickey, Captain of the Quartermaster Corps. The houses were constructed of concrete block on a slab foundation with wood-framed hipped roofs. The homes were continuously used as Army housing until July 2010, when the last housing unit was vacated.

Until the 2020 Inter-War Era Program Comment, the houses were managed in accordance with the the 2004 National Historic Preservation Act Programmatic Agreement for the Privatization of Family Housing at U.S. Army Garrison Hawaii (RCI PA). Under the RCI PA, ownership of the houses was transferred to Lendlease-Island Palms Communities as part of the Army housing privatization initiative.

The houses at Rice Manor were scheduled to be demolished under the terms of the 2004 RCI PA. In fulfillment of the RCI PA requirements, the Army produced the the HABS and HALS reports noted above (Slocumb 2011a & 2011b; McAllaster 2011), which document the details of the buildings and the landscape at Rice Manor. The RCI demolition and development plans were subsequently canceled in 2011 and the houses have remained vacant since then.

General Building Description & Summary:

There are two design types for the 15 houses comprising Rice Manor: a one-story duplex design (12 houses) averaging about 2166 square feet, and a one-story single-family design (3 houses) averaging about 1361 square feet. The duplex design is referred to as “Type 6” in HABS No. HI-287-C (Slocumb 2011a) and the single-family design as “Type 7” in HABS No. HI-287-D (Slocumb 2011b). Buildings numbers have changed since 1941 and are noted below as original building number and current building number, along with the original and current use assignment.

Rice Manor Houses extant at Fort Shafter

<i>Original Building Number / Use</i>	<i>Current Building Number / Use</i>	<i>Year Built</i>	<i>Housing Type</i>
820 / Non-Commissioned Officers Housing	870 / Admin	1941	Type 6 - Duplex
821 / Non-Commissioned Officers Housing	871/ Admin	1941	Type 6 - Duplex
822 / Non-Commissioned Officers Housing	872/ Admin	1941	Type 6 - Duplex
823 / Non-Commissioned Officers Housing	874/ Admin	1941	Type 7 – Single Family
824 / Non-Commissioned Officers Housing	875/ Admin	1941	Type 6 - Duplex
825 / Non-Commissioned Officers Housing	876/ Admin	1941	Type 7 – Single Family
826 / Non-Commissioned Officers Housing	877/ Admin	1941	Type 6 - Duplex
827 / Non-Commissioned Officers Housing	878/ Admin	1941	Type 6 - Duplex
828 / Non-Commissioned Officers Housing	879/ Admin	1941	Type 6 - Duplex
840 / Non-Commissioned Officers Housing	885/ Admin	1941	Type 6 - Duplex
841 / Non-Commissioned Officers Housing	884/ Admin	1941	Type 6 - Duplex
842 / Non-Commissioned Officers Housing	883/ Admin	1941	Type 7 – Single Family
844 / Non-Commissioned Officers Housing	882/ Admin	1941	Type 6 - Duplex
845 / Non-Commissioned Officers Housing	881/ Admin	1941	Type 6 - Duplex
846 / Non-Commissioned Officers Housing	880/ Admin	1941	Type 6 - Duplex

The twelve duplex and three single family houses are all constructed in a modest Ranch style, with moderately-sloped hipped roofs, large wood windows, and simple metal railings. The exposed texture of the exterior concrete brick walls highlights the informal character of the house’s design.

Overall the buildings are generally rectangular in plan, with overall dimensions of 72’-4” wide by 30’-4” deep (Figures 3-6). The front entry porch area is recessed 6’-10” in from the outer front wall, and the overall height is approximately 15’. The foundation is a poured concrete footing; exterior walls are constructed of 8” x 11 ¾” x 3 5/8 concrete blocks, with interior walls constructed of 2x3 studs. The roof is wood-framed and hipped, with composition shingle over 1x6 wood sheathing. See the HABS reports for a complete description of each housing type.

All of the houses are generally in a deteriorated condition. Most wooden elements are compromised, primarily from termite damage. Some of the houses have substantial structural problems indicated by exterior large wall cracks. All of the houses contain asbestos and lead-based paint.

Building 820

Name of Property: Rice Manor

City or Vicinity: Fort Shafter

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: April, 2020 Residential Design Type: Type 6 (HABS HI-287-C)

Description of Photograph: Building #820 (identified as "Bldg 870") on Rice Street, view looking northeast.

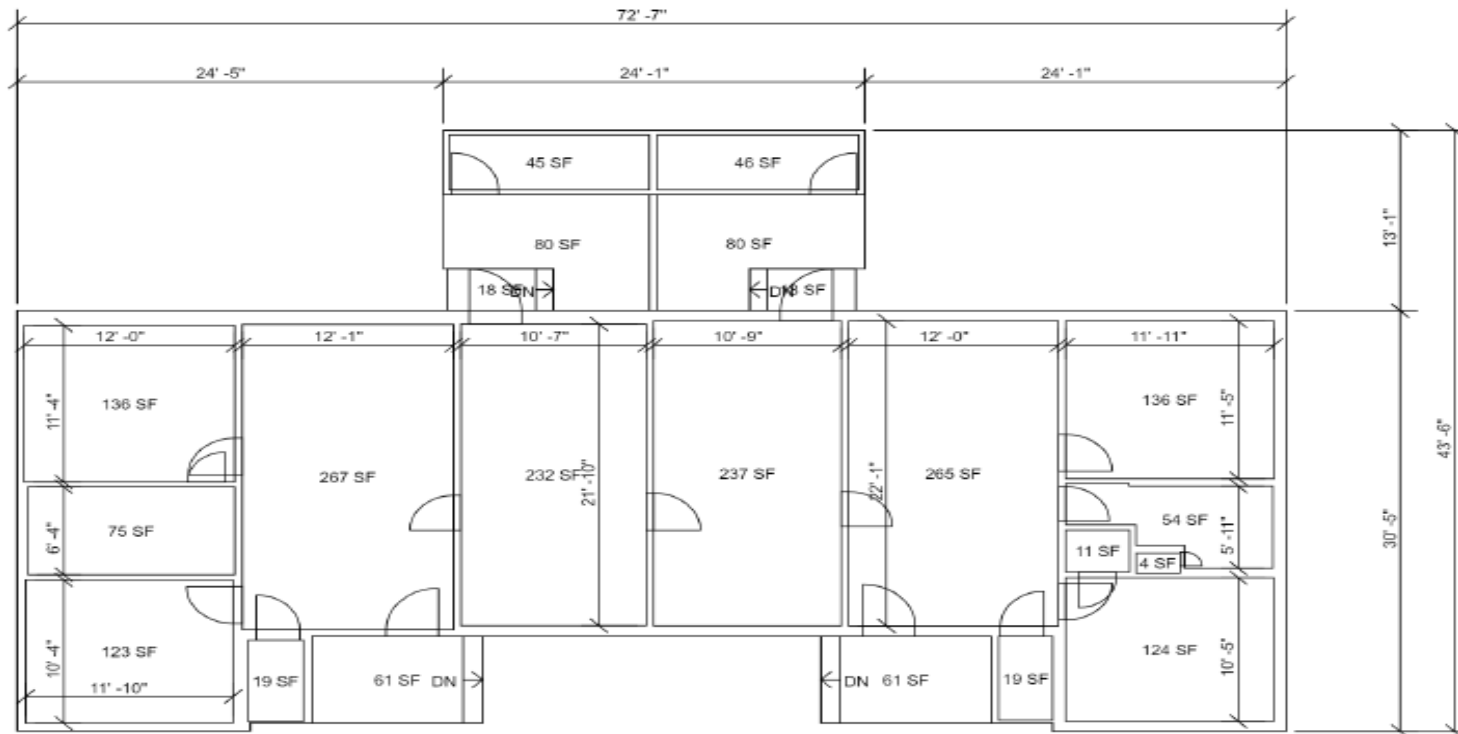


Building 820 (Bldg 870)

Current Condition of Building 820 (Bldg 870)

RPUID	Building Number	CATCODE	CATCODE Description	SQFT	Condition
1049448	870	61050	Administrative General Purpose Building	2,206	Evident cracks on exterior walls; deterioration of wood trim elements; roofs are showing signs of deterioration due to lack of use and upkeep, sloping foundation; some windows are broken and are boarded up; outside doors are deteriorating.

Fort Shafter 870 Floor 01



Building 821

Name of Property: Rice Manor

City or Vicinity: Fort Shafter

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: April, 2020 Residential Design Type: Type 6 (HABS HI-287-C)

Description of Photograph: Building #821 (identified as "Bldg 871") at Rice Street & Herian Place, view looking southeast.



Building 821 (Bldg 871)



Bldg 821 (Bldg 871) - Front façade, view facing north.

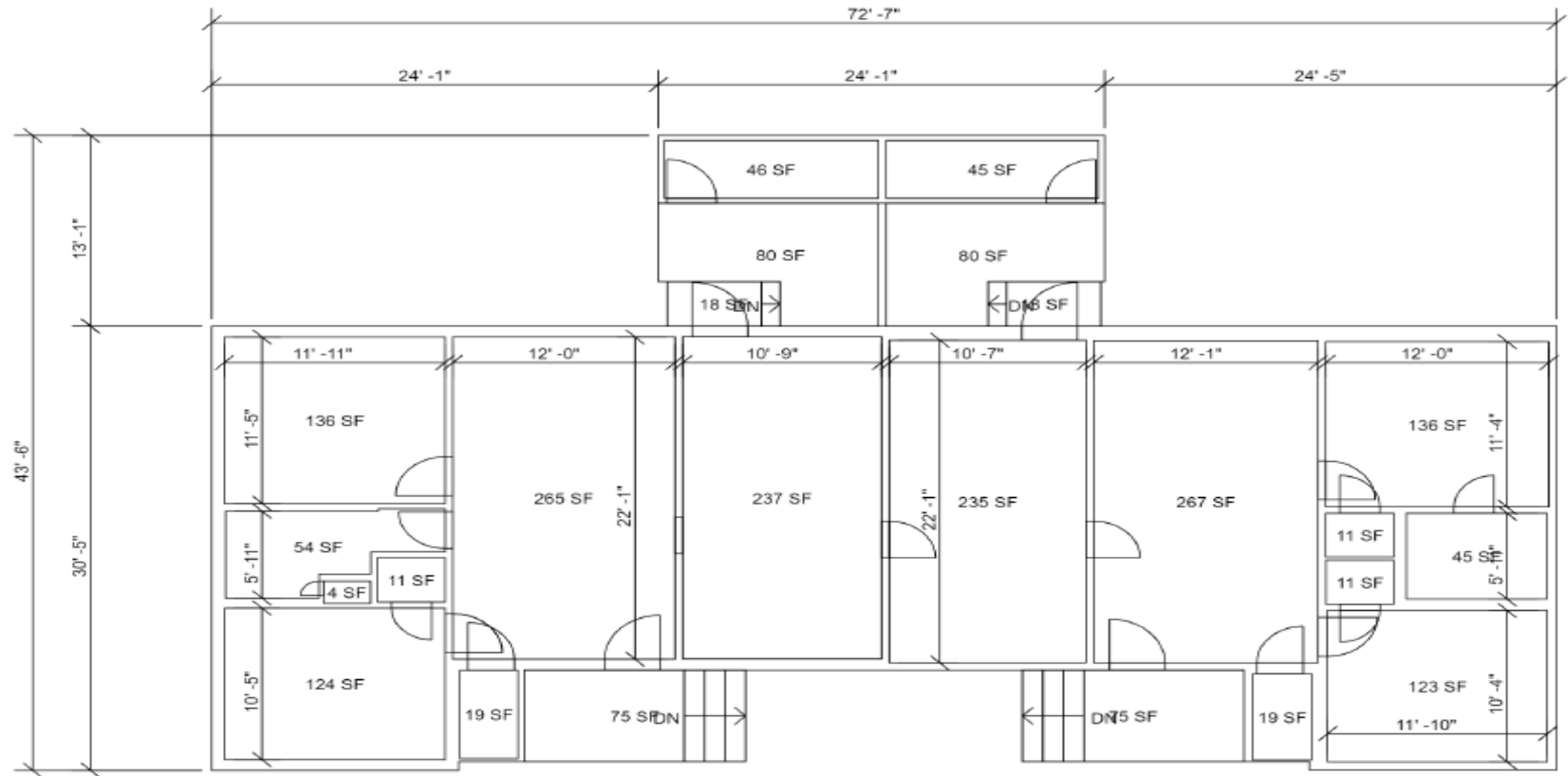


Bldg 821 (Bldg 871) - Rear of building, view facing south.

Current Condition of Building 821 (Bldg 871)

RPUID	Building Number	CATCODE	CATCODE Description	SQFT	Condition
1049449	871	61050	Administrative General Purpose Building	2,220	Deterioration of wood trim elements; signs of deterioration due to lack of use and upkeep; some windows are broken.

Fort Shafter 871 Floor 01



Building 822

Name of Property: Rice Manor

City or Vicinity: Fort Shafter

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: April, 2020 Residential Design Type: Type 6 (HABS HI-287-C)

Description of Photograph: Building #822 (identified as "Bldg 872") on Herian Place, view looking southeast.

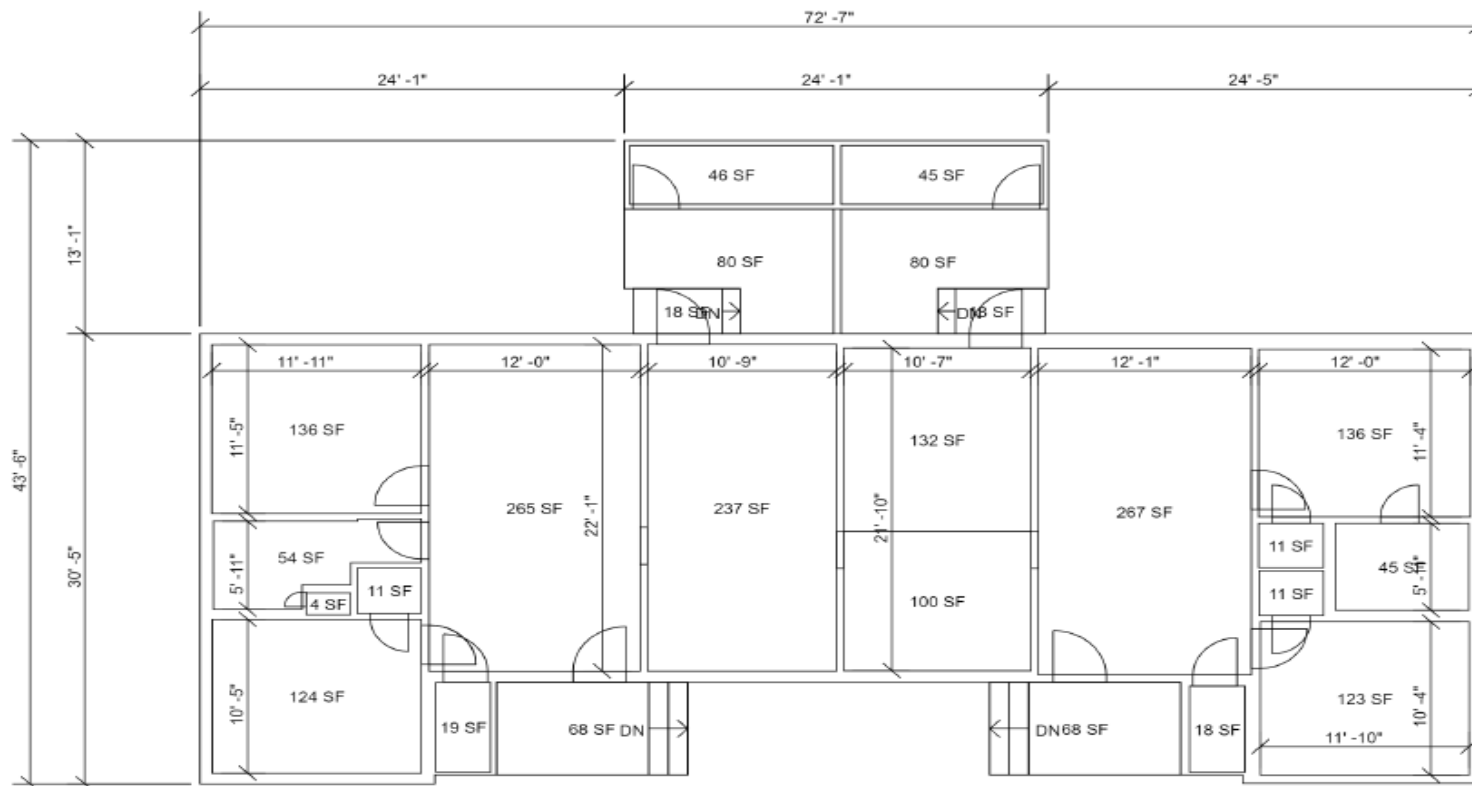


Building 822 (Bldg 872)

Current Condition of Building 822 (Bldg 872)

RPUID	Building Number	CATCODE	CATCODE Description	SQFT	Condition
1049450	872	61050	Administrative General Purpose Building	2,213	Deterioration of wood trim elements; signs of deterioration due to lack of use and upkeep; some windows with AC units boarded up; sloping foundation.

Fort Shafter 872 Floor 01



Building 823

Name of Property: Rice Manor

City or Vicinity: Fort Shafter

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: April, 2020 Residential Design Type: Type 7 (HABS HI-287-D)

Description of Photograph: Building #823 (identified as "Bldg 874") on Herian Place, view looking east.

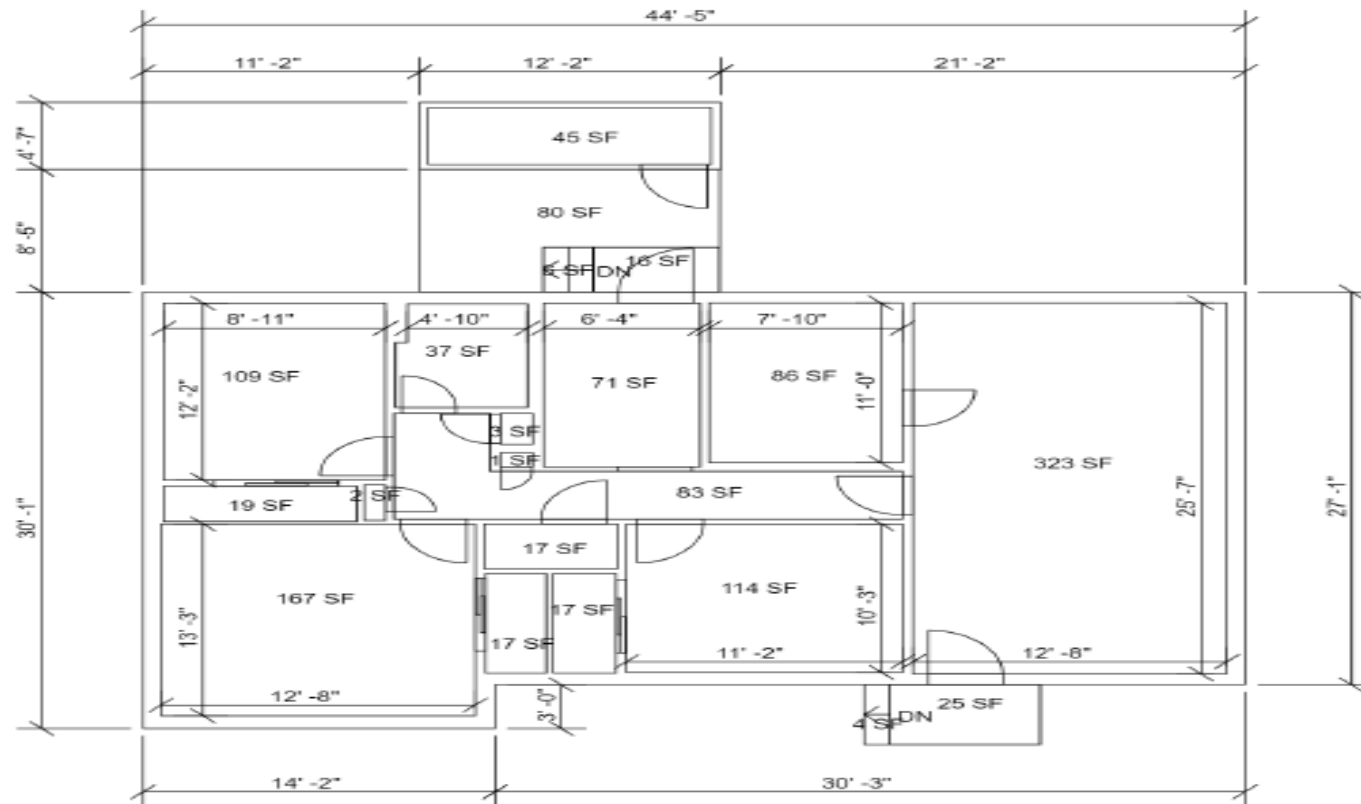


Building 823 (Bldg 874)

Current Condition of Building 823 (Bldg 874)

RPUID	Building Number	CATCODE	CATCODE Description	SQFT	Condition
1049452	874	61050	Administrative General Purpose Building	1,367	Deterioration of wood trim elements; signs of deterioration due to lack of use and upkeep.

Fort Shafter 874 Floor 01



Building 824

Name of Property: Rice Manor

City or Vicinity: Fort Shafter

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: April, 2020 Residential Design Type: Type 6 (HABS HI-287-C)

Description of Photograph: Building #824 (identified as "Bldg 875") on Herian Place, view looking southwest.



Building 824 (Bldg 875)



Bldg 824 (marked as Bldg 875) - View facing southeast.

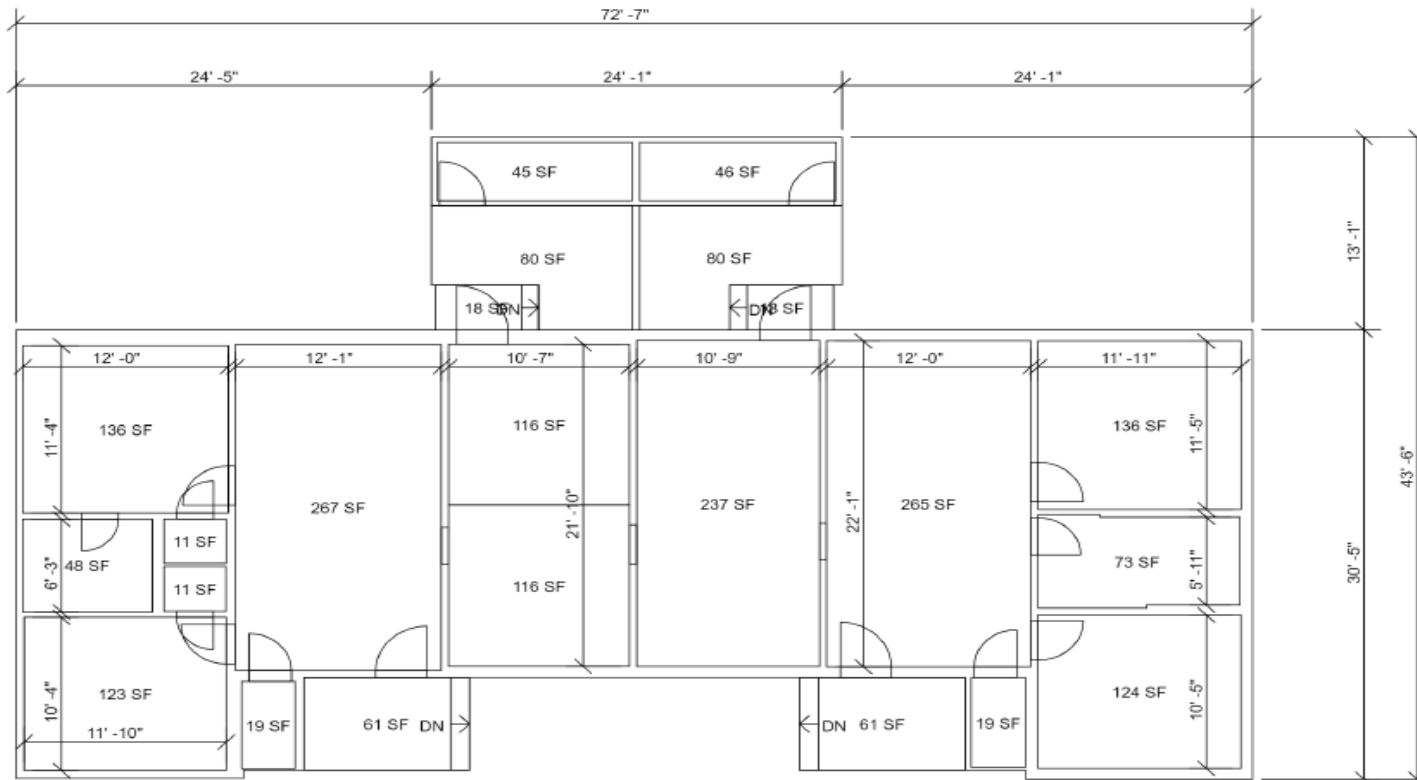


Bldg 824 (Bldg 875) - View facing southwest.

Current Condition of Building 824 (Bldg 875)

RPUID	Building Number	CATCODE	CATCODE Description	SQFT	Condition
1049453	875	61050	Administrative General Purpose Building	2,206	Evident cracks on exterior walls; deterioration of wood trim elements; roofs are showing signs of deterioration due to lack of use and upkeep, as well as vegetation growing on them; gutters have vegetation growing in them; some windows are broken and are boarded up; outside doors are deteriorating; some window AC units missing.

Fort Shafter 875 Floor 01



Building 825

Name of Property: Rice Manor

City or Vicinity: Fort Shafter

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: April, 2020 Residential Design Type: Type 7 (HABS HI-287-D)

Description of Photograph: Building #825 (identified as "825" at the front & "Bldg 876" on one side) on Herian Place, view looking southeast.

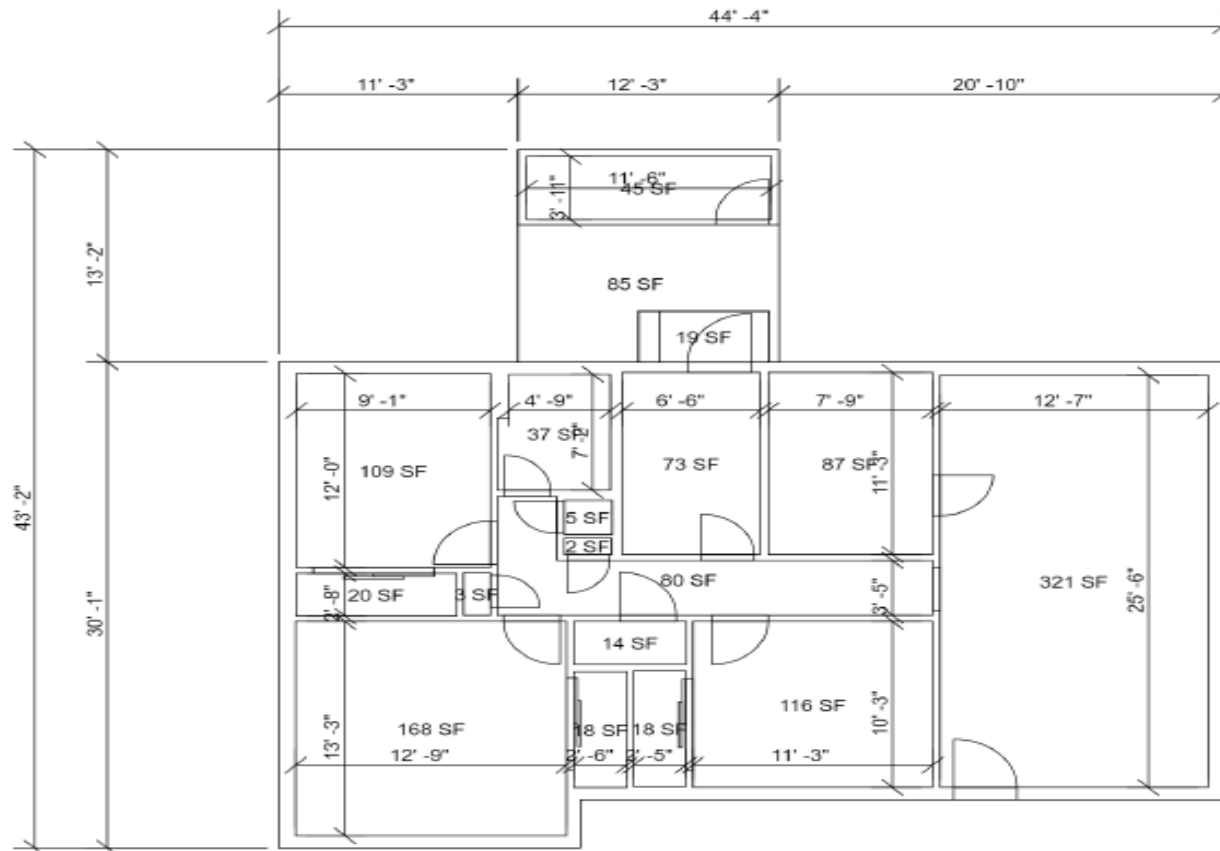


Building 825 (Bldg 876)

Current Condition of Building 825 (Bldg 876)

RPUID	Building Number	CATCODE	CATCODE Description	SQFT	Condition
1049369	876	61050	Administrative General Purpose Building	1,351	Deterioration of wood trim elements; signs of deterioration due to lack of use and upkeep.

Fort Shafter 876 Floor 01



Building 826

Name of Property: Rice Manor

City or Vicinity: Fort Shafter

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: April, 2020 Residential Design Type: Type 6 (HABS HI-287-C)

Description of Photograph: Building #826 (identified as "Bldg 877") on Herian Place, view looking northeast.



Building 826 (Bldg 877)



Bldg 826 (Bldg 877) - View facing southwest.

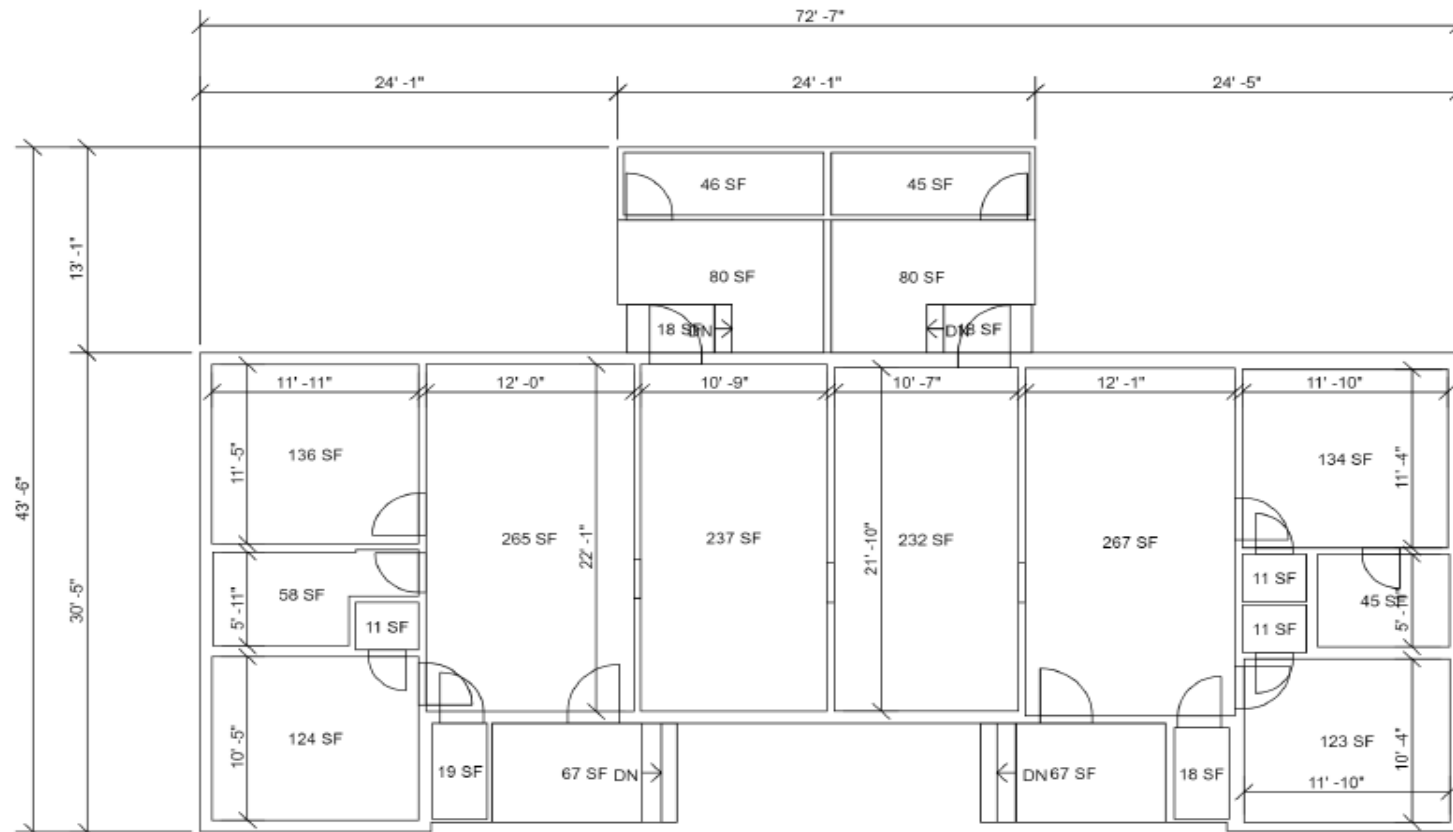


Bldg 826 (Bldg 877) - Close-up of concrete infilled foundation vents at front.

Current Condition of Building 826 (Bldg 877)

RPUID	Building Number	CATCODE	CATCODE Description	SQFT	Condition
1409370	877	61050	Administrative General Purpose Building	2,212	Deterioration of wood trim elements; roofs are showing signs of deterioration due to lack of use and upkeep, some windows are broken and are boarded up; outside doors are deteriorating.

Fort Shafter 877 Floor 01



Building 827

Name of Property: Rice Manor

City or Vicinity: Fort Shafter

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: April, 2020 Residential Design Type: Type 6 (HABS HI-287-C)

Description of Photograph: Building #827 (identified as "Bldg 878") on Herian Place, view looking southeast.



Building 827 (Bldg 878)



Bldg 827 (Bldg 878) - Screened foundation vent at rear.

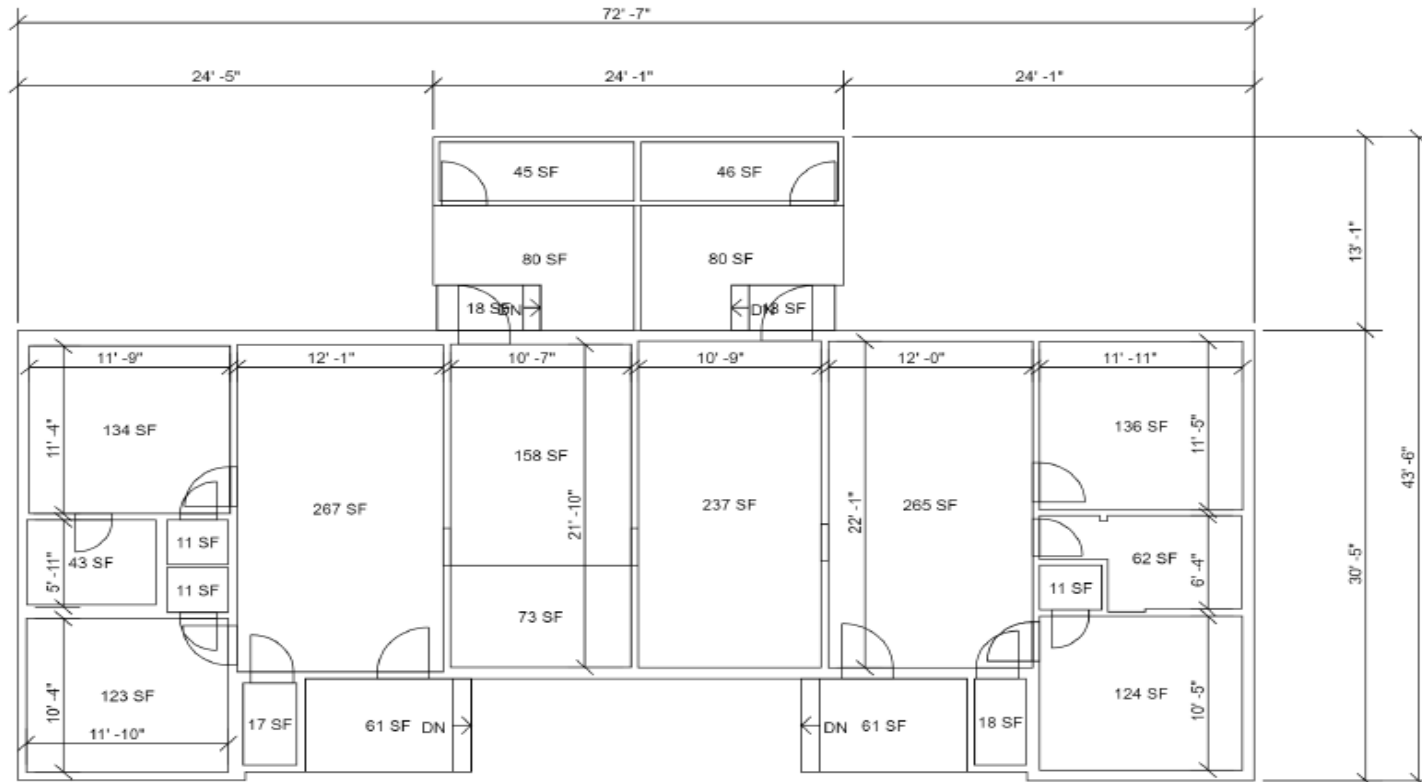


Bldg 827 (Bldg 878) - Overhanging eaves with eave vents.

Current Condition of Building 827 (Bldg 878)

RPUID	Building Number	CATCODE	CATCODE Description	SQFT	Condition
1049454	878	61050	Administrative General Purpose Building	2,206	Evident cracks on exterior walls; deterioration of wood trim elements; roofs are showing signs of deterioration due to lack of use and upkeep, as well as vegetation growing on them; gutters have vegetation growing in them; some windows are broken and are boarded up; outside doors are deteriorating; some window AC units missing.

Fort Shafter 878 Floor 01



Building 828

Name of Property: Rice Manor

City or Vicinity: Fort Shafter

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: April, 2020 Residential Design Type: Type 6 (HABS HI-287-C)

Description of Photograph: Building #828 (identified as "Bldg 879") on Herian Place, view looking southeast.



Building 828 (Bldg 879)



Bldg 828 (marked as Bldg 879) - Oblique view facing east.

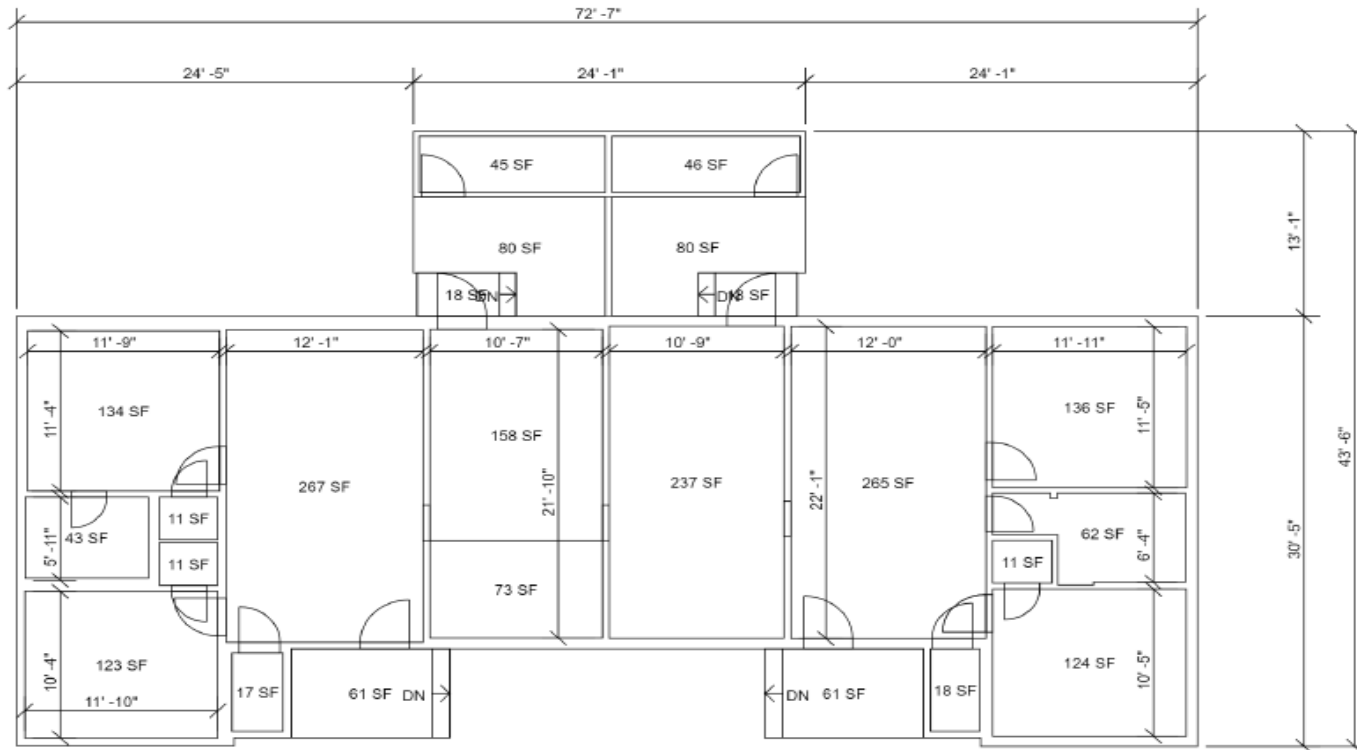


Bldg 828 (marked as Bldg 879) - View of rear of building, facing northwest.

Current Condition of Building 828 (Bldg 879)

RPUID	Building Number	CATCODE	CATCODE Description	SQFT	Condition
1049455	879	61050	Administrative General Purpose Building	1,951	Evident cracks on exterior walls; deterioration of wood trim elements; roofs are showing signs of deterioration due to lack of use and upkeep, as well as vegetation growing on them; gutters have vegetation growing in them; some windows are broken and are boarded up; outside doors are deteriorating; some window AC units missing.

Fort Shafter 878 Floor 01



No available floor plans for FS, Rice Manor Bldg 828 (Bldg 879). Similar to Bldg 827 (Bldg 878).

Building 840

Name of Property: Rice Manor

City or Vicinity: Fort Shafter

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: April, 2020 Residential Design Type: Type 6 (HABS HI-287-C)

Description of Photograph: Building #840 (identified as "Bldg 885") on Herian Place, view looking north.



Building 840 (Bldg 885)



Bldg 840 (marked as Bldg 885) - Front porch of unit at left, view facing west.

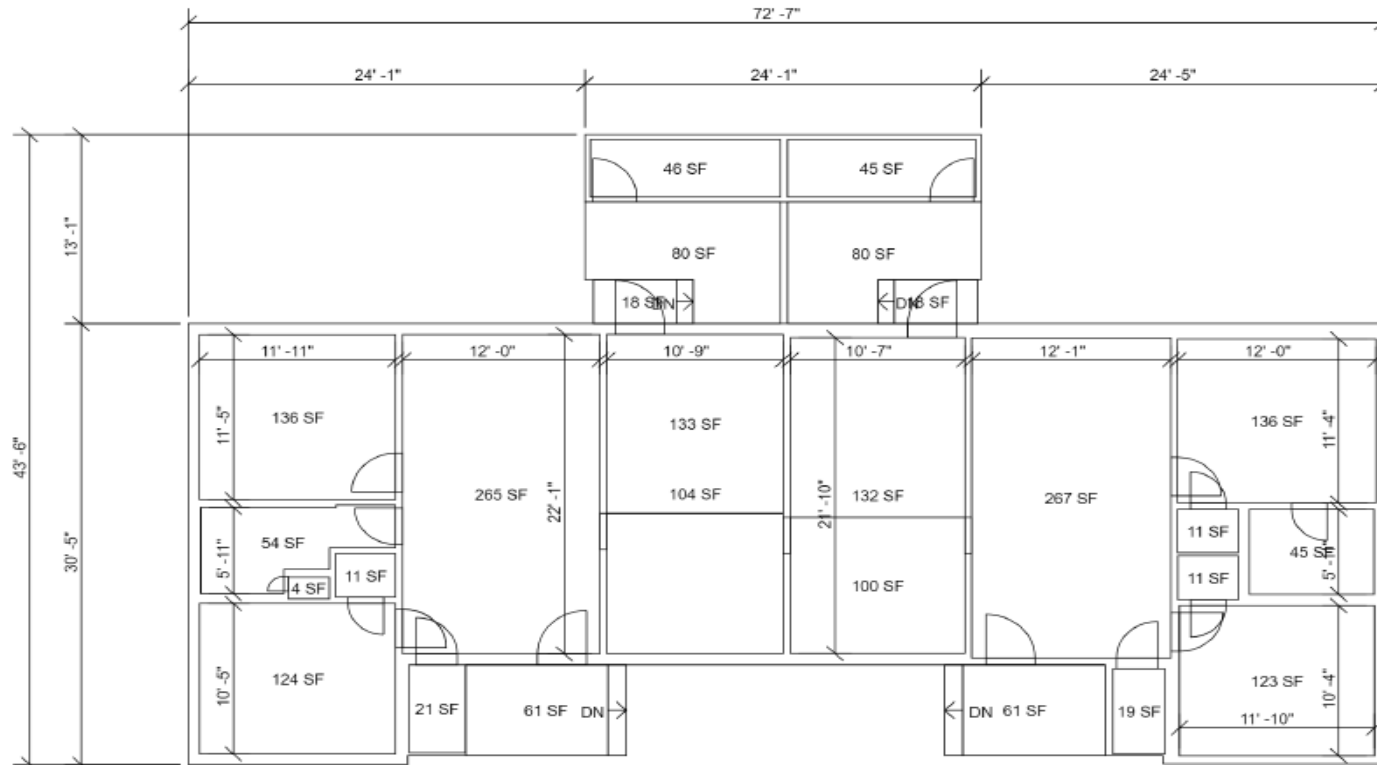


Bldg 840 (marked as Bldg 885) - Close-up of faux lava rock marker in front yard.

Current Condition of Building 840 (Bldg 885)

RPUID	Building Number	CATCODE	CATCODE Description	SQFT	Condition
1409471	885	61050	Administrative General Purpose Building	2,206	Evident cracks on exterior walls; deterioration of wood trim elements; roofs are showing signs of deterioration due to lack of use and upkeep, as well as vegetation growing on them; gutters have vegetation growing in them; some windows are broken and are boarded up; outside doors are deteriorating; some window AC units missing.

Fort Shafter 885 Floor 01



Building 841

Name of Property: Rice Manor

City or Vicinity: Fort Shafter

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: April, 2020 Residential Design Type: Type 6 (HABS HI-287-C)

Description of Photograph: Building #841 (identified as "Bldg 884") on Herian Place, view looking northwest.

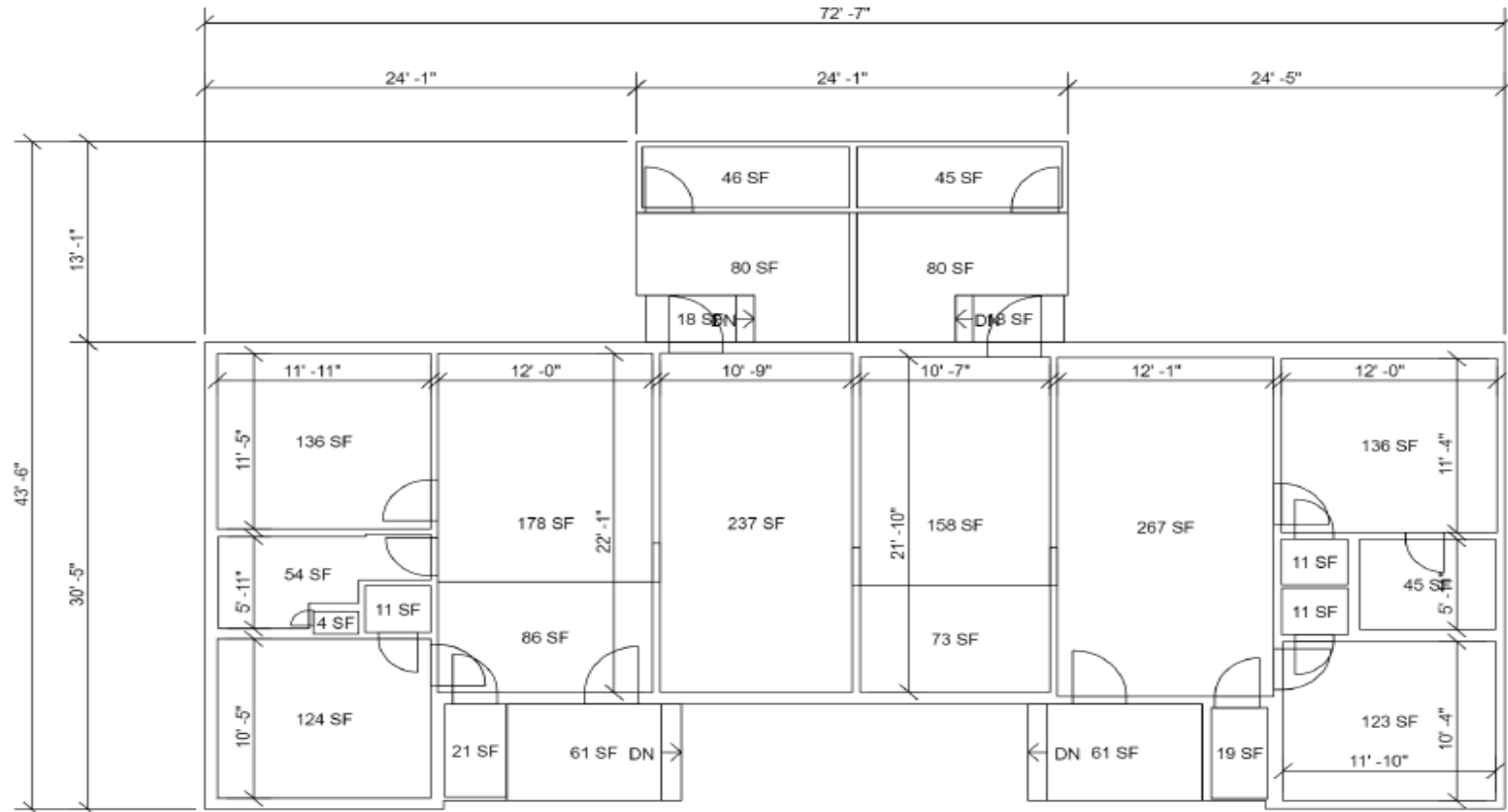


Building 841 (Bldg 884)

Current Condition of Building 841 (Bldg 884)

RPUID	Building Number	CATCODE	CATCODE Description	SQFT	Condition
1049460	884	61050	Administrative General Purpose Building	2,206	Evident cracks on exterior walls; deterioration of wood trim elements; roofs are showing signs of deterioration due to lack of use and upkeep, as well as vegetation growing on them; gutters have vegetation growing in them; some windows are broken and are boarded up; outside doors are deteriorating; some window AC units missing.

Fort Shafter 884 Floor 01



Building 842

Name of Property: Rice Manor

City or Vicinity: Fort Shafter

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: April, 2020 Residential Design Type: Type 7 (HABS HI-287-D)

Description of Photograph: Building #842 (identified as "Bldg 883") on Herian Place, view looking northwest.



Building 842 (Bldg 883)



Bldg 842 (marked as Bldg 883) - Cracks in west wall, at both ends.

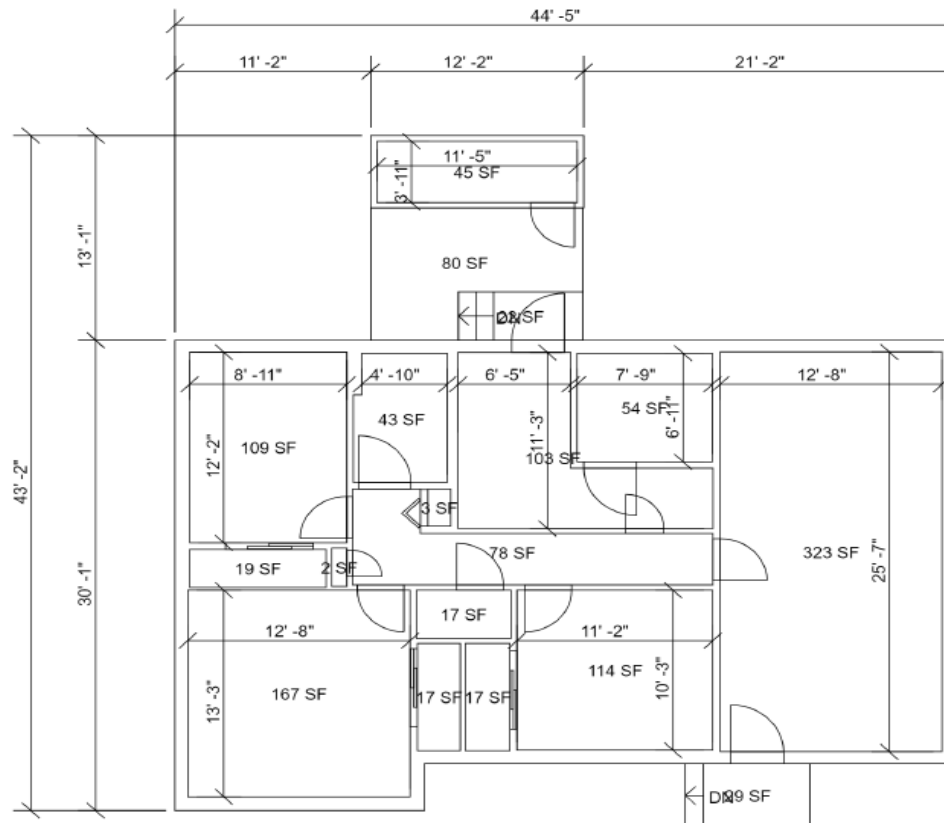


Bldg 842 (marked as Bldg 883)- Cracks near the north end of west wall, under window sill to corner.

Current Condition of Building 842 (Bldg 883)

RPUID	Building Number	CATCODE	CATCODE Description	SQFT	Condition
1049459	883	61050	Administrative General Purpose Building	1,367	Evident cracks on exterior walls; deterioration of wood trim elements; roofs are showing signs of deterioration due to lack of use and upkeep as well as vegetation growing on them; gutters have vegetation growing in them; some windows are broken and are boarded up; outside doors are deteriorating; some window AC units missing.

Fort Shafter 883 Floor 01



Building 844

Name of Property: Rice Manor

City or Vicinity: Fort Shafter

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: April, 2020 Residential Design Type: Type 6 (HABS HI-287-C)

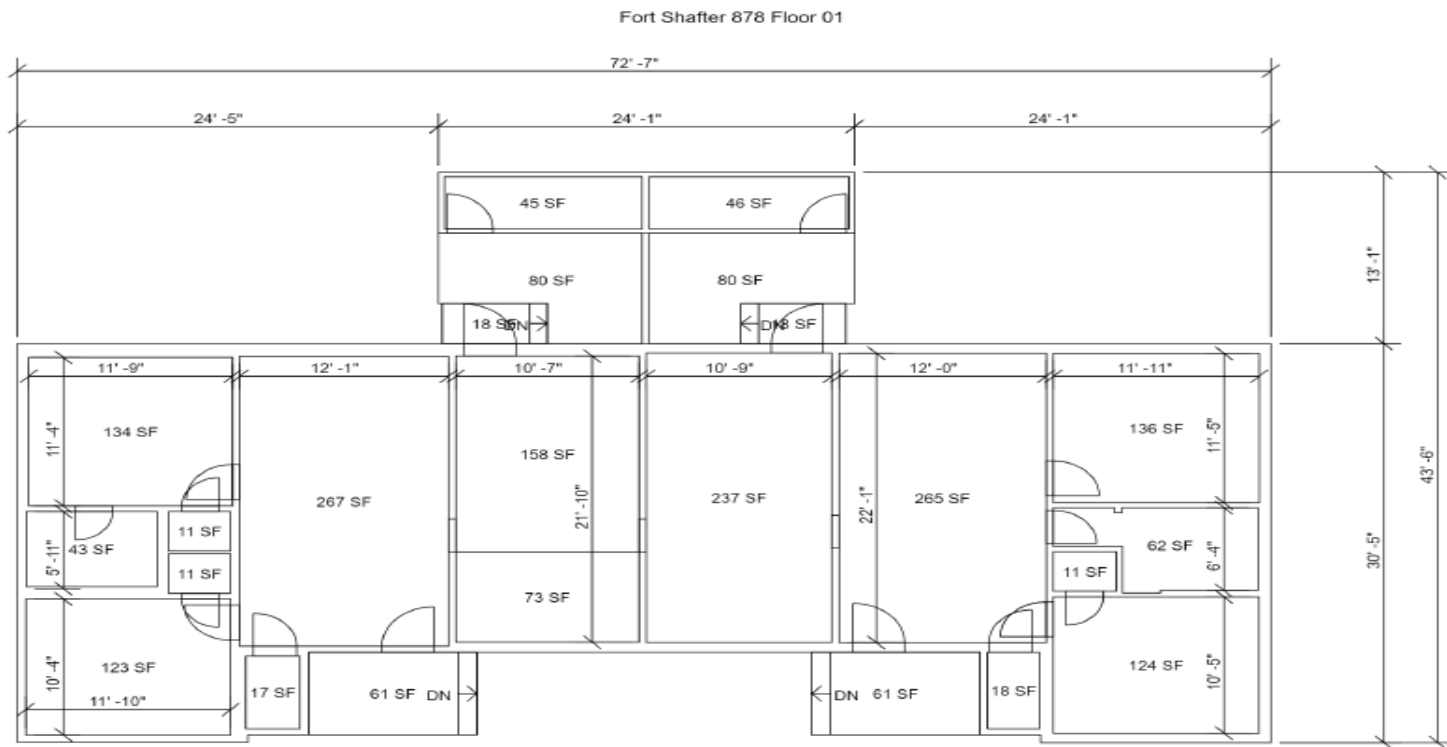
Description of Photograph: Building #844 (identified as "Bldg 882") on Herian Place, view looking northwest.



Building 844 (Bldg 882)

Current Condition of Building 844 (Bldg 882)

RPUID	Building Number	CATCODE	CATCODE Description	SQFT	Condition
1409458	882	61050	Administrative General Purpose Building	2,206	Evident cracks on exterior walls; deterioration of wood trim elements; roofs are showing signs of deterioration due to lack of use and upkeep, as well as vegetation growing on them; gutters have vegetation growing in them; some windows are broken and are boarded up; outside doors are deteriorating; some window AC units missing.



No available floor plans FS, Rice Manor Bldg 882. Bldg 827 (Bldg 878) floor plan is similar floor plan to Bldg 844 (Bldg 882). Bldg 844 (Bldg 882).

Building 845

Name of Property: Rice Manor

City or Vicinity: Fort Shafter

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: April, 2020 Residential Design Type: Type 6 (HABS HI-287-C)

Description of Photograph: Building #845 (identified as "Bldg 881") on Herian Place, view looking northwest.



Building 845 (Bldg 881)



Bldg 845 (marked as Bldg 881) - View of front porch and interior of the unit at right.

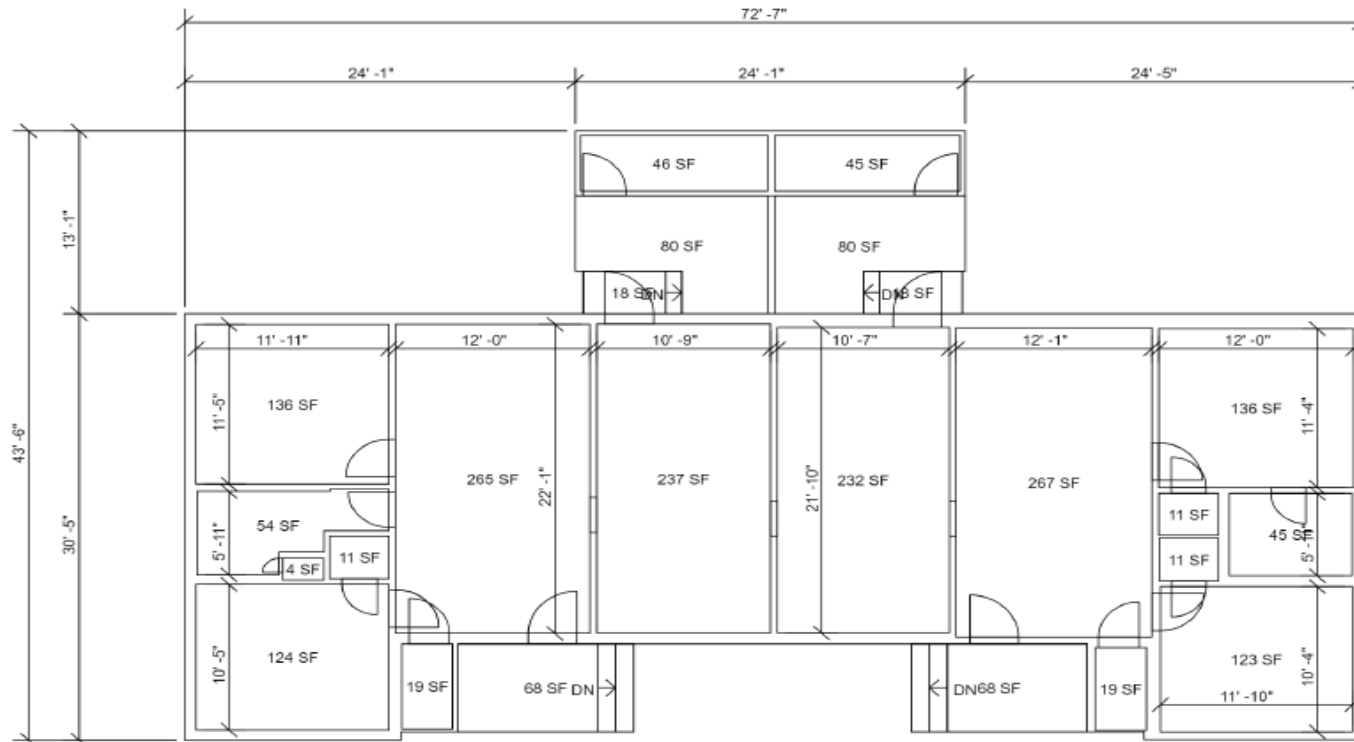


Bldg 845 (marked as Bldg 881) - View of the interior from the open front door.

Current Condition of Building 845 (Bldg 881)

RPUID	Building Number	CATCODE	CATCODE Description	SQFT	Condition
1409457	881	61050	Administrative General Purpose Building	2,213	Evident cracks on exterior walls; deterioration of wood trim elements; roofs are showing signs of deterioration due to lack of use and upkeep, as well as vegetation growing on them; gutters have vegetation growing in them; some windows are broken and are boarded up; outside doors are deteriorating; some window AC units missing.

Fort Shafter 881 Floor 01



Building 846

Name of Property: Rice Manor

City or Vicinity: Fort Shafter

County: Honolulu State: Hawaii

Photographer: Monica Bacon

Date Photographed: April, 2020 Residential Design Type: Type 6 (HABS HI-287-C)

Description of Photograph: Building #846 (identified as "Bldg 880") on Herian Place, view looking northwest.

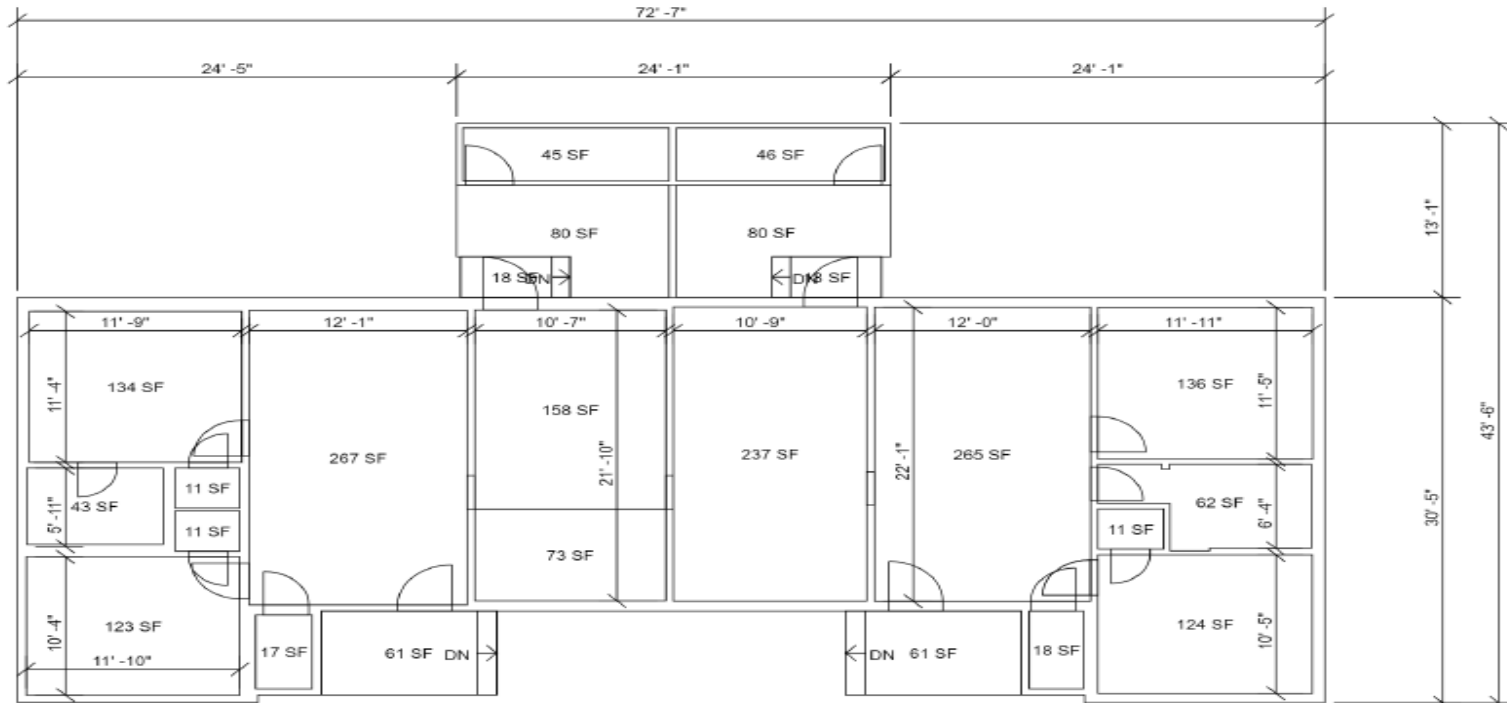


Building 846 (Bldg 880)

Current Condition of Building 846 (Bldg 880)

RPUID	Building Number	CATCODE	CATCODE Description	SQFT	Condition
1409456	880	61050	Administrative General Purpose Building	1,951	Evident cracks on exterior walls; deterioration of wood trim elements; roofs are showing signs of deterioration due to lack of use and upkeep, as well as vegetation growing on them; gutters have vegetation growing in them; some windows are broken and are boarded up; outside doors are deteriorating; some window AC units missing.

Fort Shafter 878 Floor 01



No available floor plans for FS, Rice Manor Bldg 846 (Bldg 880). Is similar to Bldg 827 (Bldg 878).

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**FORT SHAFTER MILITARY RESERVATION,
Facilities No. 820-822, 824, 826-828, 840, 841, 844-846
(Fort Shafter Military Reservation, N.C.O Quarters Type No. 6)
(Facilities No. 274, 275, 277-279, 281, 283-286)
Rice Street and Herian Place
Fort Shafter Military Reservation
Honolulu County
Hawaii**

HABS No. HI-287-C

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

**HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
Oakland, California 94607**

HISTORIC AMERICAN BUILDINGS SURVEY

**FORT SHAFTER MILITARY RESERVATION, FACILITIES No. 820-822, 824, 826-828,
840, 841, 844-846**

**(Fort Shafter Military Reservation, N.C.O Quarters Type No. 6)
(Facilities No. 274, 275, 277-279, 281, 283-286)**

HABS No. HI-287-C

Location: Fort Shafter Military Reservation
Honolulu County, Hawaii

USGS 7.5 minute series topographic map
Universal Transverse Mercator (UTM) coordinates:
1) 04.616071.2361417; 2) 04.616107.2361340
3) 04.616051.2361260 4) 04.615879.2361157
5) 04.615866.2361213 6) 04.615877.2361285

Present Owner: United States Army

Present Occupant: United States Army

Present Use: Vacant family housing units

Significance: This residential neighborhood was part of the U.S. Army's build up of troops and expansion of facilities in Hawai'i prior to and in the early years of World War II (WWII). It also retains significance based on its association with the importance of Fort Shafter as a historical installation.

Fort Shafter is significant as Hawai'i's first U.S. military post and as a U.S. Army headquarters in Hawai'i. The post was established just after Hawai'i became a territory of the U.S. in 1900. In 1921, Fort Shafter became the headquarters of the Hawaiian Department, and since then it has served as the Senior Army headquarters in Hawai'i. During WWII, Fort Shafter was the site of logistical planning for many significant U.S. military battles and operations in the Pacific.

Historian: Katharine Slocumb
Architectural Historian
Mason Architects, Inc.
119 Merchant Street, Suite 501
Honolulu, HI 96813

Date: May 2011

PART I. HISTORICAL INFORMATION

Physical History:

1. Date of Erection:

Housing was built along Rice Street and Herian Place in 1941, and was used as officers' quarters until July 2010. Rice Street and Rice Manor were named for Brigadier General John Hodgen Rice.

John Hodgen Rice was born on 6 January 1870 in St. Louis, Missouri. He graduated from the U.S. Military Academy at West Point in 1893. He married Mary Love Angell on 7 November 1903, and had two children, John Angell Rice and Robert Torrey Rice.

He achieved the rank of Captain in the Ordnance Department in at Washington DC in 1903, and was promoted to Major of the Ordnance Department in 1907. He served as Chief of Carriage Division from 1908 to 1912, and then as Chief Ordnance Officer in San Antonio Arsenal until 1915, when he returned to Washington DC. Promotion to Colonel in January 1918 was followed by promotion to Brigadier-General in the National Army in February 1918. He then served as Chief of Engineering Division, office of Chief Ordnance Officer in the American Expeditionary Forces in WWI in France, was appointed Commander of Legion of Honor in 1919, and was responsible for the procurement and supply of all ordnance to the U.S. forces in France. He was awarded the Distinguished Service Medal for his efforts in WWI.

John Hodgen Rice died on 8 January 1940, in Pelham Manor, New York, and is buried in Arlington National Cemetery.

2. Architect:

The buildings were designed by the Construction Quartermaster of the Hawaiian Department. Architectural plans for the houses were typically drawn by "Stout", "McFarland", "Field", were typically checked by "Van Oort", and were prepared under the direction of T.R.J. Hickey, Captain of the Quartermaster Corps.

Jozef B. A. Van Oort was the chief architect at Hickam Army Air Field under Captain John A. Hunt, who became Construction Quartermaster on July 18, 1938. The following day, the War Department announced that Army construction in Hawai'i would from that date be placed directly under the office of the Quartermaster General in Washington, and under the supervision of a Construction Quartermaster in Hawai'i reporting directly to the Quartermaster General.

3. Original and subsequent owners, occupants, uses:

The housing has been continuously owned and occupied by the U.S. Army since establishment as the first military post in Hawai'i in 1905. The Rice Manor housing area was originally constructed for non-commissioned officers and was continually used as Army officer housing until July 2010 when the last housing unit was vacated.

4. Builder, contractor, suppliers: unknown

5. Original plans and construction: Original plans were produced in 1941 by the U.S. Quartermaster Corps, Hawaiian Department.

6. Alternations and additions: the original interior walls separating the service porch and store room from the kitchen were removed, as was the jogged wall separating the two duplex units from each other. A single straight wall was constructed to divide the units, leaving one larger room on each side which now serves as the kitchen with an eat-in area for the dining table. It is unknown when this portion of the building was altered.

Additionally, a laundry area and storage room was added onto the back of each duplex structure. A wood wall was constructed from the middle of the back side of the building, extending 10'-0" from the edge of the concrete landing at the back door. This connects to and separates a storage room on each side that runs parallel to the back of the house units. Each storage closet is 11'-9" long and 4'-6" wide, with a concrete slab, wood stud walls with 1/4"x7" vertical wood siding boards, and wood shed-shaped roof with composite shingle roofing. It is unknown when this addition was constructed.

B. Historical Context

When the Hawaiian Islands were annexed to the United States in 1898, military defense of the new territory was immediately provided. The earliest troops stayed in a temporary camp in Kapi'olani Park, called Camp McKinley. Former Hawaiian monarchy lands became property of the United States government as part of the annexation of the Territory of Hawai'i. Two major tracts were assigned to the War Department, the Kahauiki and Wai'anae-uka *ahupua'a*, in 1899. The *ahupua'a* was a traditional Hawaiian land division running from the mountain ridge line to the sea. The Kahauiki *ahupua'a* was closer to Honolulu and Pearl Harbor than the latter, and Kahauiki had more water than the lands on the central plains of O'ahu at Wai'anae-uka. For these reasons a board of Army officers in 1903 recommended establishment of the principal infantry post for the islands at Kahauiki, and the area later to be known as Fort Shafter became the first military post of the Army in Hawai'i.

Prior to the Army taking possession of it, the land that became Fort Shafter had been used for a dairy, with grazing land at the upper portions, and feed grown at lower areas, with part of the Shafter Flats section of the base made up of the Damon (Kalikikapu) and Weli fish ponds.

Construction started in 1905 at what was first called Kahauiki Military Reservation. Fort Shafter was Hawai'i's first permanent United States military installation. It was given the name Fort Shafter in 1907, in honor of Major General William R. Shafter (1835-1906). General Shafter had distinguished himself in the Civil War and in Cuba during the Spanish-American War, and was commanding general of the headquarters for Hawai'i, then in California, until 1901 (Meeken, 1974: 3).

The earliest construction, in the 1905-1909 period, at Fort Shafter was on high ground in two areas. The bids were opened June 12, 1905, and the contract for the housing was awarded to Burrell Construction Company of New York. The first area constructed was around Palm Circle, including officers' quarters and battalion barracks, as well as support facilities on and near Funston Road. The second group was the post hospital buildings across King Street, in the area now occupied by the Fort Shafter interchange of the Moanalua freeway. Captain Williamson of the Quartermaster Corps was credited with the layout of the installation.

The first troops to occupy the buildings, the 2nd Battalion, 20th Infantry, arrived in 1907 (Meeken 1974: 4). Company 1, 3rd Battalion of Engineers were stationed at Fort Shafter in early 1913; they later became the Division Engineer for the Hawaiian Division, and then the 24th Infantry Division. The 2nd Infantry moved from Schofield Barracks to Fort Shafter in 1913, and was the major occupant of Fort Shafter for the next seven years, although personnel attached to the hospital and ordnance depot, as well as other groups, such as Army Engineers and Signal Corps, were also stationed at Fort Shafter. Signal Corps units first arrived at Fort Shafter in 1913, and a military telegraph system was completed.

Streetcars ran from Honolulu along King Street; the route originally ended at Fort Shafter, and was eventually extended to Pearl Harbor. The streetcars ran until 1933, when the current post bus route was established. A railroad line ran from the Middle Street gate, across Shafter Flats, and down Pu'uloa Road; eventually a causeway was constructed to carry the main line of the railroad across the bay, and the Shafter Flats line became a branch line serving the Damon land, the Ordnance Depot, and the Kalihi industrial area.

Additional infantry troops arrived at Fort Shafter in 1914, requiring the construction of a regimental post cantonment. These buildings were located along Wisser Road, and included barracks, houses, and support facilities. These buildings have since been completely demolished. In 1917 the Hawai'i Ordnance Depot transferred from Fort Kamehameha to Fort Shafter, and the original buildings for the Hawaiian Ordnance Depot were constructed between 1917-18 on the east side of the reservation. Many of these buildings still remain.

During World War I all regular Army Field artillery and infantry regiments were transferred to the mainland United States, leaving between December 1917 and August 1918. To replace the troops one battalion of the 1st Hawaiian Regiment of the Hawai'i National Guard was stationed at Fort Shafter in June 1918. A regimental officer's school was established July 1918 at Fort Shafter and Schofield Barracks. Food gardens were planted on the post. The National Guard regiments were demobilized in 1919, leaving the Post vacant except for the 9th Signal Service Company.

In June 1921, the Headquarters of the Hawaiian Department moved to Fort Shafter from the Alexander Young Hotel in Honolulu. Since then Fort Shafter has been the base of the senior Army headquarters in Hawai'i (Meeken 1974: 6). The headquarters organizations occupied the Palm Circle area, gradually converting the original troop facilities into administrative space.

From 1921 through World War II Fort Shafter was also the antiaircraft artillery post. The Hawaiian Coast Artillery District was located at Fort Shafter from June 1921 through October 1929.

Only a few structures were built at Fort Shafter in the 1920s and 1930s. In October 1940 the Signal Corps moved to Fort Shafter from Fort Armstrong. The Ordnance Depot area on the south side of King Street adjacent to Fort Shafter was transferred to Fort Shafter, and then designated the Signal Corps area. The area included six magazine buildings built in 1923. This area was expanded for the Signal Corps, with a cantonment area, and administration and warehouse buildings constructed.

Various artillery groups were also tenants at Fort Shafter from 1921 through World War II. On December 16, 1941 the construction and real estate activities, repairs, and utilities activities of the Quartermaster Corps were transferred to the Corps of Engineers. The O'ahu component became the Honolulu Engineer District. World War II saw a tremendous increase in building activity at Fort Shafter, in every area where there was space. Buildings were also expanded and remodeled during this period. During this building boom, the functional area boundaries of the separate parts of Fort Shafter were apparently loosened.

Only a few casualties occurred at the post in the December 7, 1941 attack, from U.S. Navy anti-aircraft shells rather than Japanese planes. Palm Circle was strafed during the 7 December 1941 attack, and the maid's room of Quarters 4 has a bullet hole attributed to the attack (Meeken 1974: 13). General Delos Emmons and Lieutenant General Robert Richardson commanded the Hawaiian Department from Palm Circle during World War II, and as the war progressed across the Pacific, the scope of the command increased.

The Hawaiian Antiaircraft Command was formed at Fort Shafter in March 1942, and was redesignated the Antiaircraft Artillery Command (Hawaiian) in December 1943. Also, the Headquarters 53rd Artillery Brigade (AA) was formed on post in July 1941.

During World War II General Richardson's duties expanded, and his need for support staff increased, when he became commanding general of the U.S. Army Forces in the Central Pacific Area (USAFICPA) in August 1943, and then again in 1944 when he assumed command of the U.S. Army Forces Pacific Ocean Areas (USAFPOA), consisting of both central and south Pacific troops. "From 1943 to 1945, Richardson's command carried out logistical planning for the invasion of the Gilberts, Marshalls, Marianas, Guam, Palau, and Okinawa" (Thompson 1986). To provide space for the expanding administration of General Richardson, a complex of three structures was built in the northeast section of Palm Circle. These buildings, T-100, T-101, and T-102, were constructed at Palm Circle in 1944. Additional administration buildings were constructed behind the Officers' houses and adjacent to Building T-103 during WWII.

The Damon (Kalikikapu) and Weli fish ponds were filled in 1945 with fill from the dredging of Kap•lama Basin. This expanded the boundaries in the Shafter Flats; the later construction of Middle Street and its subsequent expansion into H-1 have also altered the boundaries of the installation.

After World War II no regiment was stationed at Fort Shafter. The hospital moved off-post to its new buildings in 1948. The Ordnance and Signal Depots were oriented to the support of Schofield Barracks. From 1955-1974 besides the headquarters and support units, the main activities at Fort Shafter were "the electronic maintenance and calibration continuing in the old

Signal Corps Area, and a large motor pool operation in Shafter Flats supporting a tri-service cargo mission on island” (Meeken 1974: 9). A major reorganization took place in 1974, which resulted in the elimination of the theater-level Army headquarters (U.S. Army Pacific) and the relocation of the Hawaiian-level Army Headquarters (U.S. Army Support Command Hawai‘i) from Schofield Barracks to Fort Shafter. Many other tenant changes also occurred at this date.

The Signal Corps barracks complex in the southwest section of Fort Shafter was largely cleared about 1960. It remained largely undeveloped, except for a basketball court, until the Army Reserve complex construction was started recently. After Tripler Hospital moved to its new hillside farther west in 1948, and after the Moanalua Freeway was cut through a portion of the old site in 1958-60, the remaining hospital area was redeveloped with enlisted housing. Generally, new construction at Fort Shafter since World War II has been on the site of previous structures, because most buildable areas were used during those war years. Some of the 1960s additional housing areas developed in the northeast portion of Fort Shafter are an exception, as well as some of the buildings on the filled fishponds.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural Character: the duplex house units are a modest Ranch-style, with moderately-sloped hipped roofs, large wood windows, and simple metal railings. The exposed texture of the exterior concrete brick walls add to the informal character.
2. Condition of fabric: the buildings are in good condition, with little evidence of structural damage in the roof structures and floor foundations. There are some cracks and collision damage evident at the exterior concrete brick walls, but this is not typical at all buildings. Recent neglect has led to some rusting of metal railings and some deterioration of wood trim elements.

B. Description of Exterior

1. Overall dimensions: The duplex units are mirror images, symmetrical around a center line. The overall buildings are generally rectangular in plan, with overall dimensions of 72'-4" wide by 30'-4" deep. The front entry porch area is recessed 6'-10" in from the outer front wall. The top of the sill plate is 9'-0" above the finished floor level, and the overall roof height is approximately 15'-0".
2. Foundations: a poured concrete footing, 8" x 1'-8" in size, supports a grouted concrete block wall 12" thick. This extends approximately 2 feet above the ground surface, and then reduces to 8" in thickness, where the extending ledge supports the 2x6 floor joists. The floor joists rest on a 2x4 sill plate, which is located on top of the ledge produced by the reduction in exterior wall thickness. The sill plate is bolted to the concrete block wall with ½" x 8" anchor bolts. The joists are also

supported by 4x6 girders, which in turn are supported by 4x4 posts on 18"x18"x8" concrete piers. Joists are doubled under parallel partitions. Two foundation vents are located on each exterior wall.

3. Walls: Exterior walls are constructed of 8"x11 3/4" x 3 5/8" concrete blocks, which are grouted where interior walls intersect the exterior wall. Interior walls are constructed of 2x3 studs.
4. Structural systems, framing: The top of the exterior walls have a reinforced 8"x12" concrete lintel beam, on top of which is a 2x4 wood sill plate. At the two building end protrusions, there is a 6x10 wood beam rather than the concrete lintel beam. The roof structure consists of 2x4 ceiling joists and rafters spaced at 2'-0" on center. A 1x6 collar beam connects rafters.
5. Porches, stoops, balconies, bulkheads: The front entry has a covered entry porch leading to each unit. There are typically two steps, with a 6:12 rise to run, leading up to a concrete slab porch, which is 12'-0" long by 6'-10" deep. A single 6"x6" wood post at the front corner supports the roof above. This post has a decorative detail of two scored reveals near the top of the post. A simple metal railing spans the front of each entry porch. The rail has two horizontal bars, each 1-1/4" wide by 1/2" thick, and two vertical posts, each 3/4" by 3/4". The railing is attached to the house wall and to the center of the wood post. The front foundation wall typically extends out to the end of the first step.

The back door leading out of the kitchen has a small concrete landing. The number of steps leading to the landing varies with the terrain surrounding each house. A metal railing made of 1-1/2" diameter metal pipe encloses the platform and follows the steps, with a curved transition from the handrail along the stairs to the vertical post into the first step.

6. Openings:
 - a. Doorways and doors: each unit of the duplex has two exterior doors: the front entry door, and a door leading out the back side of the house from the original service porch (now kitchen). The front entry door is 3'-0" wide by 7'-8" high. It is 1-3/4" thick, constructed of Douglas Fir v-joint T&G boards over a cell core. The door was originally natural finish and had a small peephole viewer. What appears to be the original door hardware is typically still present, and is a simple art deco style escutcheon and knob. The front entry also has a screen door, which has one lower wood panel and a screen in the upper portion with two intermediate horizontal batten supports. This door has a small simple door knob on the outside, and lever and thumb lock on the inside. The doorway has a simple thin wood frame in opening in the concrete brick.

The original door leading from the original service porch (now kitchen) to the rear landing was a 3'-0" x 7'-0" screen door with a wood panel in the lower portion and a screen in the upper portion. This door remains in some of the houses, typically with a plywood panel over the screen portion to prevent unwanted entry, or has been replaced by a flush wood door.

- b. Windows: Original windows were wood double-hung, each sash having two lites with one horizontal muntin at the center of the sash. Windows were typically double, or paired, but there was a triple window at the back side of the living room and a single window at the bathroom. The two bedrooms each have two double windows located right up to the outer corner of the room.

Windows have 3'-0" wide sashes and are 5'-6" high in the living room, 4'-6" high in the bedroom, and 3'-6" high in the bathroom. The window at the kitchen has 3'-6" wide sashes and is 5'-0" high. The window head is 7'-0" above the finished floor. The windows each originally had a wood-framed bronze screen. The service porches had a 3'-6" wide by 2'-6" tall screened opening. All of the original wood windows have been replaced with jalousie windows.

7. Roof:

- a. Shape, covering: the roof is a wood-framed gable roof with small louvered vents at the end of the ridge at the back side of the house. The roofing is composition shingle over 1x6 wood sheathing.
- b. Cornice, eaves: the eaves are open, exposing the wood sheathing and the rafter ends, which are clipped. The rafter ends are covered by a ¾" by 3- 3/8" fascia board.

C. Description of Interior

- 1. Floor plans: The duplex houses each have two units that are mirror images of each other. Each unit is entered from the front directly into the living room; this room extends from the front of the house to the back. On one side of the living room are two bedrooms, with a "Jack and Jill" bathroom, which can be entered from either bedroom. The bathroom has a sink, toilet, small bathtub, and linen closet. Each of the two bedrooms has a small closet with shelf and rod. On the other side of the living room is the kitchen. There was originally also a storeroom and service porch off the kitchen, but these interior walls have been removed, creating one larger kitchen with no auxiliary rooms. The kitchen originally had built-in counter with sink, cupboard, and breakfast nook. All original built-in cabinets and furniture in the kitchen have been removed and replaced with modern cabinets and fixtures.

2. Flooring: The houses originally had wood flooring in the living room, bedrooms, and storeroom. The flooring in the kitchen, bathroom and service porch was linoleum. Current flooring is vinyl tile, sheet vinyl, or carpet. It is unknown if the original flooring remains under the current flooring.
3. Walls and Ceiling Finish: the original wall finish on was 5/8" plaster over the concrete tile and concrete door and window headers, or over the wood studs at the interior walls. All rooms had a wood baseboard 5/8" thick by 4-1/2" high, with a rounded top edge, and a small base shoe the same material as the flooring in that room. Ceilings are originally 1/2" thick insulation board, with a decorative 1-1/2" picture molding at the top of the wall in the living room and bedrooms. Where renovations have occurred on the interior, typically at the kitchens, the wall and ceiling finishes are generally now gypsum board.
4. Openings:
 - a. Doorways and Doors: interior doors are wood framed with wood casing that is 3/4" x 3-1/2" with rounded edges. The doors are painted wood single panel, with 5-1/2" wide top and side stiles and rails, and 10-1/2" wide bottom rail. The doors are 1-3/8" thick with 3/8" thick panels.
 - b. Windows: the interior window casing is 3/4" x 3-1/2" wood with rounded edges on the top and side casing. The wood sill is 1-1/4" thick, and the apron is 3/4" x 3-1/2".
6. Decorative features and trim: the living room and bedrooms have a decorative wood picture molding at the top of the walls. Windows and doors have casings of 3/4"x3-1/2" wood with rounded outer edges.
7. Hardware: door hardware is typically a classic-shaped metal knob of brass, with a rectangular backplate with beveled edge and a lever lock key hole. The window hardware was not recorded in any of the historic documents available, and all of the original window hardware has been removed. Remaining wood framed screens have pull-pin type locks at the sides to secure the frame.
8. Mechanical equipment:
 - a. Lighting: Although new lighting typically seems to have been installed in the same location as original lighting, the only noted likely original fixtures are at the entry porch ceilings. This fixture is a ceiling-mounted fixture with a metal plate-shaped base with a smaller cylindrical bowl-shaped glass shade of patterned glass. These fixtures are also located at the rear laundry/storage room addition, and may have been relocated there from the original portion of

the house. New lighting includes ceiling fan lights, ceiling -mounted lights, and other various fixtures. Original wiring was visible in the attic.

b. Plumbing: original plumbing consisted of cold water, hot water, and waste lines run underneath the floor in the crawl space, and vent lines run in the attic. The cold water line enters the building from the front side near the middle of the building, and the waste line goes out of the rear side at the middle of the building. The water line goes directly to the kitchen areas, and branches off from there to access the bathrooms and the hose bib at the outer side walls of each building. Steel pipe plumbing was visible in the attic, and copper and steel pipe plumbing was visible in the floor crawl space. All original interior plumbing fixtures have been replaced with modern fixtures.

9. Original furnishings: the kitchens originally had built-in cabinets, including a sink with ceramic tile counter and backsplash, and wood cabinets below on either side; a “cooler” which was a built-in cabinet with shelves and a screened vent at the top and bottom, and a cabinet with lower and upper doors and a maple-top counter. These cabinets have all been removed.

D. Site

1. General setting and orientation: Rice Manor is a small, quiet neighborhood on a hillside above Kahauiki stream and an adjacent golf course. The neighborhood is near the back of the Fort Shafter Military reservation, and is accessed by driving thru the installation. The major road through the neighborhood is a gently-curving tree-lined street.
2. Historic landscape design: the relatively informal layout reflects site geography and Garden City concepts, with no driveways, spacious yards, large lawns, and uniformly-spaced large monkeypod street trees. Personalized plantings are typically found along the front of the house and entry sidewalks. See HALS HI-9 for further landscape design information.

PART III. SOURCES OF INFORMATION

- A. Architectural Drawings: the original construction drawings are on file at the U.S. Army Directorate of Public Works plan file at Wheeler Army Air Field, Hawai‘i . These include neighborhood layout plans, utility plans, and building plans, elevations, details, and plumbing and lighting plans. The drawings are titled “N.C.O. Quarters Type No. 6, Fort Shafter T.H.”
- B. Historic views: no historic views of the neighborhood were located. Several historical aerial views of the installation were located that show the houses. These include:
USGS. Aerial photograph, January 30, 1959. GS-VXJ59, Flight Line No. 082; ID: 2572

USDA. Aerial photograph, January 12, 1963. EKM-2CC-204, 19630112; Flight Line No. 048, ID: 4450

USGS. Aerial photograph, February 6, 1968. GS-VXJ-S, 19680206; Flight Line No. 021

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Allen, Gwenfread

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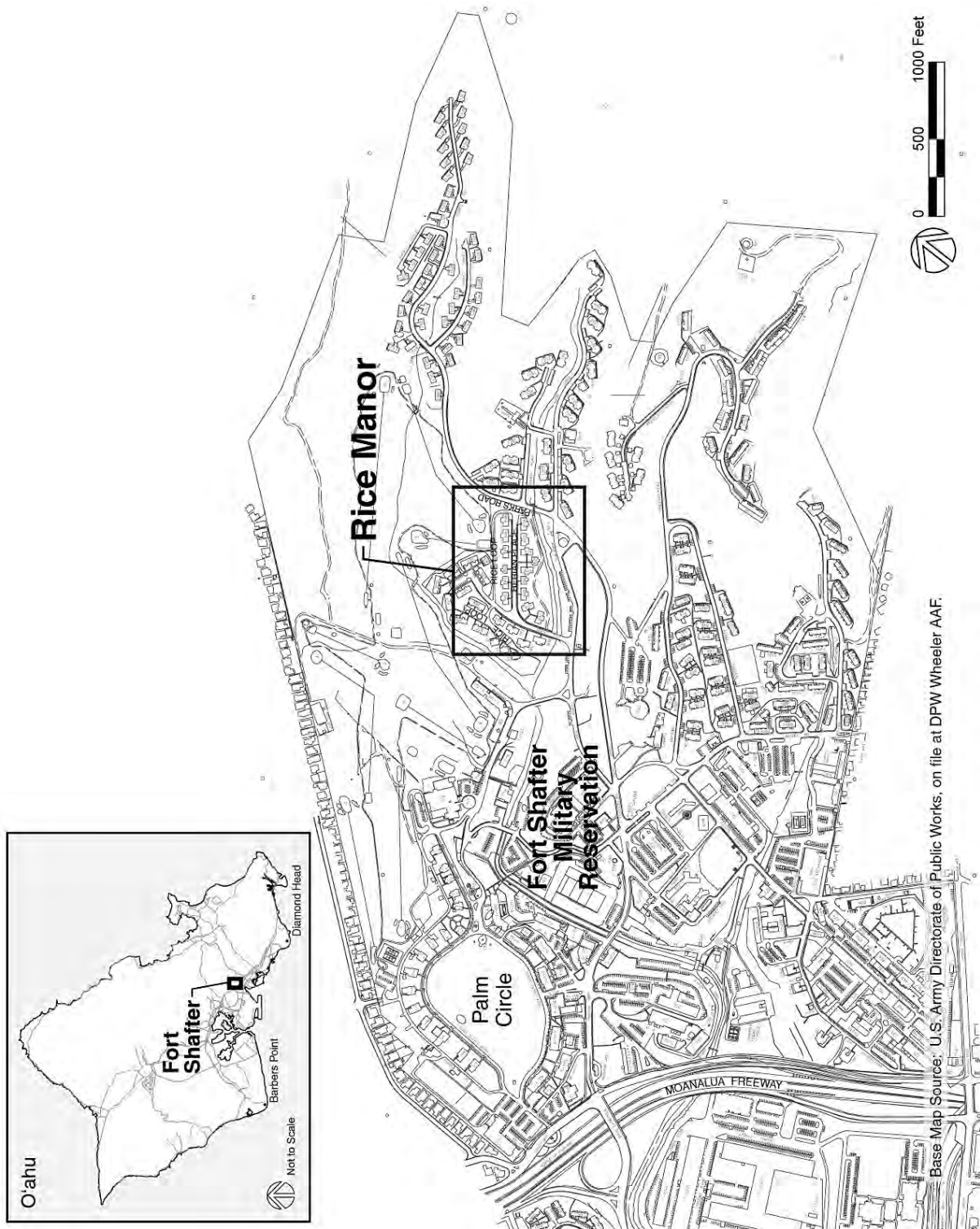
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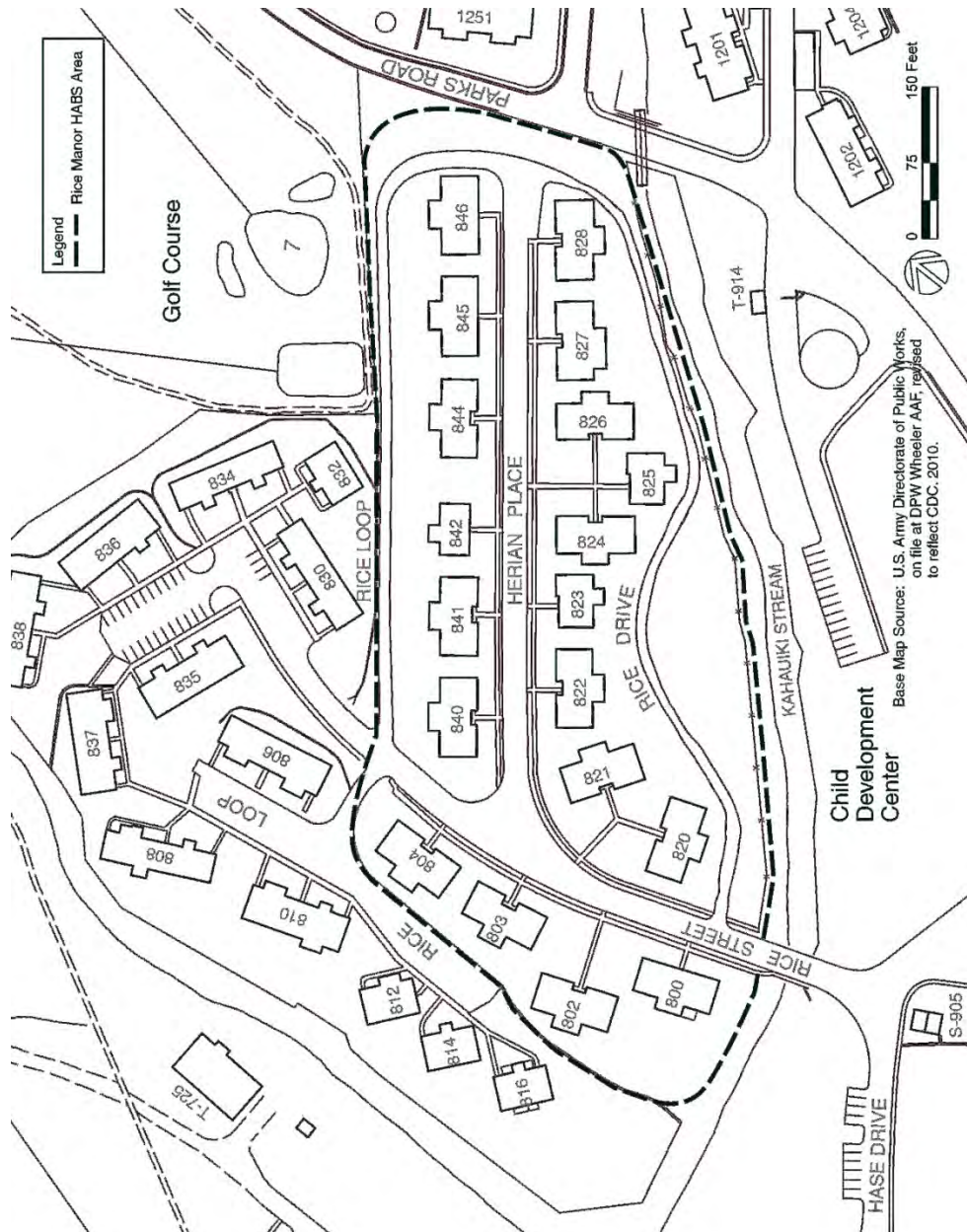
This HABS documentation was undertaken in 2010 in accordance with a programmatic agreement related to the privatization of family housing at U.S. Army Garrison (2004), and in association with a child development center construction project. The report was researched and written by Katie Slocumb, Mason Architects Inc., 119 Merchant Street Suite 501, Honolulu, Hawai‘i 96813 in May 2011. The large-format photographs were taken on July 14, 2010, by David Franzen of Franzen Photography, Kailua, Hawai‘i.

HALS documentation was prepared concurrently for the Rice Manor neighborhood by Helber Hastert & Fee, Planners Inc. and Franzen Photography.

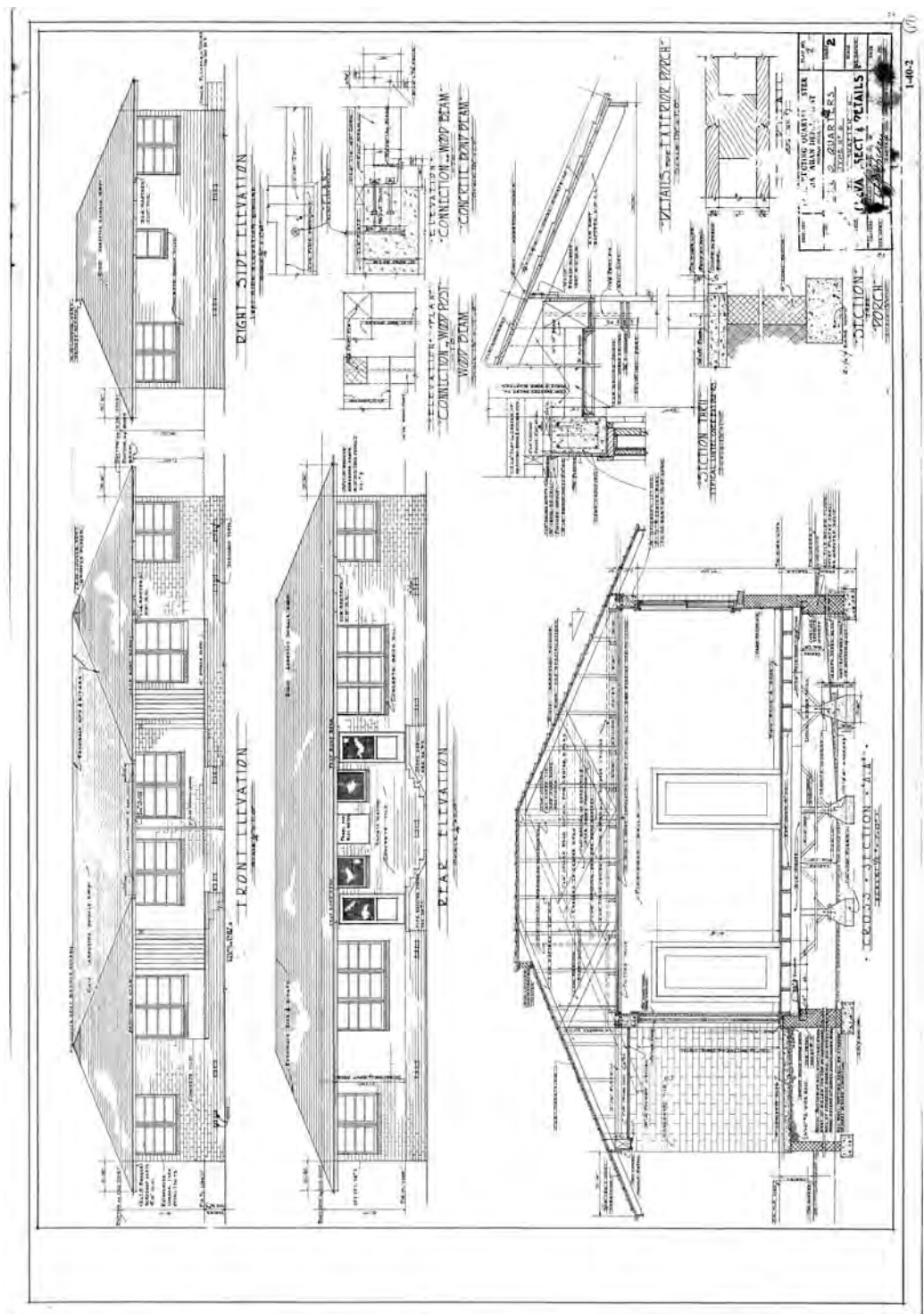
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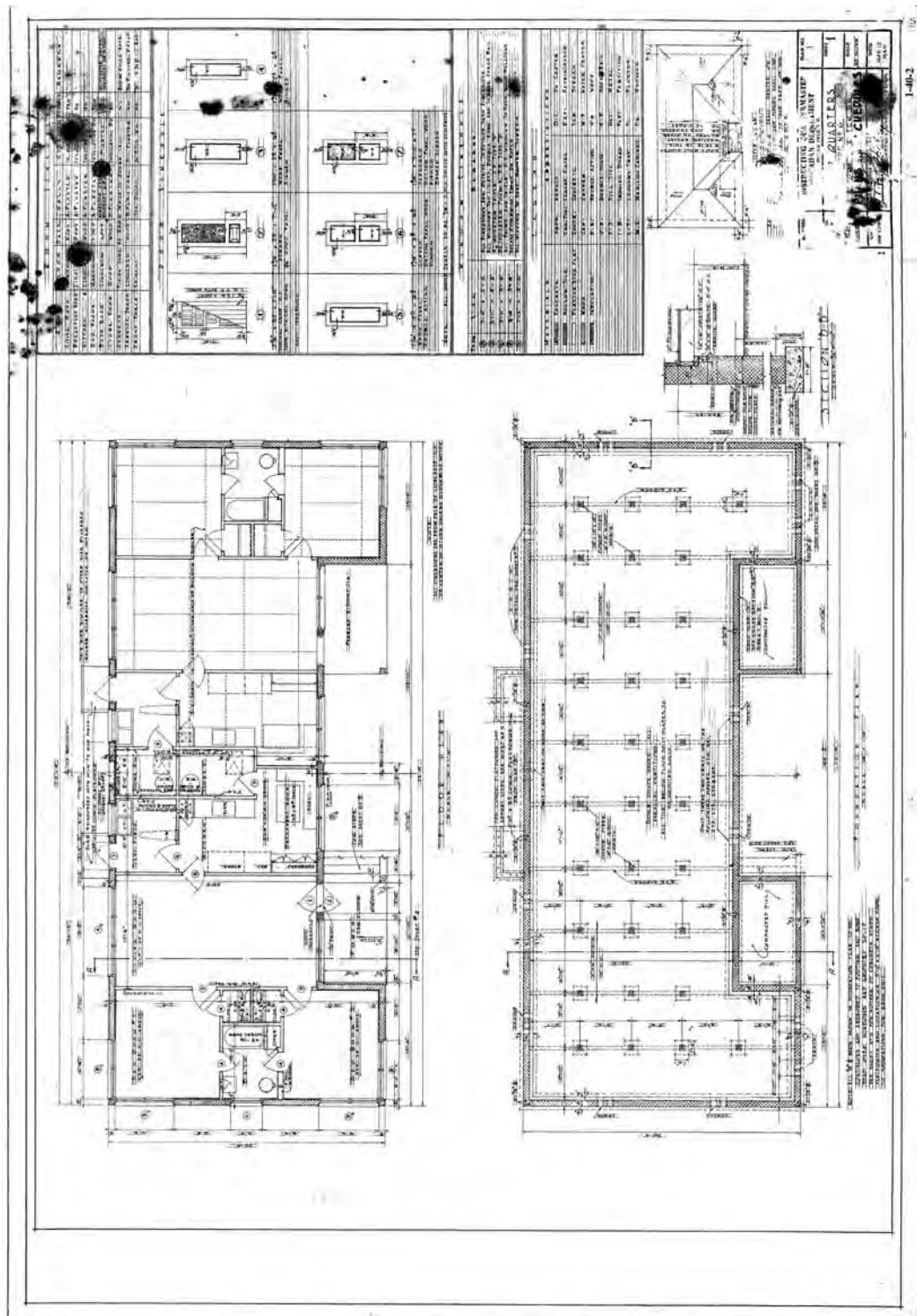
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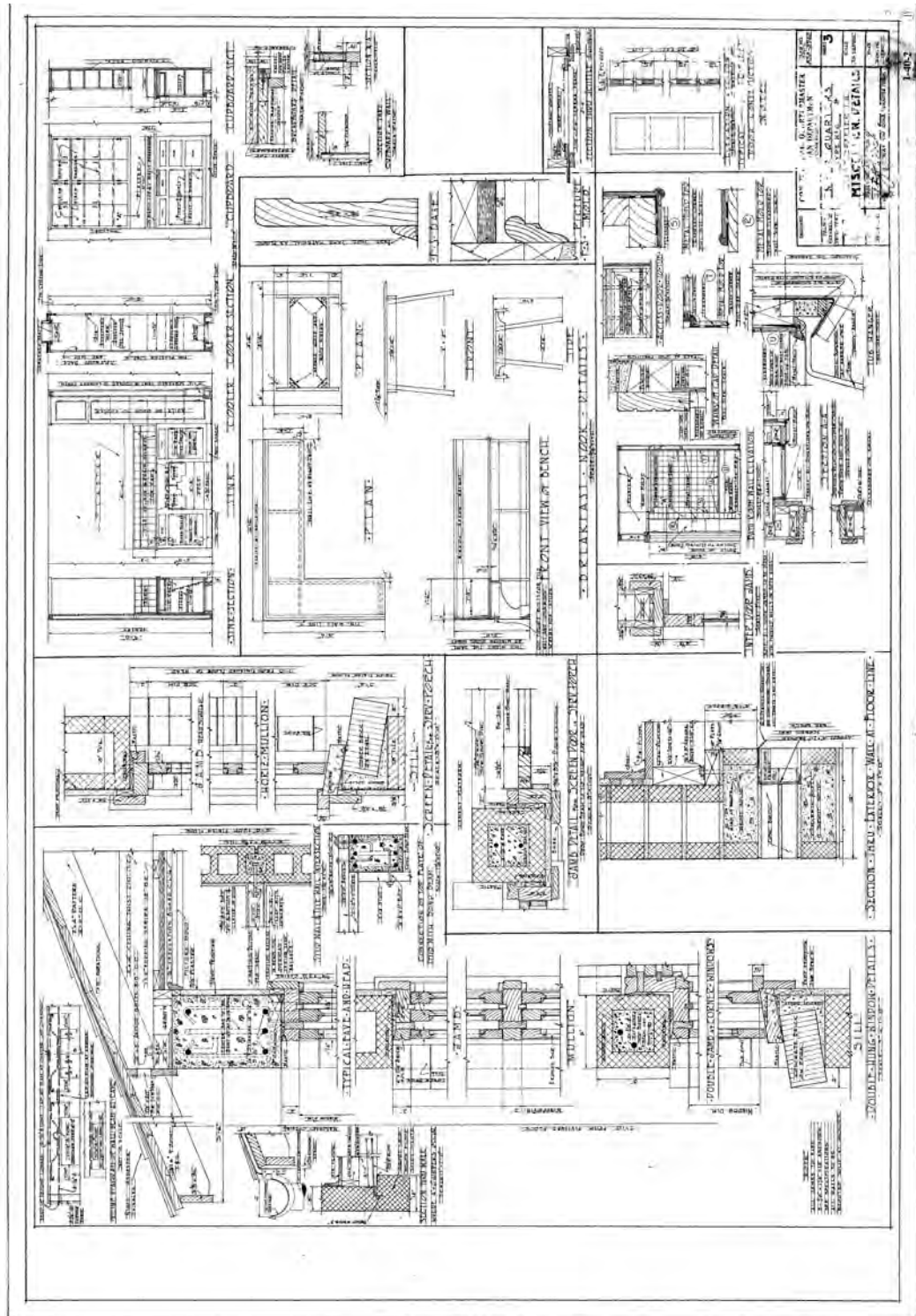
Rice Manor Site Plan



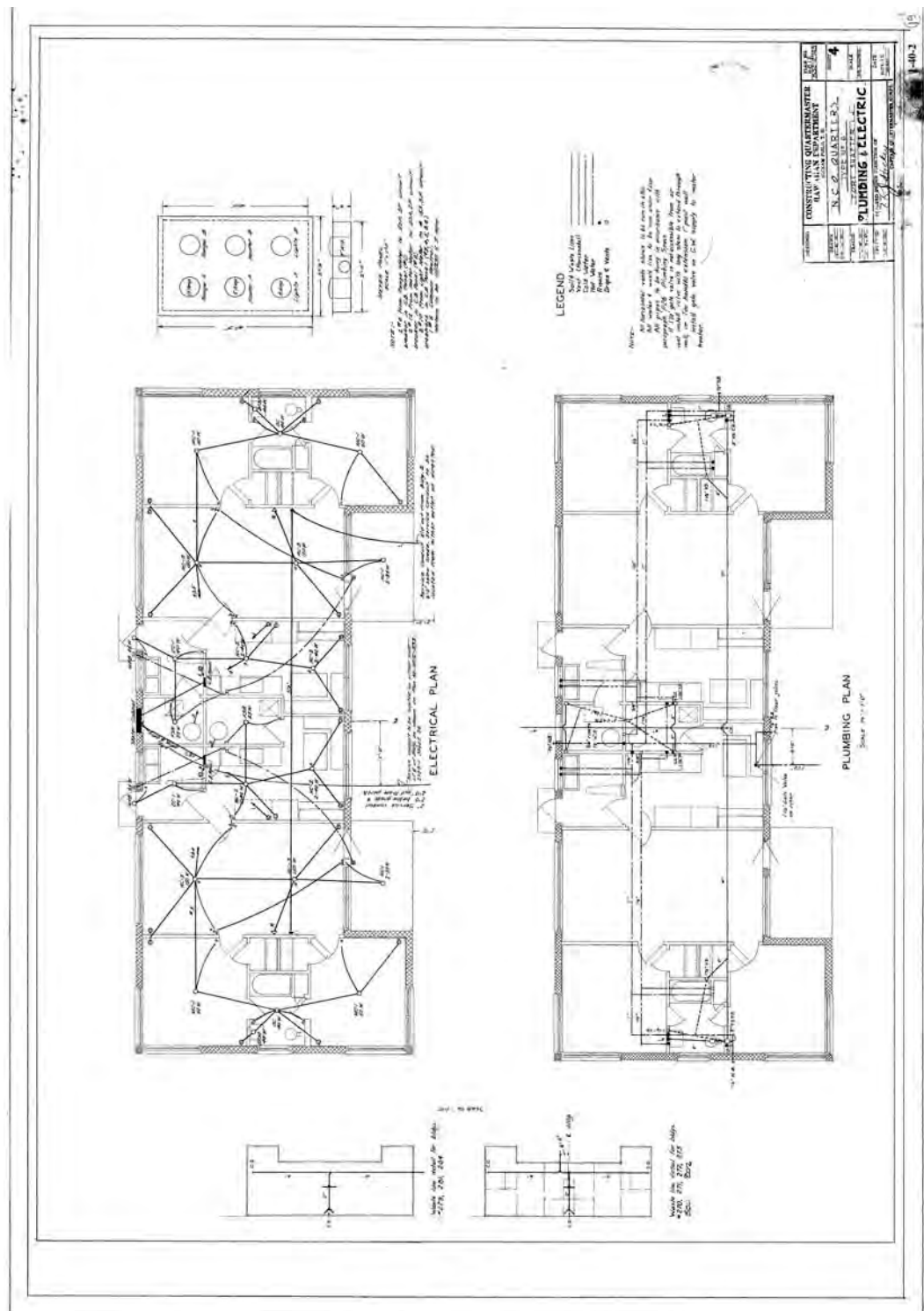
Type No. 6 elevation and section, dated August 30, 1941 (Historic drawing no. 6558-1045)
(reduced)



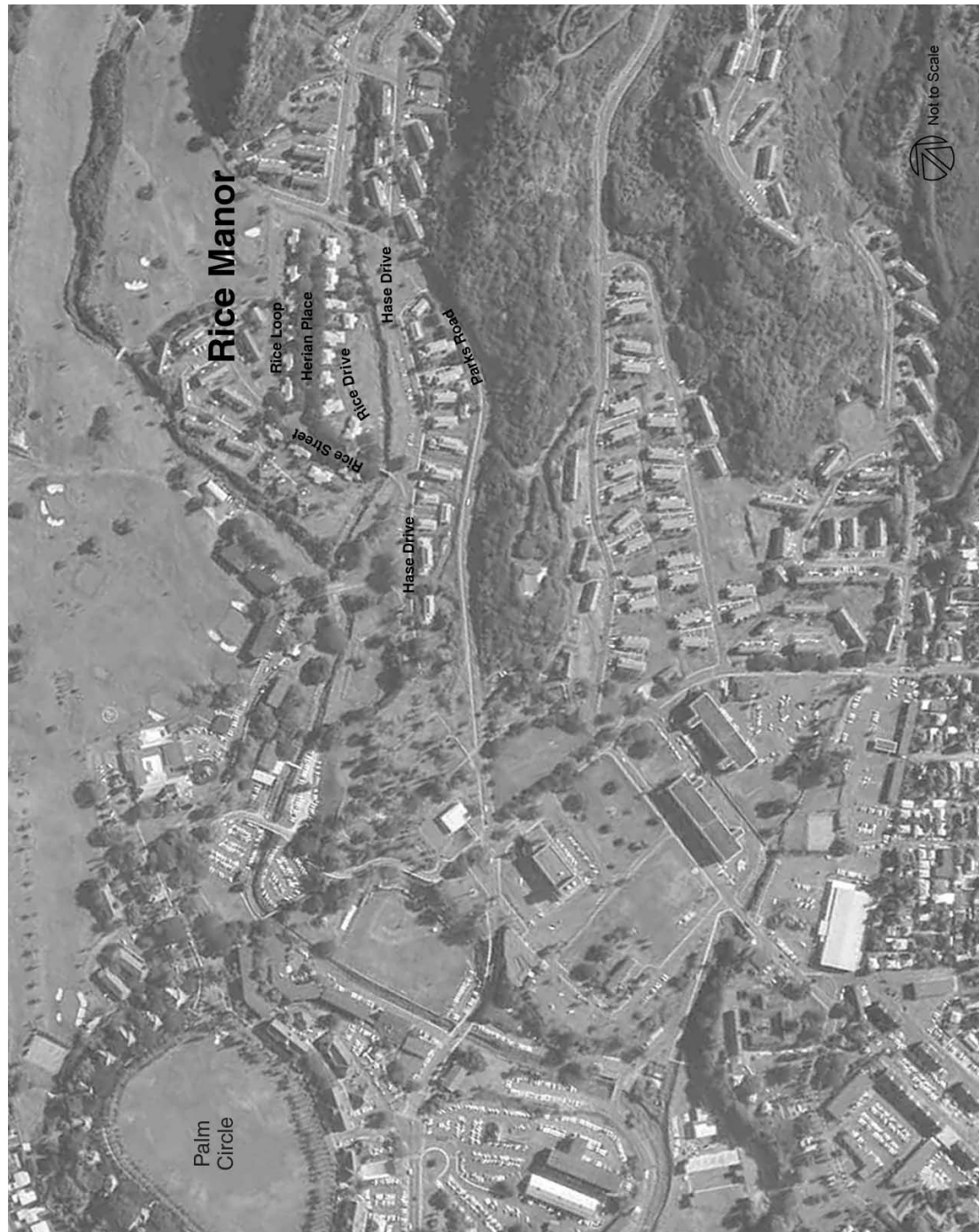
Type No. 6 floor plan, foundation plan, and schedules, (Historic drawing not numbered, dated August 30, 1941) (reduced)



Type No. 6 details, (Historic drawing no. 6558-1046, dated August 30, 1941) (reduced)



Type No. 6 plumbing and electrical plans, (Historic drawing no. 6558-1047, dated August 30, 1941 (reduced))



1959 Aerial Photograph

(Source: U.S. Army Directorate of Public Works, on file at DPW Wheeler AAF)

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

FORT SHAFTER MILITARY RESERVATION, Facilities **HABS No. HI-287-C**
No. 820-822, 824, 826-828, 840, 841, 844-846
(Fort Shafter Military Reservation, N.C.O. Quarters Type No. 6
(Facilities No. 274, 275, 277-279, 281, 283-286)
Rice Street and Herian Place
Fort Shafter Military Reservation
Honolulu County
Hawaii

David Franzen, Photographer, July 2010

HI-000-1	VIEW OF NEIGHBORHOOD ALONG HERIAN PLACE
HI-000-2	VIEW FROM BLDG 800 ALONG RICE LOOP SHOWING CURVE IN THE ROAD ONTO HERIAN PL. EDGE OF BLDG 820 IS ON RIGHT
HI-000-3	OBLIQUE OF THE FRONT (SOUTHEAST) AND SOUTHWEST SIDE OF BLDG 841
HI-000-4	VIEW SHOWING THE FRONT ENTRIES OF BLDG 841
HI-000-5	OBIQUE VIEW OF THE REAR OF BLDG 841
HI-000-6	VIEW OF THE FRONT BEDROOM THRU THE "JACK & JILL" BATHROOM TO THE REAR BEDROOM OF BLDG 846
HI-000-7	VIEW FROM THE DINING AREA THRUOUGH THE KITCHEN TO THE REAR ENTRY AND STORAGE SHED OF BLDG 846
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HABS No. HI-287-C-2



HABS No. HI-287-C-3



HABS No. HI-287-C-4



HABS No. HI-287-C-5



HABS No. HI-287-C-6

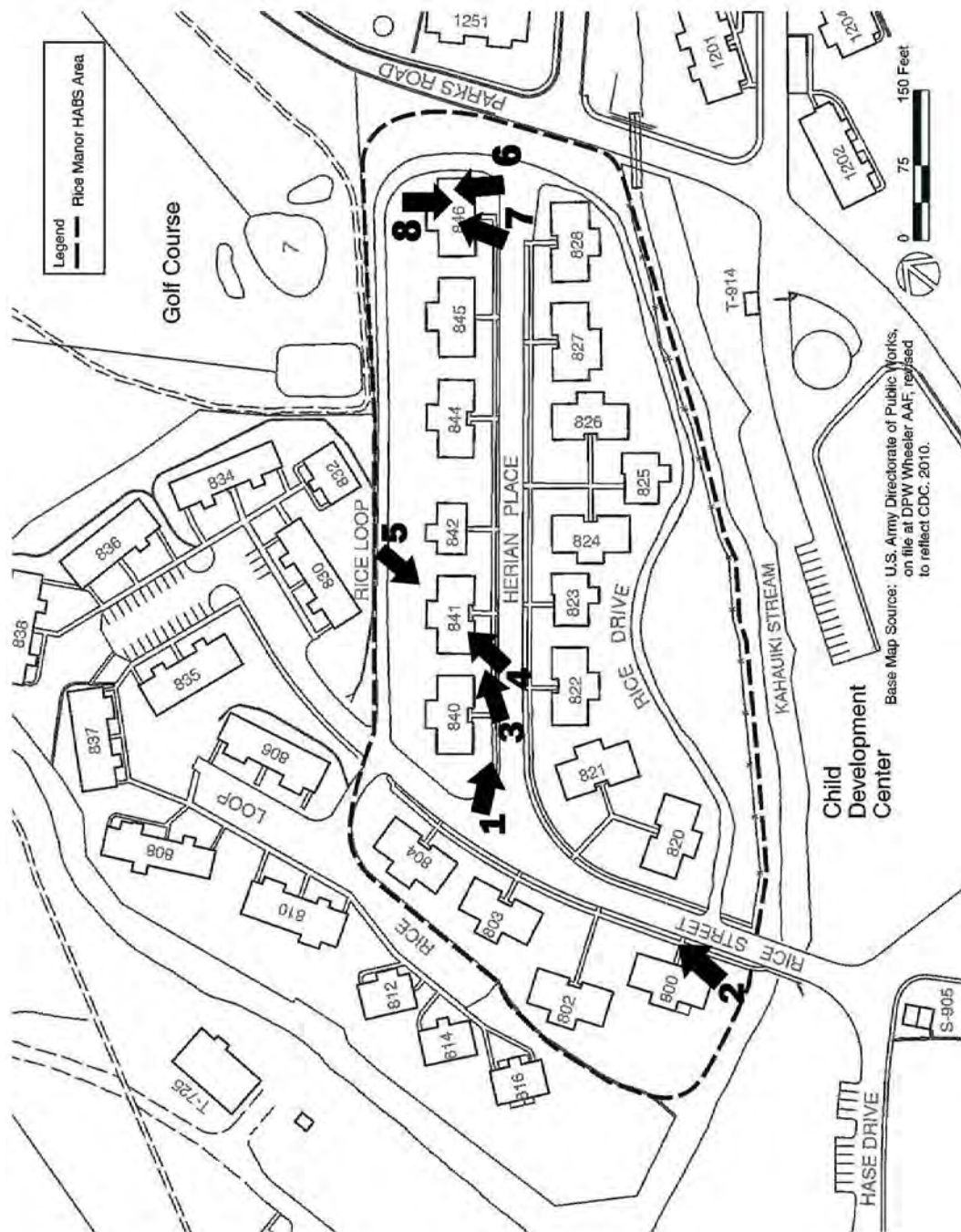


HABS No. HI-287-C-7



HABS No. HI-287-C-8





Map showing angles of photographs

FORT SHAFTER MILITARY RESERVATION, Facilities

HABS No. HI-287-D

No. 823, 825, 842

(Fort Shafter Military Reservation, N.C.O Quarters Type No. 7)

(Facilities No. 277, 281, 282)

Herian Place

Honolulu County

Hawaii

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY

National Park Service

Oakland, California 94607

HISTORIC AMERICAN BUILDINGS SURVEY

FORT SHAFTER MILITARY RESERVATION, FACILITIES No. 823, 825, 842 (Fort Shafter Military Reservation, N.C.O Quarters Type No. 7) (Facilities No. 277, 281, 282)

HABS No. HI-287-D

Location: Fort Shafter Military Reservation
Honolulu County, Hawaii

USGS 7.5 minute series topographic map

Universal Transverse Mercator (UTM) coordinates:

- | | |
|-----------------------|----------------------|
| 1) 04.616071.2361417; | 2) 04.616107.2361340 |
| 3) 04.616051.2361260 | 4) 04.615879.2361157 |
| 5) 04.615866.2361213 | 6) 04.615877.2361285 |

Significance: This residential neighborhood was part of the U.S. Army's build up of troops and expansion of facilities in Hawai'i prior to and in the early years of World War II (WWII). It also retains significance based on its association with the importance of Fort Shafter as a historical installation.

Fort Shafter is significant as Hawai'i's first U.S. military post and as a U.S. Army headquarters in Hawai'i. The post was established just after Hawai'i became a territory of the U.S. in 1900. In 1921, Fort Shafter became the headquarters of the Hawaiian Department, and since then it has served as the Senior Army headquarters in Hawai'i. During WWII, Fort Shafter was the site of logistical planning for many significant U.S. military battles and operations in the Pacific.

Description: This small WWII era neighborhood has three single-family houses among the 16 duplex housing units. The houses are a modest Ranch-style, with moderately-sloped hipped roofs, large wood windows, and simple metal railings. The exposed texture of the exterior concrete brick walls add to the informal character.

The floor plan has an off-center front entry with a concrete platform landing. This leads into the living room, which extends from the front of the house to the back. A central hallway leads off the living room to one side. On either side of the hallway are the kitchen, three bedrooms, and a bathroom. There was originally a service porch accessed from the kitchen; the interior wall has been removed between these rooms creating a larger kitchen. The bedrooms each have a closet with shelf and rod. The bathroom has a watercloset, bathtub/shower, and lavatory. A storage room and linen closet are also accessed from the hallway.

This house type has a wood floor structure supported by a concrete block foundation perimeter wall and concrete piers. The floor structure consists of 2x6

joists and 4x6 girders, with wood sheathing above. Interior flooring is wood or linoleum tiles; this is typically now covered with vinyl tile, sheet vinyl, or carpet.

Windows were originally wood double-hung, each sash having two lites with one horizontal muntin at the center of the sash. Windows were either single, paired, or triple windows. An opening at the back in the original service porch was screened with no window. The windows have all been replaced with jalousie windows.

Most of the original doors remain. The front entry door is 3'-0" wide by 7'-8" high. It is 1 $\frac{3}{4}$ " thick, constructed of Douglas Fir v-joint T&G boards over a cell core. The door was originally natural finish and had a small peephole viewer. What appears to be the original door hardware is typically still present, and is a simple art deco style escutcheon and knob. The front entry also has a screen door, which has one lower wood panel and a screen in the upper portion with two intermediate horizontal batten supports. This door has a small simple door knob on the outside, and lever and thumb lock on the inside. The doorway has a simple thin wood frame in opening in the concrete brick.

The original door leading from the original service porch (now kitchen) to the rear landing was a 3'-0" x 7'-0" screen door with a wood panel in the lower portion and a screen in the upper portion. Interior doors are wood framed with wood casing that is $\frac{3}{4}$ " x 3-1/2" with rounded edges. The doors are painted wood single panel, with 5-1/2" wide top and side stiles and rails, and 10-1/2" wide bottom rail. The doors are 1-3/8" thick with 3/8" thick panels.

The original wall finish on was 5/8" plaster over the concrete tile and concrete door and window headers, or over the wood studs at the interior walls. All rooms had a wood baseboard 5/8" thick by 4-1/2" high, with a rounded top edge, and a small base shoe the same material as the flooring in that room. Ceilings are originally 1/2" thick insulation board, with a decorative 1-1/2" picture molding at the top of the wall in the living room and bedrooms. Where renovations have occurred on the interior, typically at the kitchens, the wall and ceiling finishes are generally now gypsum board.

Door hardware is typically a classic-shaped metal knob of brass, with a rectangular backplate with beveled edge and a lever lock key hole. The window hardware was not recorded in any of the historic documents available, and all of the original window hardware has been removed. Remaining wood framed screens have pull-pin type locks at the sides to secure the frame. There is little ornamentation in the interior, except that the living room and bedrooms have a decorative wood picture molding at the top of the walls.

The kitchens originally had built-in cabinets, including a sink with ceramic tile counter and backsplash, and wood cabinets below on either side; a “cooler” which was a built-in cabinet with shelves and a screened vent at the top and bottom, and a cabinet with lower and upper doors and a maple-top counter. These cabinets have all been removed.

Although new lighting typically seems to have been installed in the same location as original lighting, the only noted likely original fixtures are at the entry porch ceilings. This fixture is a ceiling-mounted fixture with a metal plate-shaped base with a smaller cylindrical bowl-shaped glass shade of patterned glass. These fixtures are also located at the rear laundry/storage room addition, and may have been relocated there from the original portion of the house. New lighting includes ceiling fan lights, ceiling -mounted lights, and other various fixtures. The original plumbing consisted of cold water, hot water, and waste lines run underneath the floor in the crawl space, and vent lines run in the attic. All original interior plumbing fixtures have been replaced with modern fixtures.

History: See HABS No. HI-287-C for a description of the history of Fort Shafter and the Rice Manor Neighborhood.

Sources: See HABS No. HI-287-C

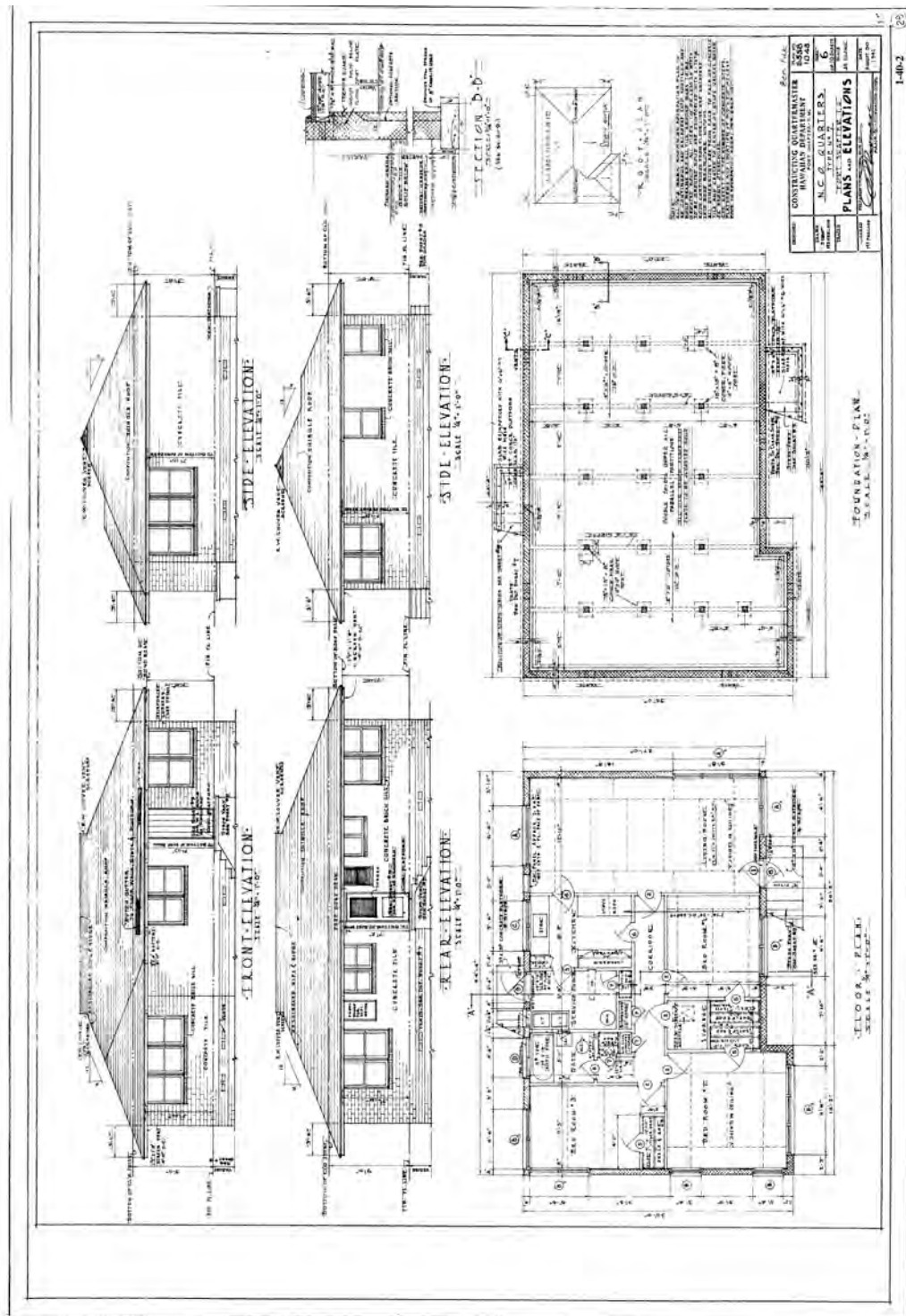
Historian: Katharine Slocumb, Mason Architects Inc., 2011.

Project

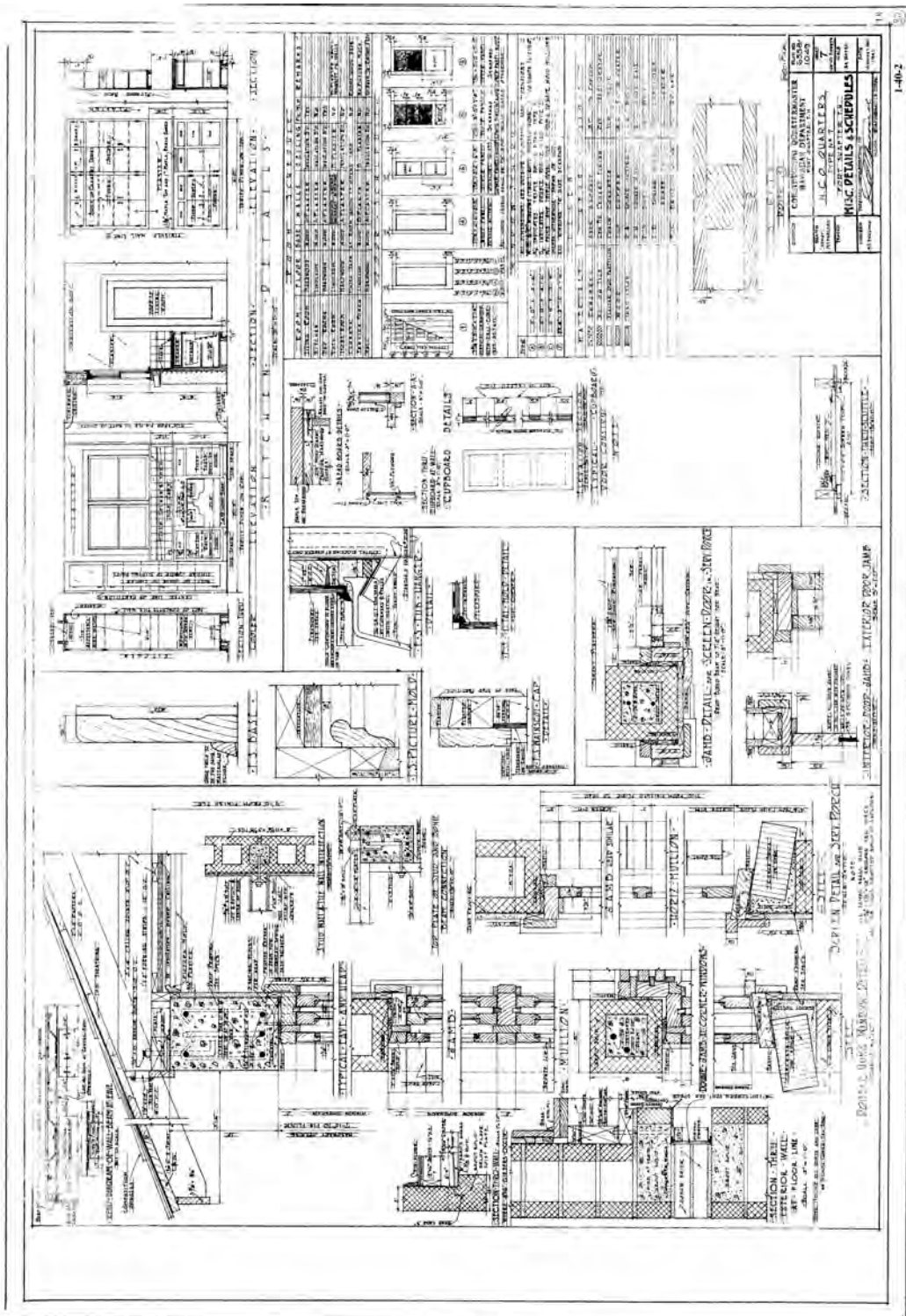
Information: This HABS documentation was undertaken in 2010 in accordance with a programmatic agreement related to the privatization of family housing at US Army Garrison (2004), and in association with a child development center construction project. The report was researched and written by Katie Slocumb, Mason Architects Inc., 119 Merchant Street Suite 501, Honolulu, Hawai'i 96813 in May 2011. The large-format photographs were taken on July 14, 2010, by David Franzen of Franzen Photography, Kailua, Hawai'i.

A HALS documentation was prepared concurrently for the Rice Manor neighborhood by Helber Hastert & Fee, Planners Inc. and Franzen Photography.

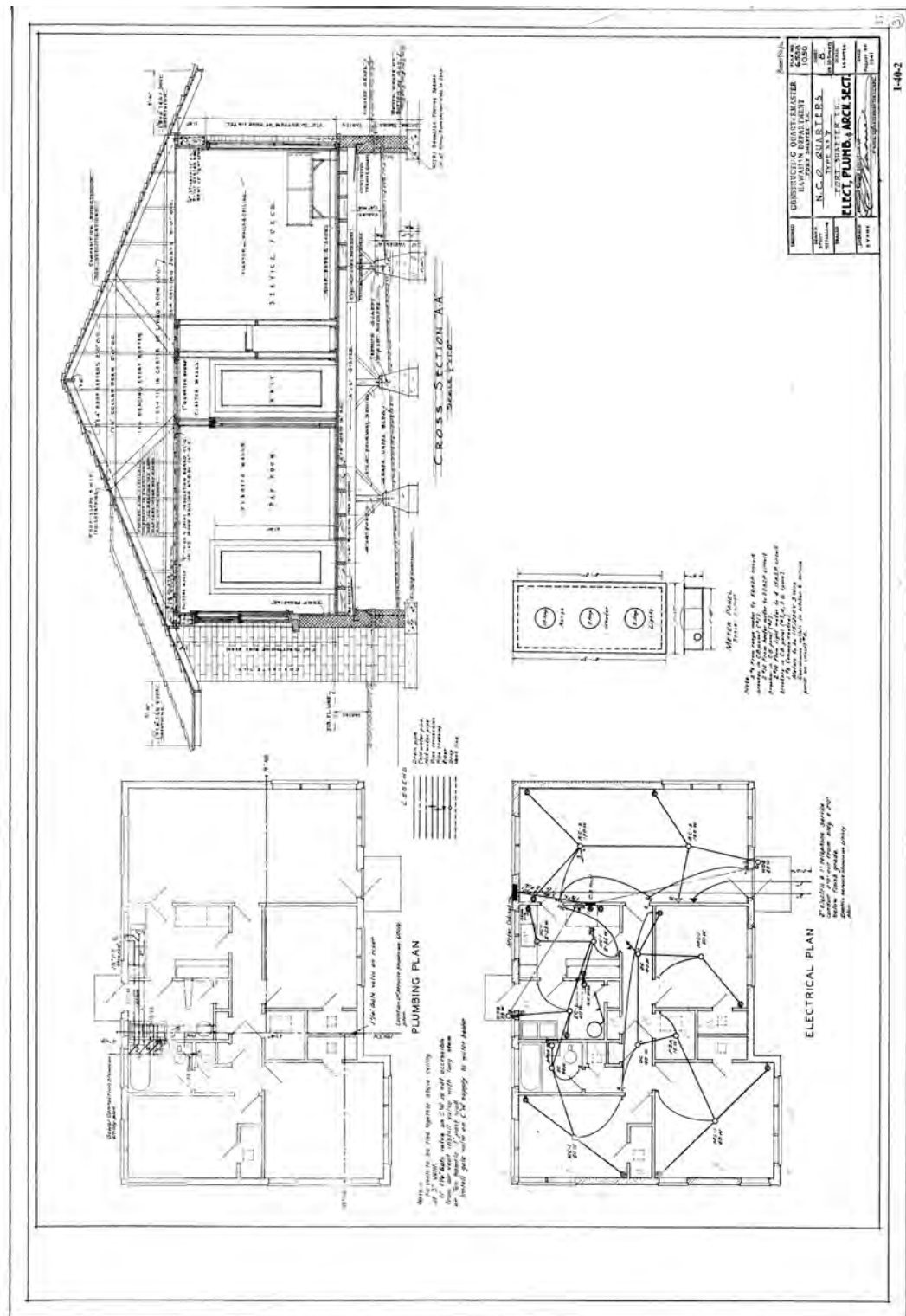
The HABS and HALS were prepared under contract with Cultural Surveys Hawai'i Inc., Kailua, Hawai'i, for the Department of the Army, U.S. Army Engineer District, Honolulu, Fort Shafter, Hawai'i.



Type No. 7 floor plan, foundation plan, and elevations, (Historic drawing No. 658-1048, dated August 30, 1941 (reduced))



Type No. 7 details, (Historic drawing no. 6558-1049, dated August 30, 1941 (reduced))



Type No. 7 plumbing and electrical plans, (Historic drawing no. 6558-1050, dated August 30, 1941 (reduced))

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

FORT SHAFTER MILITARY RESERVATION, Facilities

No. 823, 825, 842

HABS No. HI-287-D

(Fort Shafter Military Reservation, N.C.O

Quarters Type No. 7)

(Facilities No. 277, 281, 282)

Herian Place

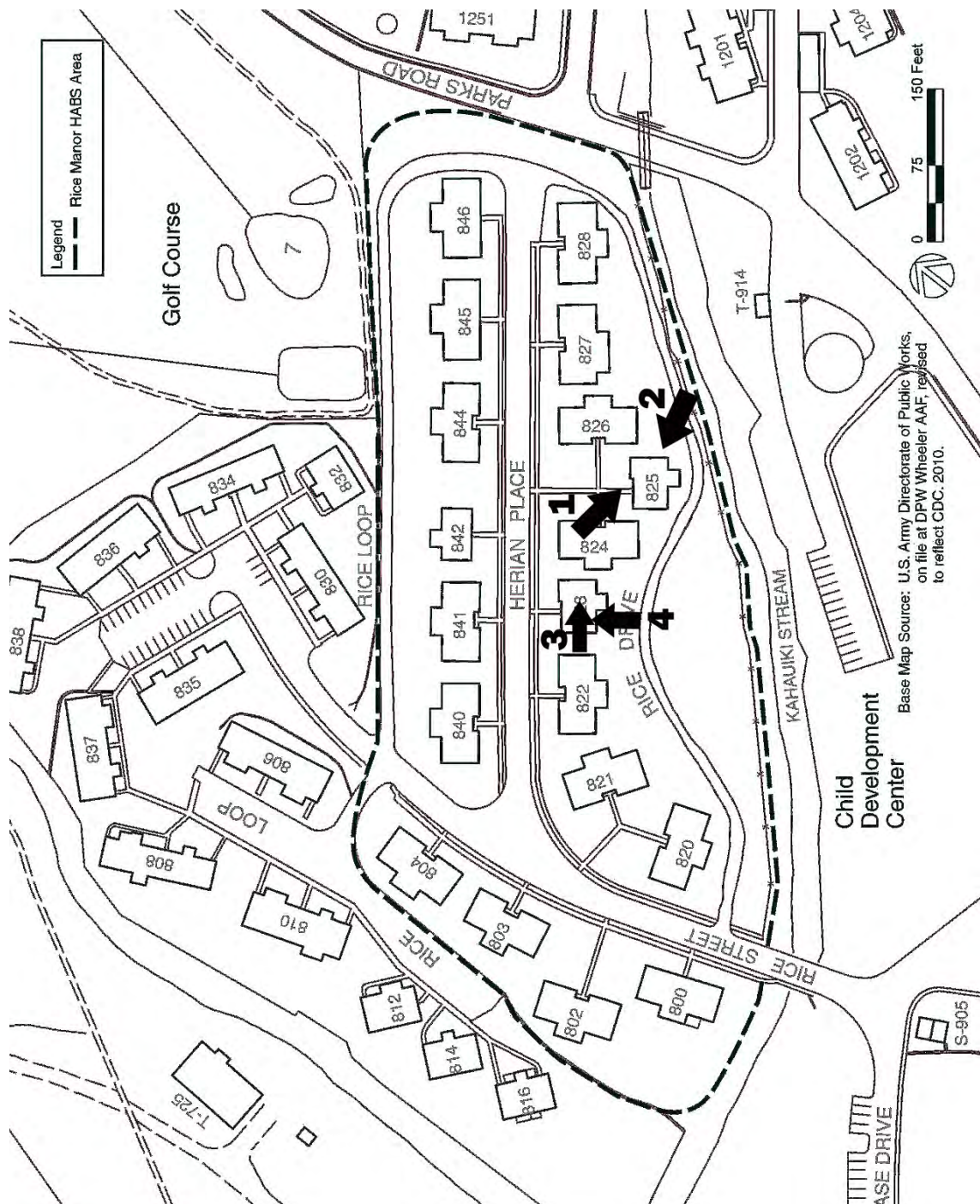
Fort Shafter Military Reservation

Honolulu County

Hawaii

David Franzen, Photographer, July, 2010

- | | |
|----------|---|
| HI-000-1 | OBLIQUE VIEW OF FRONT (NORTHWEST SIDE) AND SOUTHEAST
END OF BLDG 825 |
| HI-000-2 | OBLIQUE VIEW OF THE REAR (SOUTHEAST) OF BLDG 825 |
| HI-000-3 | VIEW DOWN THE BEDROOM HALL AND INTO THE KITCHEN FROM
THE LIVINGROOM OF BLDG 823 |
| HI-000-4 | VIEW OF LIVINGROOM LOOKING TOWARDS THE FRONT ENTRY,
SHOWING THE CORNER WINDOWS OF BLDG 823 |

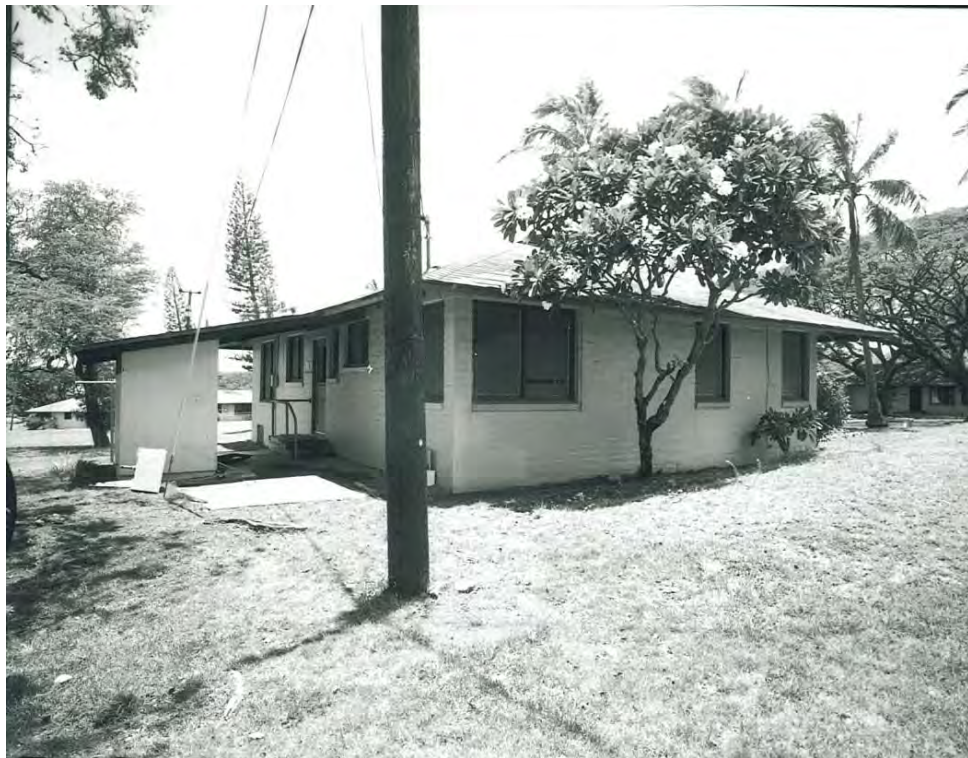


Map showing angles of photographs

HABS No. HI-287-D-1



HABS No. HI-287-D-2



HABS No. HI-287-D-3



HABS No. HI-287-D-4



FORT SHAFTER MILITARY RESERVATION,
N.C.O. HOUSING AREA
(Fort Shafter Military Reservation, Rice Manor Housing Area)
Honolulu County
Hawaii

HALS No. HI-9

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN LANDSCAPES SURVEY
U.S. Department of the Interior
National Park Service
Oakland, California

HISTORIC AMERICAN LANDSCAPES SURVEY

FORT SHAFTER MILITARY RESERVATION, N.C.O. HOUSING AREA
(Fort Shafter Military Reservation, Rice Manor Housing Area)

HALS No. HI-9

Location: Fort Shafter Military Reservation
City and County of Honolulu, Hawaii

USGS 7.5 minute topographic map, Honolulu Quadrangle

Universal Transverse Mercator (UTM) coordinates:

1) 04.616071.2361417; 2) 04.616107.2361340
3) 04.616051.2361260 4) 04.615879.2361157
5) 04.615866.2361213 6) 04.615877.2361285

(Refer to Figures 1, 2, 3, and 4)

Present Owner: United States Army

Present Occupant: United States Army

Present Use: Vacant family housing units

Significance: This residential neighborhood was part of the U.S. Army's build up of troops and expansion of facilities in Hawaii prior to and in the early years of World War II (WWII). It also retains significance based on its association with the importance of Fort Shafter as a historical installation.

Fort Shafter is significant as Hawaii's first U.S. military post and as a U.S. Army headquarters in Hawaii. The post was established just after Hawaii became a territory of the U.S. in 1900. In 1921, Fort Shafter became the headquarters of the Hawaiian Department, and since then it has served as the Senior Army headquarters in Hawaii. During WWII, Fort Shafter was the site of logistical planning for many significant U.S. military battles and operations in the Pacific.

Author: Wendie McAllaster, ASLA
Landscape Architect
Helber Hastert & Fee Planners, Inc.
733 Bishop Street, Suite 2590
Honolulu, Hawaii 96813

Date: May 2011

PART I: HISTORICAL INFORMATION

A. Physical History

1. Date(s) of Establishment

The Rice Manor housing area was constructed for non-commissioned officers (NCO) between 1941 and 1943 on about 7 acres at the far – and at the time undeveloped – east side of Fort Shafter, beyond the golf course and cantonment area (Figure 5). Design drawings indicate that all aspects of the neighborhood were consciously designed together from 1940-41. Many design characteristics of the layout reflected the City Beautiful movement, while the houses were built as defense housing from standard plans used at other Army installations on O‘ahu.

By February 1942, the two initial roads were named Rice Street and Herian Place, although it is unknown if the name “Rice Manor” was used by that time. The street and neighborhood were named after Brigadier-General John Hodgen Rice who was born in 1870 in Missouri and graduated from the U.S. Military Academy at West Point in 1893. He had an accomplished Army career and served as Chief Ordnance Officer in the American Expeditionary Forces in World War I in France. He was awarded the Distinguished Service Medal for his efforts in the war. Attempts to identify the namesake of Herian Place have been unsuccessful.

2. Designer

The NCO housing area was designed by the Construction Quartermaster of the Hawaiian Department. The earliest available drawings, dated November 12, 1940, were prepared under the direction of T.R.J. Hickey, Captain of the Quartermaster Corps. The layout plan, contour map, and road plan and profile drawings were drawn by J.P.C. and checked by F.R.H. The grading and sidewalks plan and channel relocation were designed by F.R.H. Designs of the various site utility layouts is attributed to F.R.H. and drawn by E.L.P. and checked by F.R.H. and R.J. Architectural plans for the houses were typically drawn by Stout, McFarland, or Field, and were typically checked by Van Oort. No landscape drawings (planting or irrigation) were located.

The latest available plot plan, utility plans, and architectural drawings dated August 30, 1941, which included a proposed future phase, were also drawn by Stout and McFarland but were prepared under the direction of a Major of the Quartermaster Corps (name illegible).

3. Builder, Contractor, Laborers, Suppliers: Unknown

FORT SHAFTER MILITARY RESERVATION, N.C.O. HOUSING AREA
(Fort Shafter Military Reservation, Rice Manor Housing Area)
HALS No. HI-9 (Page 3)

4. Original and Subsequent Owners, Occupants

Fort Shafter has been continuously owned and occupied by the U.S. Army since establishment of the first military post in Hawai'i in 1905. The Rice Manor housing area was originally constructed for non-commissioned officers and was continually used as Army officer housing until July 2010 when the last housing unit was vacated.

5. Periods of Development

a. Original Plans and Construction

Based on available records, the design of the NCO housing area likely began in 1940. Constructing Quartermaster, Hawaiian Department, Hickam Field, drawings dated November 11, 1940 depict a small neighborhood of 13 double unit buildings (Type No. 6) and three single unit buildings (Type No. 7) oriented along an L-shaped roadway (later Rice Street and Herian Place) on a narrow, gently sloped plateau between two relatively shallow stream beds. (See Figure 6). The neighborhood encompassed about 7 acres and was sited to be accessed from the cantonment area of Fort Shafter via an extension of what would later be known as Hase Drive.

In addition to site layout, grading, roads, and architectural plans, the 1940 drawings included plans for water distribution and a pump house, sewer lines, a bridge across Kahauiki Stream (noted on a drawing as "existing dry stream") and a proposed channel relocation (straightening) just upstream from the bridge. Plans called for 26-foot-wide paved roads with raised concrete curbs, and four-foot-wide concrete sidewalks set back four feet from each side of the roads. Sidewalks also extended from the street to the front entry of each building. Three spur drives were planned to extend from the main road to three nine-car garages located behind the houses.

Constructing Quartermaster, Hawaiian Department, Fort Shafter, drawings dated August 30, 1941 are very similar to the 1940 plans, although they show a "future expansion" of 18 additional buildings along an extension loop road (Figure 7). These plans proposed an initial phase of development to include seventeen double unit and three single unit buildings along the 1940s L-shaped road layout, with a slight extension of the eastern end of Herian Place. The service drives and parking areas on the 1941 plan varied somewhat from the 1940 plan, but they are identified as "future" and "not in this contract."

Based on a comparison of the 1940 and 1941 plans to a 1950 Master Plan¹ and existing site conditions, the NCO neighborhood was constructed largely in accordance with the 1940/1941 plans, except that the service drives and carports were not built and a total of sixteen double unit buildings and three single units were built. The buildings were initially numbered in the 200-series (270-285), consistent with the 1940 and 1941

¹ Fort Shafter, Master Plan- Basic Information Map, General Recreation Plan; Office of the Post Engineer, dated Feb. 15, 1950, Dwg No. M-2002-12A.

FORT SHAFTER MILITARY RESERVATION, N.C.O. HOUSING AREA
(Fort Shafter Military Reservation, Rice Manor Housing Area)
HALS No. HI-9 (Page 4)

drawings. The current 800-series numbers may have been assigned in the 1960s when the neighboring housing area (also 800-series) was added. Notes and line weights on the 1941 plans indicate that five double units (No. 283/826, 285/827, 287/828, 288/846, 286/845) and one single unit (281/825) were built in a follow-on contract to the other units. However, the Army facilities database attributes a 1943 year-built date to all of the homes. Rice Street and Herian Place were so named by 1942, although it is unknown for whom “Herian” was named.² No original planting plans were located for the neighborhood, however the size and location of large canopy trees on a 1959 aerial photo (Figure 8) suggests that the existing monkeypod street trees along Rice Street and Herian Place were planted shortly after construction and that the residential yards were predominantly planted as open lawns.

b. Changes and Additions

By 1950, there was new development surrounding the neighborhood. The golf course had been expanded and the seventh green and eighth tee were just north of Buildings (now) 844, 845 and 846. Rice Street had been extended northward to serve some barracks and a recreation building. South of the Kahauiki Stream, Hase Drive was paved and extended east, providing access to new NCO and officers’ quarters and terminating at the relocated rifle range (formerly north of Rice Manor).³

Within Rice Manor itself, there were narrow, unpaved service roads behind the units that fronted Herian Place. It is unknown whether these service roads, which intersected at the west end of Herian, were part of the initial development or added later. Also, there was a row of four tennis courts behind Buildings 802, 803 and 804.

By 1963⁴, two-story multi-plex housing units were constructed north and west of Rice Manor replacing the tennis courts and barracks, as well as east of Rice Manor across a new road, Parks Road (Figure 9). Aerial photos from the 1960s do not indicate obvious changes to the housing area itself, aside from larger street tree canopies. A 1974 plan⁵ labeled a “children’s playground” in the open space behind Buildings 822 and 823, next to the stream. The current 800-series building numbers were in use by 1974. The designation series may have been in use as early as the 1960s as part of the adjacent housing development nomenclature. An undated, post-1983 map⁶ no longer identified the children’s playground. It does, however, show that the NCO quarters between Hase Drive and Parks Road had been removed, and the land was used as a “picnic area and playground.” The pump station (S-905), built as part of the Rice Manor housing,

² According to David Hilbert, Command historian, U.S. Army, Pacific, the street name appears on the Fort Shafter General Plan of February 12, 1942. Personal correspondence, August 26, 2010.

³ Fort Shafter, Master Plan- Basic Information Map, General Recreation Plan; Office of the Post Engineer, dated Feb. 15, 1950, Dwg No. M-2002-12A.

⁴ USGS aerial photo, EKM-2CC-204, January 12, 1963.

⁵ Fort Shafter Military Reservation, General Site Plan, Revised to December 1974.

⁶ Fort Shafter Military Reservation, Site Map, Dwg No J.20.2.2, Directorate of Facilities Engineering, U.S. Army Support Command, Hawai‘i.

FORT SHAFTER MILITARY RESERVATION, N.C.O. HOUSING AREA
(Fort Shafter Military Reservation, Rice Manor Housing Area)
HALS No. HI-9 (Page 5)

remained. In the 1990s, a new child development center was constructed on this former picnic area, and Hase Drive terminated at the Rice Street bridge. (Refer to Figures 2 and 4).

The immediate surroundings of the Rice Manor neighborhood have changed considerably over the 70 years since the housing area was initiated. However, within the 1940s Rice Manor neighborhood, very little of the physical fabric has changed in 70 years and the housing area retains its historic character and considerable historic integrity.

B. Historical Context⁷

Early Post Development

When the Hawaiian Islands were annexed to the United States in 1898, military defense of the new territory was immediately provided. The earliest troops stayed in a temporary camp in Kapi'olani Park in Waikīkī, called Camp McKinley. Former Hawaiian monarchy lands became property of the United States government as part of the annexation of the Territory of Hawai'i. Two major tracts were assigned to the War Department, the Kahauiki and Wai'anae-Uka *ahupua'a*,⁸ in 1899. The Kahauiki *ahupua'a* was closer to Honolulu and Pearl Harbor than the latter, and Kahauiki had more water than the lands on the central plains of O'ahu at Wai'anae-Uka. For these reasons, a board of Army officers in 1903 recommended establishment of the principal infantry post for the islands at Kahauiki, and the area later to be known as Fort Shafter became the first military post of the Army in Hawai'i.

Prior to the Army taking possession of it, the land that became Fort Shafter had been used for a dairy, with grazing land at the upper portions, and feed grown at lower areas, with part of the Shafter Flats section of the base made up of the Damon (Kalikikapu) and Weli fish ponds.

Construction started in 1905 at what was first called Kahauiki Military Reservation. Fort Shafter was Hawai'i's first permanent United States military installation. It was given the name Fort Shafter in 1907, in honor of Major General William R. Shafter (1835-1906). General Shafter had distinguished himself in the Civil War and in Cuba during the Spanish-American War, and was commanding general of the headquarters for Hawai'i, then in California, until 1901.⁹

The earliest construction, in the 1905-09 period, at Fort Shafter was on high ground in two areas. The bids were opened June 12, 1905, and the contract for the housing was awarded to Burrell Construction Company of New York. The first area constructed was around Palm Circle, including officers' quarters and battalion barracks, as well as support facilities on and near Funston Road. The second group was the post hospital buildings across King Street, in the area now occupied by the Fort Shafter interchange of the Moanalua freeway. Captain Williamson of

⁷ This historical context narrative draws heavily from previous historical studies and documents prepared for the U.S. Army, primarily the Fort Shafter ICRMP (2000) and Cultural Resources Investigations (2000).

⁸ The *ahupua'a* was a traditional Hawaiian land division running from the mountain ridge line to the sea.

⁹ Colonel S.R. Meeken, *A History of Fort Shafter 1898-1974* (Hawai'i: Office of the Deputy Installation Commander, Fort Shafter Area, HQ, USASCH, 1974), 4.

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the Quartermaster Corps was credited with the layout of the installation by Jared Smith, who said he grew the first trees for its landscaping.¹⁰

The first troops to occupy the buildings, the 2nd Battalion, 20th Infantry, arrived in 1907.¹¹ They were later transferred to Fort Douglas, Utah in 1911.¹² Company 1, 3rd Battalion of Engineers were stationed at Fort Shafter in early 1913; they later became the Division Engineer for the Hawaiian Division, and then the 24th Infantry Division. The 2nd Infantry moved from Schofield Barracks to Fort Shafter in 1913, and was the major occupant of Fort Shafter for the next seven years, although personnel attached to the hospital and ordnance depot, as well as other groups, such as Army Engineers and Signal Corps, were also stationed at Fort Shafter. Signal Corps units first arrived at Fort Shafter in 1913, and a military telegraph system was completed.

Streetcars ran from Honolulu along King Street; the route originally ended at Fort Shafter, and was eventually extended to Pearl Harbor.¹³ The streetcars ran until 1933, when the current post bus route was established. A railroad line ran from the Middle Street gate, across Shafter Flats, and down Pu'uloa Road. Eventually a causeway was constructed to carry the main line of the railroad across the bay, and the Shafter Flats line became a branch line serving the Damon land, the Ordnance Depot, and the Kalihi industrial area.¹⁴

Additional infantry troops arrived at Fort Shafter in 1914, requiring the construction of a regimental post cantonment. The new post cantonment was located along Wisser Road, and included barracks, houses, and support facilities. These buildings have since been demolished. In 1917, the Hawaiian Ordnance Depot transferred from Fort Kamehameha to Fort Shafter, and the original buildings for the Hawaiian Ordnance Depot were constructed between 1917-18 on the east side of the reservation. Many of these buildings still remain.

During World War I all regular Army Field artillery and infantry regiments were transferred to the mainland United States, leaving between December 1917 and August 1918. To replace the troops, one battalion of the 1st Hawaiian Regiment of the Hawaiian National Guard was stationed at Fort Shafter in June 1918. A regimental officers' school was established July 1918 at Fort Shafter and Schofield Barracks. Food gardens were planted on the post. The National Guard regiments were demobilized in 1919, leaving the Post vacant except for the 9th Signal Service Company.

In June 1921, the Headquarters of the Hawaiian Department moved to Fort Shafter from the Alexander Young Hotel in Honolulu. Since then Fort Shafter has been the base of the senior

¹⁰ Editorial, *Reminiscence of a Kamaaina* (Hawai'i: Honolulu Advertiser, 2 September 1942), 3.

¹¹ Meeken, 4.

¹² Author unknown, *Honolulu Bids Farewell Aloha to Pioneers of Fort Shafter* (Hawai'i: Commercial Advertiser, 7 October 1911), 9.

¹³ C.G. Ballentyne, *Letter to Secretary of War, USA, from Honolulu Rapid Transit & Land Co. requesting permission to lay tracks within Kahauiki Military Reservation* (Hawai'i: COE Real Estate Officer, Fort Shafter, 1908), 1.

¹⁴ Meeken, 10.

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Army headquarters in Hawai‘i.¹⁵ The headquarters organizations occupied the Palm Circle area, gradually converting the original troop facilities into administrative space. From 1921 through WWII, Fort Shafter was also the antiaircraft artillery post. The Hawaiian Coast Artillery District was located at Fort Shafter from June 1921 through October 1929.

Only a few structures were built at Fort Shafter in the 1920s and 1930s. In October 1940, the Signal Corps moved to Fort Shafter from Fort Armstrong. An area on the south side of King Street that was part of the Ordnance Depot was transferred to Fort Shafter and then designated the Signal Corps area. The area included six magazine buildings built in 1923. This area was expanded for the Signal Corps, with a cantonment area, and administration and warehouse buildings constructed.

World War II to Present

Various artillery groups were also tenants at Fort Shafter from 1921 through WWII. On December 16, 1941, the construction and real estate activities, repairs, and utilities activities of the Quartermaster Corps were transferred to the Corps of Engineers. The O‘ahu component became the Honolulu Engineer District. World War II saw a tremendous increase in building activity at Fort Shafter, in every area where there was space. Buildings were also expanded and remodeled during this period. During this building boom, the functional area boundaries of the separate parts of Fort Shafter were apparently loosened.

Only a few casualties occurred at the post in the December 7, 1941, attack, however these casualties resulted from U.S. Navy antiaircraft shells rather than Japanese planes. Palm Circle was strafed during the December 7th attack, and the maid's room of Quarters 4 has a bullet hole attributed to the attack.¹⁶ General Delos Emmons and Lieutenant General Robert Richardson commanded the Hawaiian Department from Palm Circle during WWII, and as the war progressed across the Pacific, the scope of the command increased.

The Hawaiian Antiaircraft Command was formed at Fort Shafter in March 1942, and was redesignated the Antiaircraft Artillery Command (Hawaiian) in December 1943. Also, the Headquarters 53rd Artillery Brigade was formed on post in July 1941.

During WWII, General Richardson's duties expanded, and his need for support staff increased, when he became commanding general of the U.S. Army Forces in the Central Pacific Area (USAFICPA) in August 1943 and then again in 1944 when he assumed command of the U.S. Army Forces Pacific Ocean Areas (USAFPOA), consisting of both central and south Pacific troops. "From 1943 to 1945, Richardson's command carried out logistical planning for the invasion of the Gilberts, Marshalls, Marianas, Guam, Palau, and Okinawa" (Thompson 1986). To provide space for the expanding administration of General Richardson, a complex of three structures was built in the northeast section of Palm Circle. This complex, known as the "pineapple Pentagon," was the nerve center of Army logistical planning for the battles in the Pacific theater during the closing years of WWII. Other new buildings were constructed at Fort

¹⁵ Meeken, 6.

¹⁶ Meeken, 13.

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Shafter in the buildup prior to and during WWII although the base did not see the immense expansion that occurred on other Hawai'i Army bases. In addition to permanent NCO housing constructed along Rice Street and Herian Place just south of the golf course (Rice Manor), underground bomb-proof structures and anti-aircraft sites were constructed.

The Damon (Kalikikapu) and Weli fish ponds were filled in 1945 from the dredging of Kapālama Basin. This expanded the boundaries in the Shafter Flats; the later construction of Middle Street and its subsequent expansion into H-1 have also altered the boundaries of the installation.

After WWII, no regiment was stationed at Fort Shafter. The hospital moved off-post to its new buildings in 1948. The Ordnance and Signal Depots were oriented to the support of Schofield Barracks. From 1955-74, besides the headquarters and support units, the main activities at Fort Shafter were "the electronic maintenance and calibration continuing in the old Signal Corps Area, and a large motor pool operation in Shafter Flats supporting a tri-service cargo mission on island."¹⁷ A major reorganization took place in 1974, which resulted in the elimination of the theater-level Army headquarters (U.S. Army Pacific) and the relocation of the Hawaiian-level Army Headquarters (U.S. Army Support Command Hawaii) from Schofield Barracks to Palm Circle at Fort Shafter. Many other tenant changes also occurred at this date.

After Tripler Hospital moved to its new hillside site farther west in 1948, and after the Moanalua Freeway was cut through a portion of the old site in 1958-60, the remaining hospital area was redeveloped with enlisted housing. Generally, new construction at Fort Shafter since World War II has been on the site of previous structures, because most buildable areas were used during those war years. Some of the 1960s additional housing areas developed in the northeast portion of Fort Shafter are an exception, as well as some of the buildings on the filled fishponds.

¹⁷ Meeken, 9.

PART II: PHYSICAL INFORMATION

A. Landscape Character and Description Summary

Rice Manor is a small, quiet neighborhood within a much larger military reservation landscape. This historic NCO housing area was consciously designed from the beginning and features several important design principles. The relatively informal layout reflects site geography with design concepts similar to Garden City and City Beautiful movements. Elements of these movements include the road layout responding to the site, lack of driveways to the street, spaciousness between houses, and large lawns and street trees creating a park-like streetscape. The consistent architectural style and scale of the houses contribute to the neighborhood's intimate character.

The features of the original design remain very much intact and are generally in good condition. These include the neighborhood size and boundaries; the number and location of buildings; grading and topography; road layout and the linear streetscape along it, consisting of planting strip, walkways, open front yards and uniformly-spaced street trees. The buildings have been minimally modified, but are no longer used as houses, are currently vacant, and recent neglect has led to some deterioration. (Refer to Figures 2, 3, and 4).

B. Character-defining Features

The Rice Manor historic landscape is composed of a number of character-defining features that individually or collectively contribute to the landscape's physical appearance as it has evolved over time. Physically, there have been relatively few changes within the Rice Manor housing area since the end of its development period in the mid 1940s. The cultural landscape is in good condition and retains a high degree of integrity. Its use as a residential neighborhood for officers was continuous since its construction until July 2010 at which time the last units were vacated. The neighborhood's physical surroundings and contextual relationship to its surroundings have changed more considerably over time.

1. Natural Features

a. Topography and Drainage

The neighborhood descends gently from an elevation of 170 feet at the east end of Herian Place to 130 feet behind Buildings 800 and 802 for an overall slope of about 4 percent. The natural terrain was terraced slightly to create level building pads, which resulted in low (2-4 feet high) embankments between most adjacent buildings and in the front yards of Buildings 826-828. The embankment along the front of Building 826 contributes to the definition of the outdoor courtyard created by the arrangement of Buildings 824, 825, and 826. Steps were designed into a few front walkways to accommodate grade differences. There is a 6-foot high embankment at the east end of the neighborhood as a result of the finished grade of Parks Road.

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The neighborhood was intentionally graded to achieve overland storm runoff toward the streets and toward the perimeter. Curbing was an integral part of the street design, likely to facilitate a positive drainage through the area by directing runoff to a drain inlet near the bridge and stream. Runoff is still directed toward the stream to the south or toward narrow, concrete drainage swales along the north side of Rice Loop and behind Buildings 800-803. These off-site swales were not part of the original Rice Manor design and were likely added in the 1960s as part of the neighboring housing project. The only concrete drainage swale added within the neighborhood is on the east side of Building 826.

b. Vegetation

The simple landscape setting of Rice Manor is the unifying element throughout the neighborhood. The historic plantings that define this park-like setting are the large, open lawns and the mature monkeypod street trees.¹⁸ Beyond that, the plantings of the housing area have probably evolved informally over time as residents personalized their yards with smaller trees (in side and back yards) and foundation plants. An exception may be the six coconut palms lining the sidewalk in the courtyard between Buildings 824 and 826.

The Rice Manor homes are set back far enough from the primary streets (Rice Street and Herian Place) to provide for grassed front yards, which visually and physically blend to form a central open space through the neighborhood. This space is dominated by the evenly-spaced monkeypod trees whose broad canopies create a sense of enclosure within the space. The monkeypod trees are generally spaced about 38 feet apart, are approximately 30 feet tall with 30-foot canopies, and have trunk diameters close to two feet. There appears to be one missing monkeypod tree in front of Building 804, and there is one existing but dead or dying tree between 842 and 844. No trees were historically planted in front of 828.

The generous side and back yards are also open lawns areas, some with scattered tree plantings including coconut palms, Cook pine, plumeria, African tulip tree, shower, mango, banyan, and brassaia. Foundation plantings around the dwellings are sparse and vary greatly, but are typically a mixture of tropical shrubs informally planted and lacking maintenance. Hedges (usually hibiscus or kulu'i) have been added in some side and rear yards for screening and physical separation or delineation of yard spaces.

¹⁸ While no planting plan records were found for Rice Manor, 1950s aerial photos and existing conditions indicate that monkeypod trees and open lawns were part of original development.

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Short list of prominent plants:

Common Name	Botanical Name
Trees and Palms	
African Tulip Tree	<i>Spathodea campanulata</i>
Banyan	<i>Ficus spp.</i>
Coconut	<i>Cocos nucifera</i>
Cook Pine	<i>Araucaria columnaris</i>
Monkeypod	<i>Samanea saman</i>
Plumeria	<i>Plumeria spp.</i>
Shower Tree	<i>Cassia spp.</i>
Shrubs	
Croton	<i>Codiaeum variegatum</i>
Fragrant dracaena	<i>Dracaena fragrans</i>
Hibiscus	<i>Hibiscus spp.</i>
Kulu'i	<i>Nototrichium sandwicense</i>
Mock orange	<i>Murraya paniculata</i>
Ti	<i>Cordyline terminalis</i>
Lawn	
Bermuda grass	<i>Cynodon dactylon</i>

c. Water

The south fork of Kahauiki Stream (partially realigned per 1941 plans) continues to define the southern boundary of the Rice Manor neighborhood. A shallower drainage channel that originally existed along the area's northern boundary was graded out, likely as part of the 1960s housing project.

2. Spatial Organization and Land Patterns

The Rice Manor housing area retains the quiet residential setting that the layout was designed to foster. It is an intact neighborhood with an intimate character, largely due to the preservation of the spatial structure established by the circulation pattern, emphasized by the houses' consistent setback from and parallel alignment to the roads. Other attributes that contribute to its intimate character are the consistent architectural style and scale, open lawn areas, and the mature street trees. The original design concept that proposed shared parking and carport areas behind the quarters was reflective of the City Beautiful movement, and although never implemented, the lack of driveways and carport on the street contributes to the open park-like streetscape. It should be noted, however, that when the housing units were inhabited, resident parking was along both sides of Herian Street, which created a cluttered look that detracted from the park-like character.

A few houses were intentionally arranged to vary from the typical 25-30-foot street setback, 20-25-foot side yard spacing, and street orientation, which created small courtyard-like spaces. The courtyard formed by Buildings 824-826 is the most formal and internal-focused. The deeper

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setback of Building 802 and the angled orientation of 820 and 821 also form large front-yard spaces.

The boundaries of the neighborhood are now defined by off-site physical elements that were added after initial development, such as the golf course, Rice Loop, the 1960s two-story housing units, and Parks Road. The stream channel along the south edge is the only extant boundary feature.

3. Circulation

The strong original street pattern, materials, and widths still exist within Rice Manor. Rice Street and Herian Place continue to define the spatial structure of the neighborhood. They retain their historic scale and pavement width (about 26 feet), and remain lined with original concrete curbs and sidewalks, although the designed 5-inch curb height has been diminished to between 1 and 3 inches by the cumulative addition of paving layers. The lack of individual driveways along these main streets is a distinctive character-defining feature of neighborhood, and one relatively unique to military housing areas on O'ahu.

While the physical character of Rice Street within the neighborhood has been retained, its extension to serve as the only vehicular access to the adjacent 1960s housing project greatly increased the amount of traffic through historic Rice Manor.

The Rice Street bridge across Kahauiki Stream is an important original circulation feature associated with Rice Manor, although it is not within the boundaries of the neighborhood for HALS documentation. The 1940/1941 construction drawings for the NCO neighborhood included detailed plans, elevations and details for the reinforced concrete bridge and abutment and wing walls. The bridge, Facility 801, is assigned a 1936 year-built date in the Army database, indicating that an earlier bridge may have existed in this location prior to the 1940s construction.

The rear service loop (Rice Drive and Rice Loop) has 10-12-foot wide asphaltic concrete pavement with flush, grassed edges. It is unclear when the service roads were built, however it is interesting that the curvilinear Rice Drive alignment appears to follow the original edge of stream, prior to straightening as part of the NCO development.

The sidewalks in Rice Manor were an integral part of the original neighborhood layout and streetscape design. A distinctive streetscape pattern is created by the narrow grass strip and concrete walkways lining the main roads, as well as the sidewalks extending from the street to the center of each building.

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4. Views and Vistas

As a result of the single, central streetscape and the buildings' orientation toward it, the views and vistas in the housing area are primarily internally focused. The prominent tree-lined streets and wide grassy front yards create striking axial views down Rice Street and Herian Place.

Originally, there were views outward from the quarters' back yards across the vegetated, undeveloped surroundings toward the ridges of the Ko'olau Mountains. Overtime, the foreground of these views has changed. Until the new housing was built in the early 1960s, all units on north side of Herian Place had views across the golf course. Now, only units 844, 845 and 846 retain these views. Views to the south include the tall grass and scrub vegetation of the stream bank and the low, vegetated ridgeline beyond. The new childcare center dominates the view from the back of Buildings 820-822.

5. Water

A domestic water distribution system and pump station (Building S-905, located on Hase Drive, south of bridge) were part of the original Rice Manor design. With the exception of the three original fire hydrants, the water system is underground and not a visible element within the landscape.

6. Buildings and Structures

The Rice Manor units were constructed as WWII-era defense housing, and they have the same design as others constructed about the same time at other Army installations on O'ahu. The houses were completed by 1943 although some may have been finished as early as 1941. There are 3 single-family homes and 16 buildings with duplex units, all of which are a modest Ranch style. They all share the characteristics of being of single story concrete brick construction with moderately-sloped hipped roofs and large wood windows. Each unit has a covered entry porch with original metal railings, accessed by a sidewalk from the street. The duplex units share an entry walk. Other than small storage enclosure additions at the back and some interior modernization, the buildings appear basically unaltered. More building-specific information is available in the NCO Quarters (Rice Manor) HABS documents, HABS No. HI-287-C and 287-D.

The housing units' consistent architectural design, modest scale, linear orientation and uniform front setback contribute considerably to the character of the Rice Manor neighborhood landscape, and particularly the central streetscapes. A few houses were intentionally arranged to vary from the typical street setback and street orientation, which created small courtyard-like spaces. Building 802 is deeply setback between Buildings 800 and 803. In the middle of the Herian Place block, two duplex buildings (824 and 826) are oriented perpendicular to the street to face each other and a single family home (825) has a deep setback between them to form a semi-private entry courtyard accessed by a single walkway from the street. At the sweeping curve of the Rice Street/Herian Place intersection, the siting of Buildings 820 and 821 perpendicular to the road created a triangular courtyard space.

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7. Small-scale Elements

The extent of original small scale elements associated with neighborhood is unknown. The three fire hydrants are original. Metal clothesline poles still exist in the back yards of many units. These may date from the construction period, based on documentation of other military neighborhoods in the 1940s. In any event they are compatible with the historic character.

Some elements detract from the historic character of neighborhood, such as modern streetlights, cluster mailbox units, red brick planters near some house foundations, wooden utility poles along the service roads, and considerable chain link fencing – both on the neighborhood perimeter as well as in individual back yards.

8. Archaeological Sites

There are no known archaeological sites within the Rice Manor housing area. A cultural resources evaluation of historic properties was carried out at Fort Shafter in 1995-96 to aid preparation of an historic preservation plan and to update the archaeological inventory and evaluation conducted for the Army in 1977. The new and previously identified sites investigated are located primarily on the periphery of the currently developed areas of Fort Shafter and primarily along the edges of the interior valley and tops of the undeveloped ridges. The survey focused on unused or undeveloped areas that had a high potential for historic properties. Residential yards and other groomed grounds such as the golf course were avoided.¹⁹

¹⁹ Tomonari-Tuggle et al. Fort Shafter: Cultural Resource Investigations at Hawai'i's First U.S. Military Post U.S. Engineers. November 2000: Executive Summary and p.52.

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PART III: SOURCES OF INFORMATION

A. Drawings and Plans

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Fort Shafter, Constructing Quartermaster Hawaiian Department, Hickam Field. Original architectural, layout and utility drawings dated November 12, 1940. U.S. Army Directorate of Public Works, on file at DPW Wheeler AAF.

Fort Shafter, Map of Fort Shafter Showing Street Lighting System, Office Post Quartermaster, dated December 1937. U.S. Army Directorate of Public Works, on file at DPW Wheeler AAF.

Fort Shafter, Map of Fort Shafter Showing Buildings and Roads, Office Post Quartermaster, dated December 1937. U.S. Army Directorate of Public Works, on file at DPW Wheeler AAF.

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Fort Shafter Military Reservation, Site Map, Directorate of Facilities Engineering, US Army Support Command, Hawai'i, Dwg. No. J.20.2.2, (No plan date, but drawn on ZV-FE Form 83-133 dated 1 Oct 83). U.S. Army Directorate of Public Works, on file at DPW Wheeler AAF.

B. Historic Views and Photographs

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USDA. Aerial photograph, January 12, 1963. EKM-2CC-204, 19630112; Flight Line No. 048, ID: 4450.

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PART IV: PROJECT INFORMATION

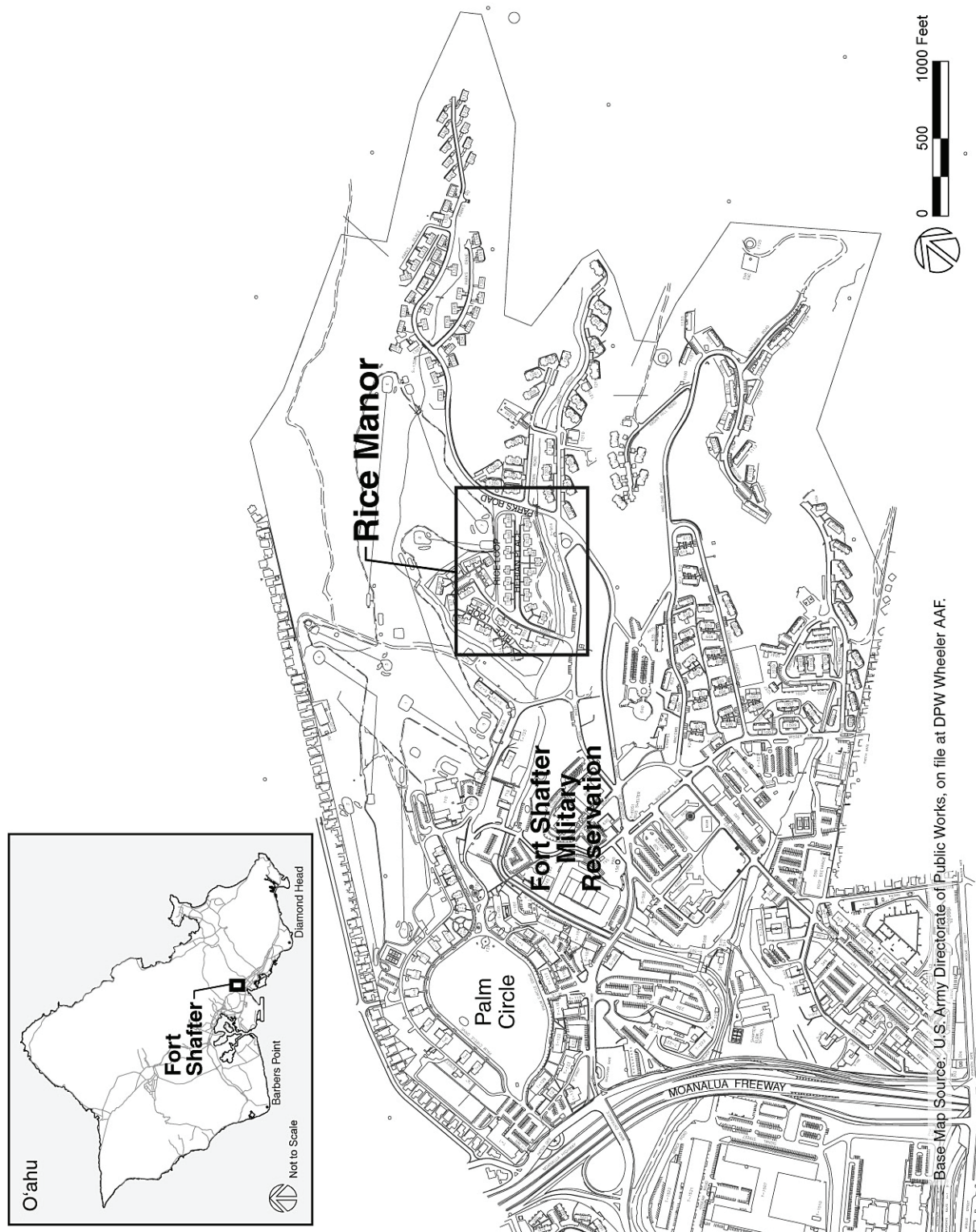
This HALS documentation was undertaken in accordance with a programmatic agreement related to the privatization of family housing at U.S. Army Garrison (2004), and in association with a child development center construction project. The report was researched and written by Wendie McAllaster, Helber Hastert & Fee, Planners Inc., 733 Bishop Street, Honolulu, Hawai'i 96813 in May 2011. The large-format photographs were taken on July 14, 2010, by David Franzen of Franzen Photography, Kailua, Hawai'i.

A HABS documentation was prepared concurrently for the NCO Quarters (Rice Manor) by Mason Architects Inc. and Franzen Photography.

The HALS and HABS were prepared under contract with Cultural Surveys Hawai'i Inc., Kailua, Hawai'i, for the Department of the Army, U.S. Army Engineer District, Honolulu, Fort Shafter, Hawai'i.

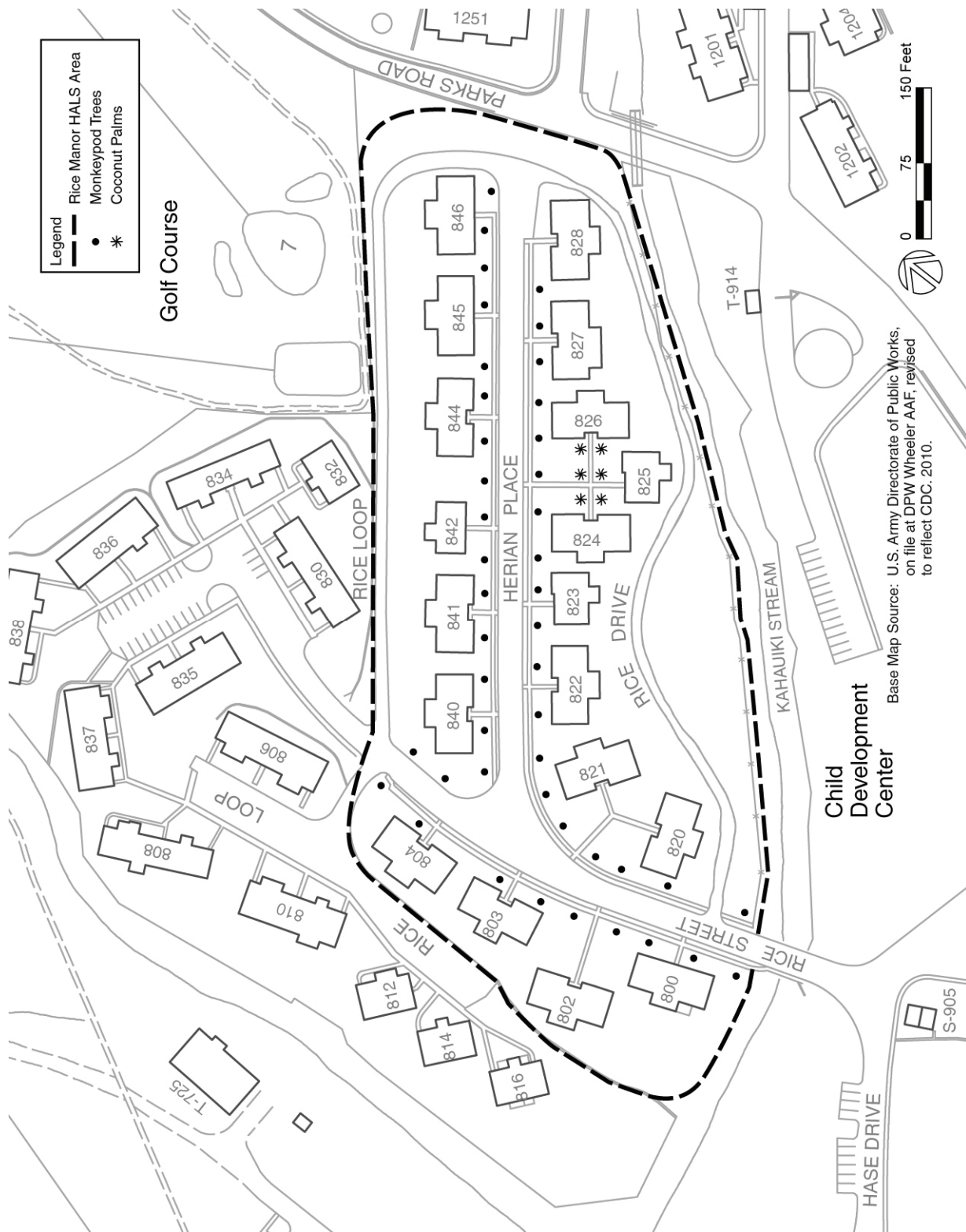
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Figure 1: Location Map



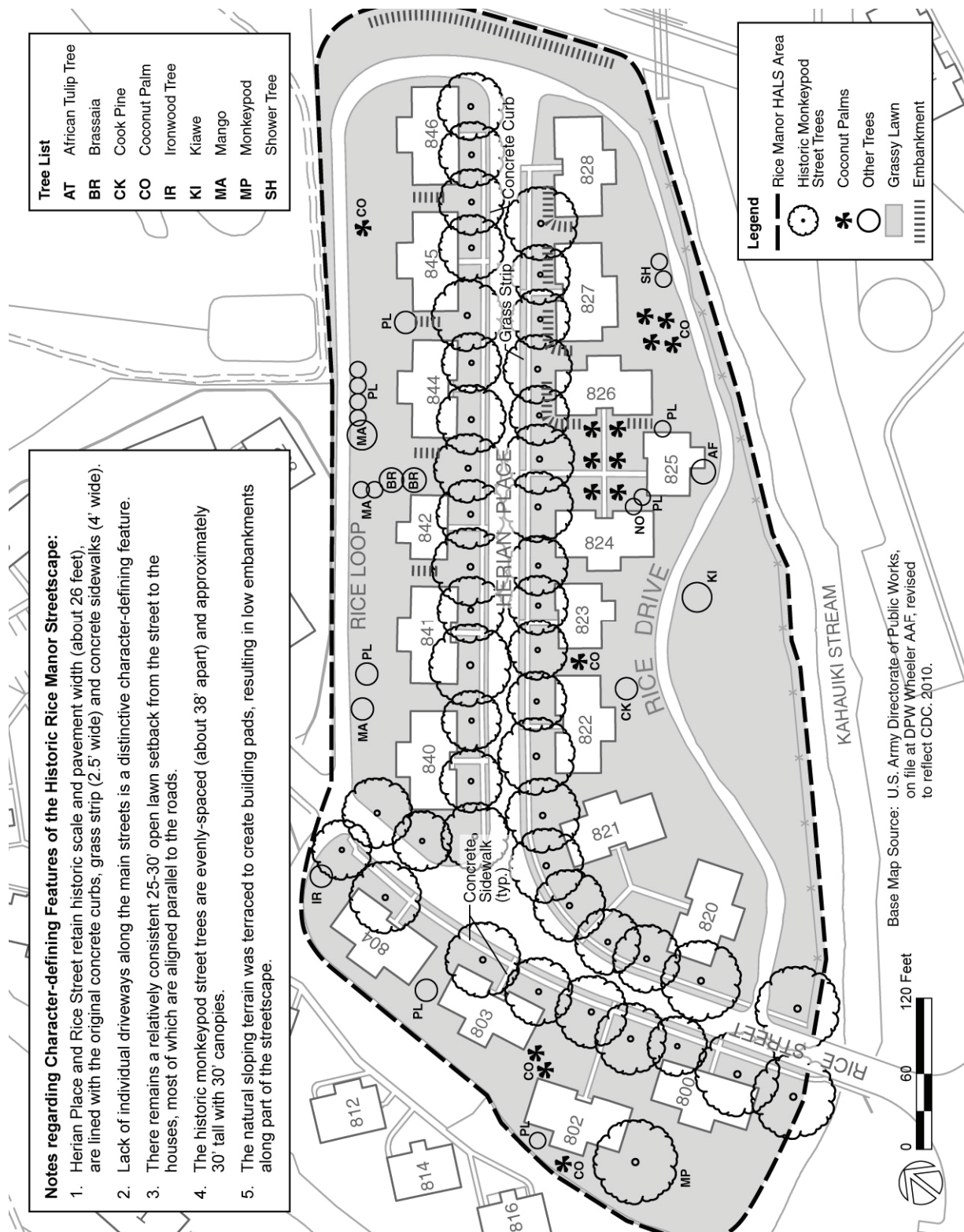
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Figure 2: Rice Manor Site Plan



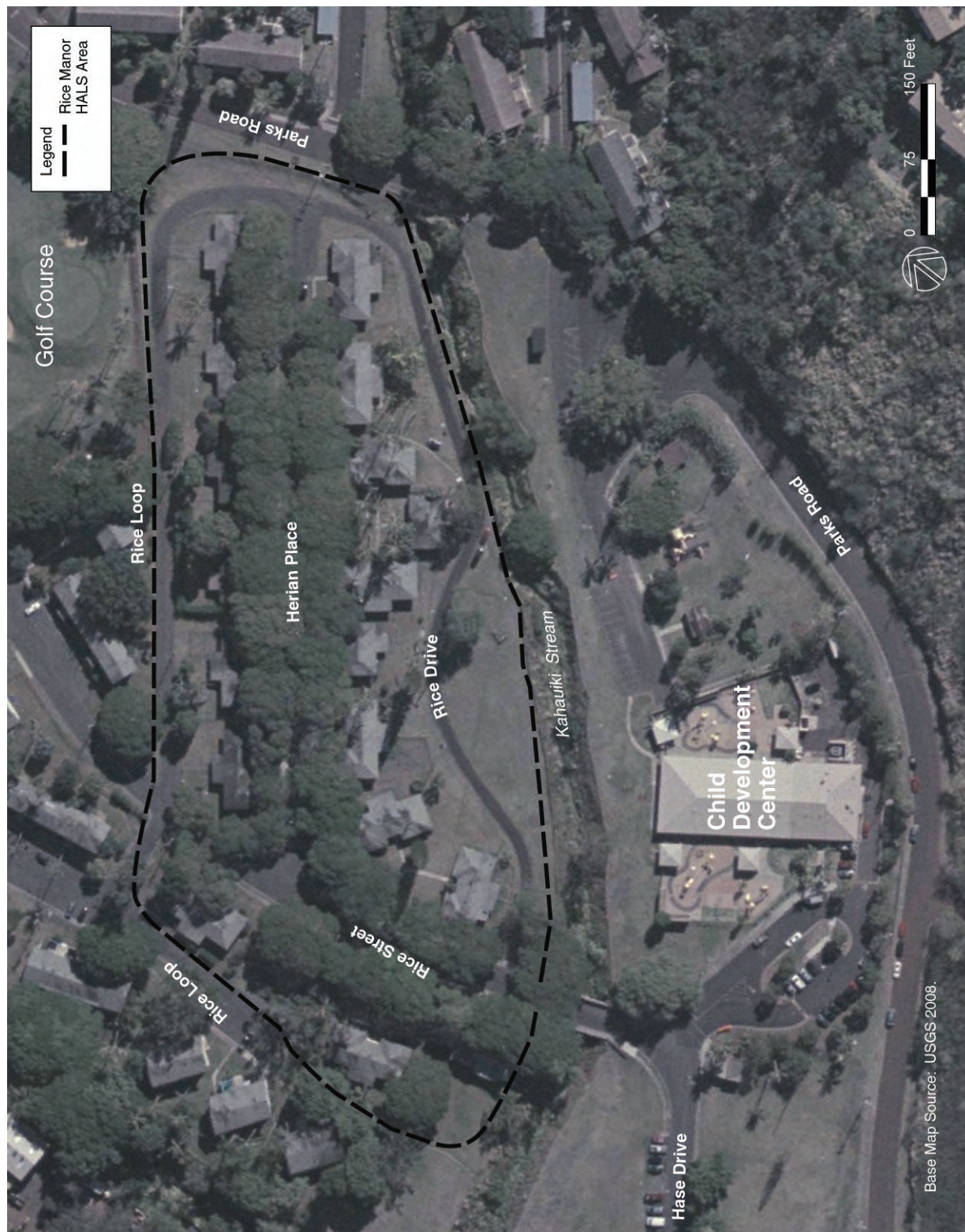
FORT SHAFTER MILITARY RESERVATION, N.C.O. HOUSING AREA
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Figure 3: Rice Manor Historic Streetscape Plan



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Figure 4: 2008 USGS Aerial Photograph

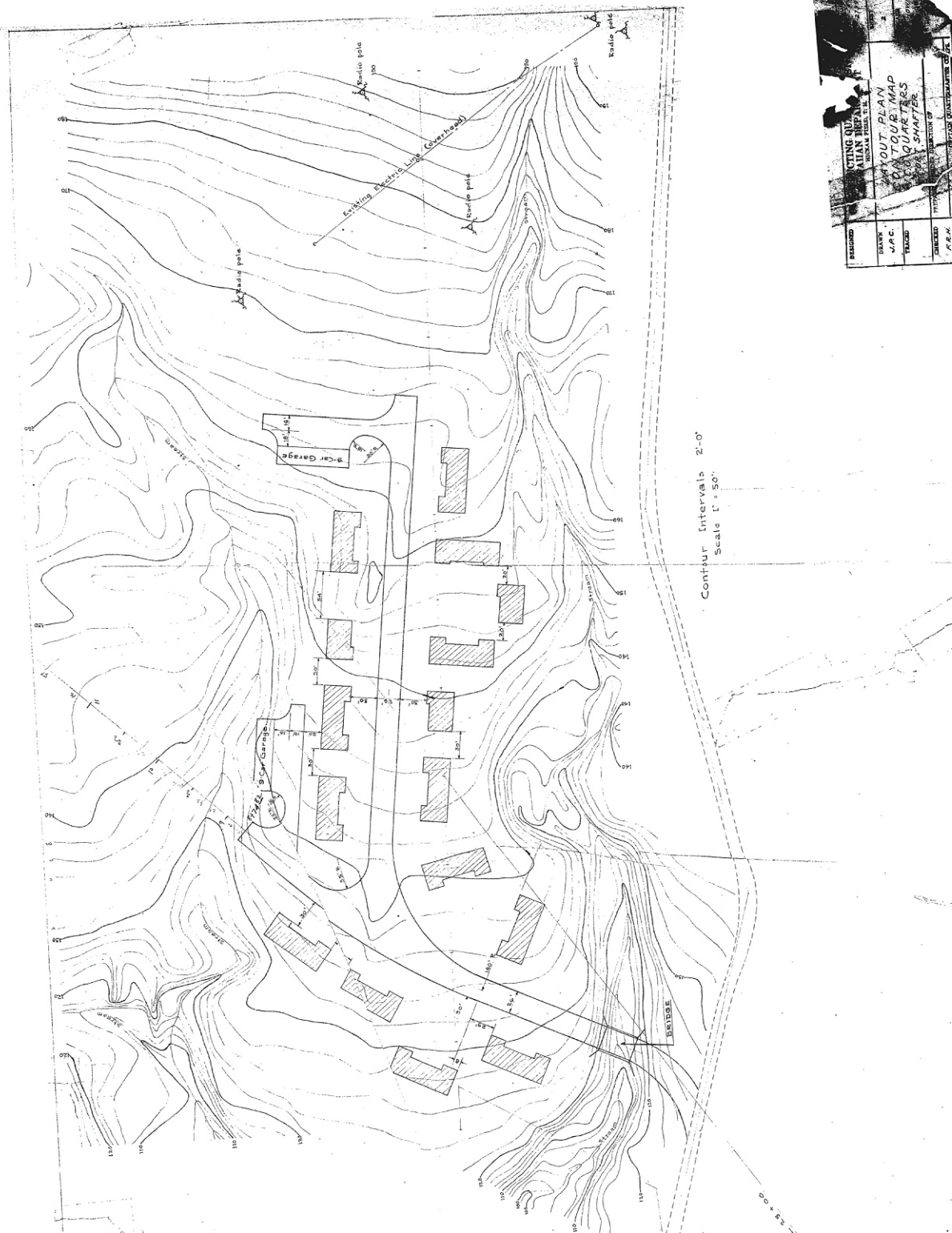


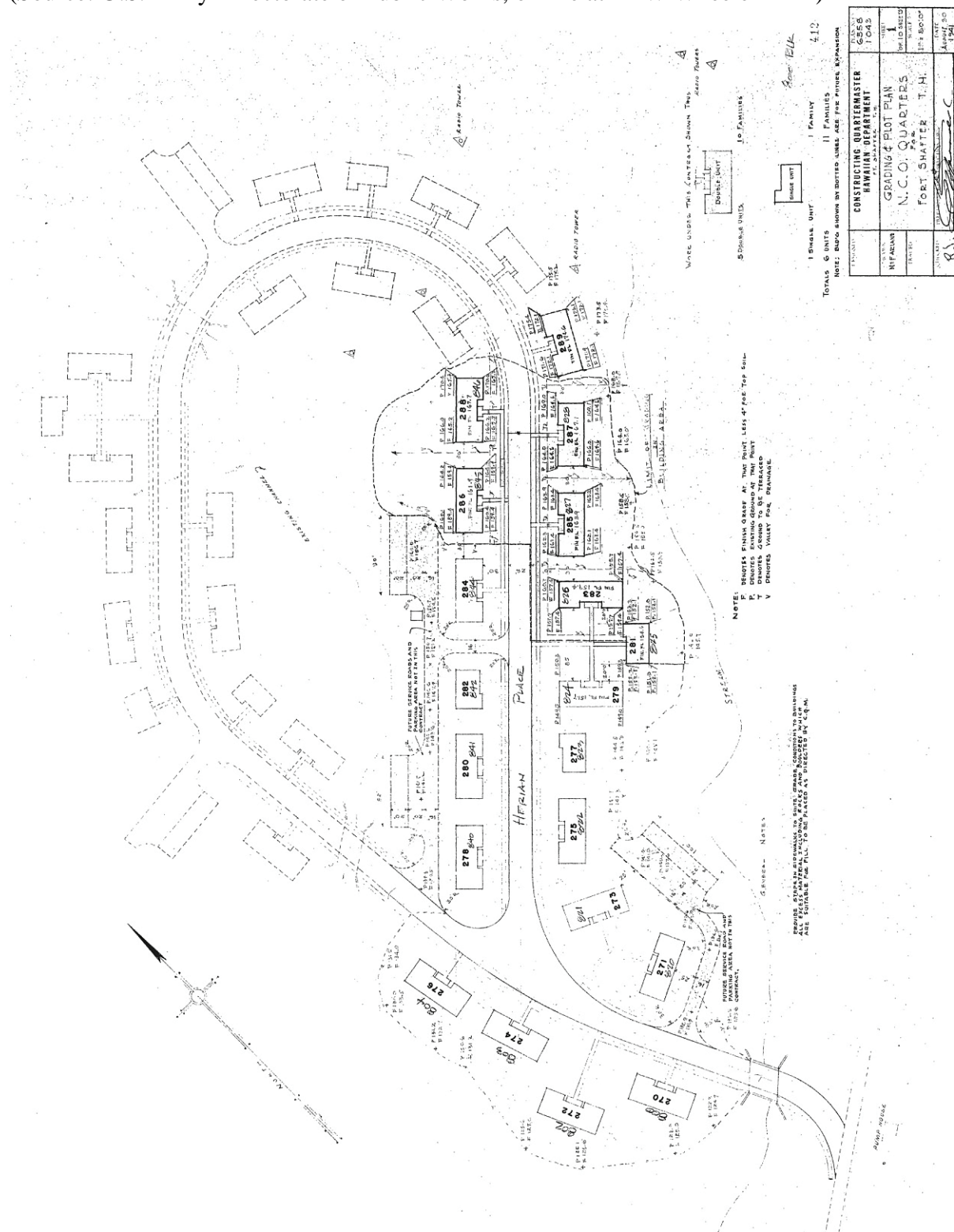
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Figure 5: 1938 Oblique Aerial Photograph, looking east across Fort Shafter.
(Source: U.S. Army Directorate of Public Works, on file at DPW Wheeler AAF)



(Source: U.S. Army Directorate of Public Works, on file at DPW Wheeler AAF)





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Figure 8: 1959 Aerial Photograph

(Source: U.S. Army Directorate of Public Works, on file at DPW Wheeler AAF.)



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Figure 9: 1968 Aerial Photograph

(Source: U.S. Army Directorate of Public Works, on file at DPW Wheeler AAF)



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(Fort Shafter Military Reservation, Rice Manor Housing Area)
Fort Shafter Military Reservation
Honolulu County
Hawaii

David Franzen, photographer, July 2010

- | | |
|--------|---|
| HI-9-1 | VIEW LOOKING SOUTH DOWN RICE STREET FROM ITS INTERSECTION WITH RICE LOOP. DUPLEX BUILDING 804 IS ON THE RIGHT. |
| HI-9-2 | VIEW TOWARD RICE MANOR FROM THE NORTH, SHOWING RICE LOOP (SERVICE ROAD) AND THE BACK SIDES AND YARDS OF THE HOUSES ALONG IT. DUPLEX BUILDING 846 IS IN THE CENTER OF PHOTO; NOTE THE STORAGE ADDITION. THE MATURE MONKEYPOD TREES LINING HERIAN PLACE TOWER ABOVE THE HOUSES. |
| HI-9-3 | VIEW LOOKING SOUTHWEST DOWN HERIAN PLACE FROM INTERSECTION WITH RICE LOOP/RICE/DRIVE. THE ABSENCE OF STREET TREES ON THE LEFT SIDE IS CONSISTENT WITH HISTORIC AERIAL PHOTOS. |
| HI-9-4 | VIEW TOWARD BUILDING 827 ON HERIAN PLACE SHOWING THE LINEAR STREETScape FEATURES: ROADWAY, CURB, PLANTING STRIP, SIDEWALK, AND STREET TREES. THE ORIGINAL GRADED EMBANKMENT, STEPS IN FRONT WALKWAY, AND FIRE HYDRANT ARE VISIBLE. |
| HI-9-5 | VIEW INTO THE COURTYARD FORMED BY BUILDINGS 826 (LEFT), 825 (SINGLE FAMILY UNIT IN CENTER), AND 824 (RIGHT) FROM HERIAN PLACE. THE OPEN LAWNS, MONKEYPOD STREET TREES AND COCONUT PALMS LINING THE INTERIOR WALKWAY ARE VISIBLE. |
| HI-9-6 | VIEW LOOKING NORTH FROM BEHIND BUILDING 820. THE SERVICE ROAD, RICE DRIVE, CURVES THROUGH THE OPEN BACK YARD SPACE BETWEEN THE HOUSES AND THE STREAMBED (FAR RIGHT). |

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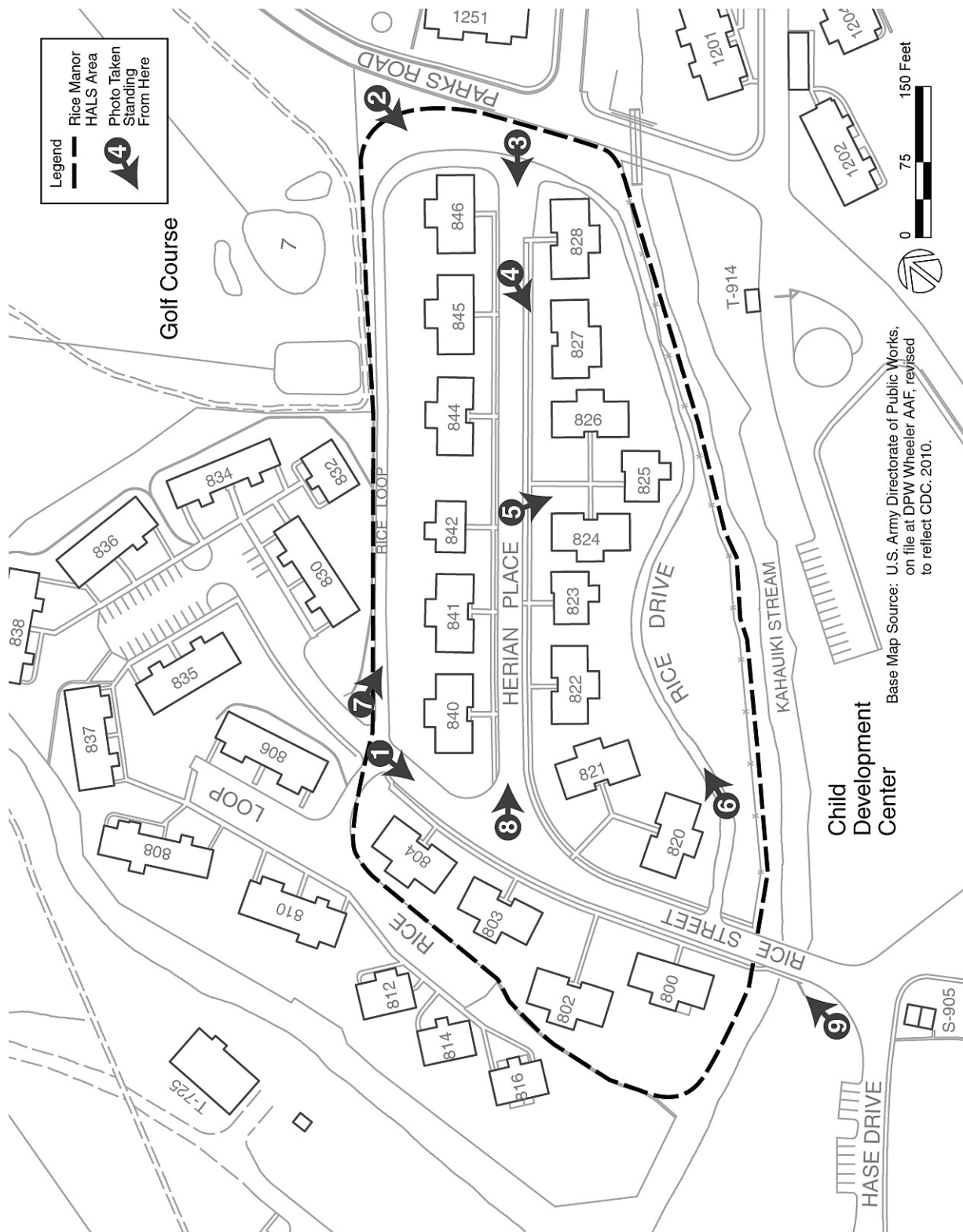
- HI-9-7 VIEW LOOKING EAST DOWN SERVICE ROAD RICE LOOP FROM ITS
INTERSECTION WITH RICE STREET. NON-HISTORIC FENCING,
HEDGES, AND TREES ARE VISIBLE IN THE BACK YARDS OF MANY
UNITS.
- HI-9-8 VIEW NORTHEAST DOWN HERIAN PLACE FROM RICE STREET
SHOWING KEY ELEMENTS OF THE STREETScape: WIDE AND
CONSISTENT FRONT YARD SETBACKS, STREET TREES, SIDEWALK,
PLANTING STRIP, CURB AND ROADWAY.
- HI-9-9 VIEW ACROSS THE HISTORIC BRIDGE ON RICE STREET BUILT AS
THE VEHICULAR ENTRY TO RICE MANOR.

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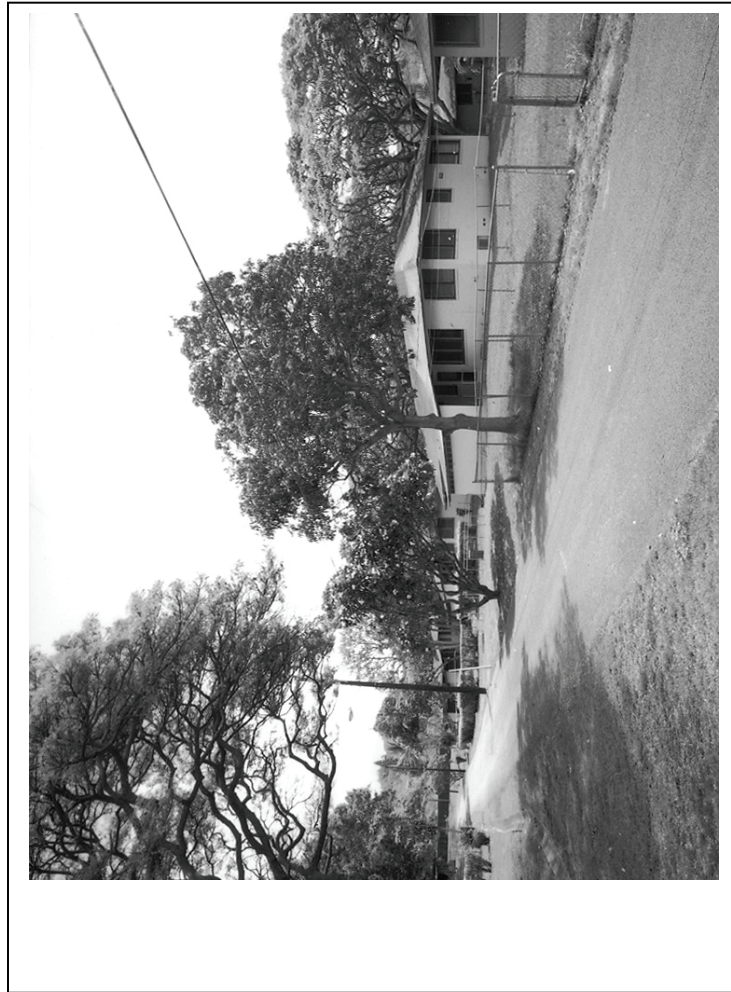
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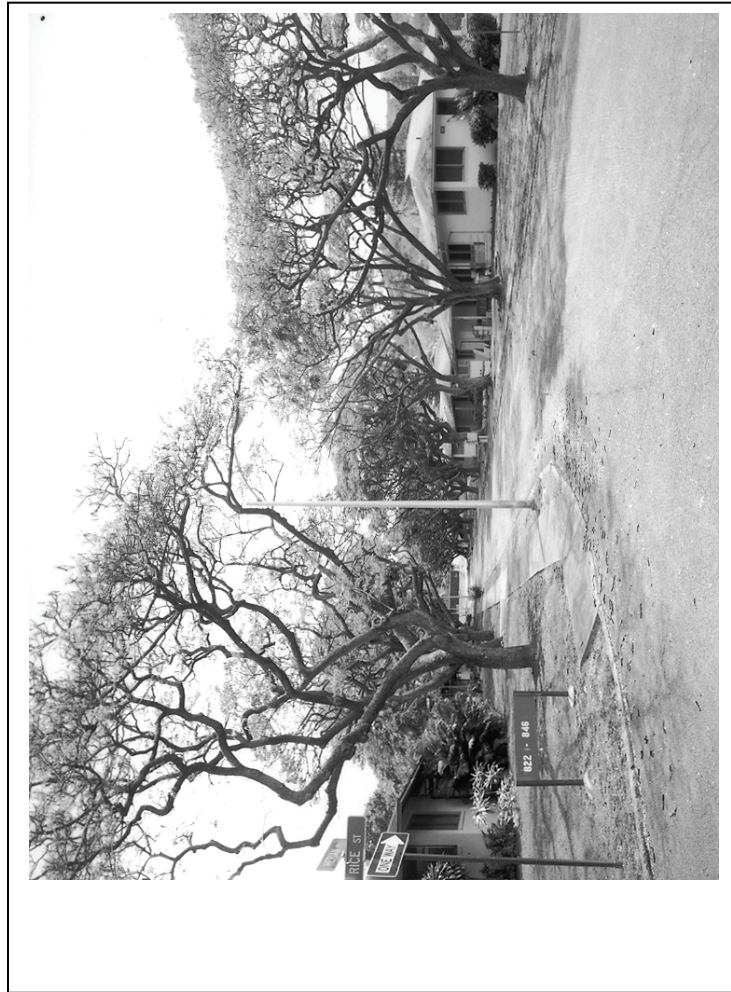
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