

**START**

**FLASH NO. 1**

# **Roll No. 3**

## **Planning Commission Minutes**

January 4, 1924 to December 17, 1925

**Planning Department  
City & County of Honolulu**

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WAIKIKI RECLAMATION AND STREET LAYOUT

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January 4, 1924.

A regular meeting of the City Planning Commission was held on Friday, January 4, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President  
P. E. Spalding  
H. R. Macfarlane  
Mayor Wilson  
City Engineer Cain  
Asst. Engineer Austin.

ABSENT: G. P. Denison  
A. R. Keller

VISITORS: Members of the Streets and Roads Committee of the Traffic Commission.

MINUTES: Minutes and routine business of the Commission was postponed in order that full time might be given to the representatives of the Traffic Commission.

REPORT OF  
ROADS COMMITTEE  
of the TRAFFIC  
COMMISSION

The following report was presented by Stuart Johnson of the Roads Committee of the Traffic Commission:-

" In studying the Traffic Problem of Honolulu to make recommendations for the relief of the present traffic condition, and to provide against street congestion such as has occurred in other cities where corrective measures were not made in time to meet the rapid increase of vehicular traffic, certain principles or elements for the solution of the problem are outstanding.

These are --

1. Separation of thru and local traffic.
2. Separation of street car and automobile traffic.
3. Separation of fast (passenger travel) and slow (freight) traffic.
4. Separation of traffic direction.
5. Increased width of streets.
6. Safety provisions on main thoroughfares against cross traffic.
7. Elimination of parking in certain areas.
8. The establishment of time limit in parking areas with increased time limits as distance from center increases.

9. The designation of limited parking areas by signs and painted curbs.
10. The rigid enforcement of parking restrictions.
11. The elimination of vision obstructions at street intersections.
12. Construction of sidewalks and safety zones.
13. Regulation of traffic and rigid enforcement.

With these principles before us we take up at this time the subjects included in principles 1 to 5 inclusive, in their application to present local conditions.

It is recommended that the following street improvements be made with the least possible delay:

ROUTE 1, PUULOA ROUTE.

Leaving King Street at Iwilei Road, thru Iwilei district over railway tracks with connection with Liliha Street, thru Kalihi-kai and Moanalua to Puuloa Road, by way of Queen Street or other parallel street.

ROUTE 2, KAIMUKI & WAIKIKI ROUTE.

Kapiolani Boulevard to Kaimuki from King & South streets connecting Kalakaua Avenue to Waikiki.

ROUTE 3, MANOA & WAIKIKI ROUTE.

Vancouver Highway extended across McCully Tract to Kalakaua Avenue, and Waikiki connecting Kapiolani Boulevard.

ROUTE 4, SKY LINE ROUTE AROUND PUNCHBOWL.

Judd Street extension to Fort Street, thru Prospect street thru Wilder Avenue extended, connecting Nuuanu Valley with Makiki District and the Kaimuki District.

ROUTE 5, SCHOOL ST. EXTENSION to Moanalua thru Fort Shafter.

ROUTE 6, VINEYARD ST. EXTENSION- Liliha St. to Kalihi Road.

ROUTE 7, NEW ROUTE ALONG MAKAI SIDE OF CANAL to Fair Grounds.

STREET EXTENSIONS AND WIDENING

ROUTE 8, RIVER STREET EXTENSION to Kuakini Street.

ROUTE 9, UPPER LILIIHA ST. connected across to Nuuanu St.

- ROUTE 10, YOUNG ST. EXTENDED thru Thomas Square, Jaeger Property at Punahou St., and to the Baseball Park.
- ROUTE 11, EXTENSION OF BETHUEL ST. to Vineyard St., and to Queen Street.
- ROUTE 12, EXTENSION OF BISHOP ST. to Beretania Street.
- ROUTE 13, WIDENING OF MANOA ROAD.
- ROUTE 14, KAPAHULU ROAD WIDENING AND EXTENSION thru Park from Fair Grounds to Kalakaua Ave.
- ROUTE 15, KALAKAUA AVE. EXTENSION to Beretania Street.
- ROUTE 16, ALEXANDER ST. EXTENSION to Kalakaua Avenue.
- ROUTE 17, WIDENING OF QUEEN ST. between Huuanu and Fort St.
- ROUTE 18, WIDENING OF KING STREET to Fort Chaffter.
- ROUTE 19, WIDENING OF MERCHANT ST. Huuanu to Richards St.
- ROUTE 20, THE WIDENING OF THE RICHARDS ST., HOTEL ST., AND LIKELIKE ST. FRONTAGE of the Palace Grounds.
- ROUTE 21, EXTENSION OF PAUHI ST. to Bishop St. extended.

Some of these projects are already under way, and finances for the same have been provided.

It is the object of the Traffic Commission to find out if these various proposed extensions have been considered by the City Planning Commission, and whether those that have not been considered would meet with the approval of the City Planning Commission."

REPORT  
ACTING  
ENGINEER  
AUSTIN

This report was taken up Route by Route, in connection with the written report of Acting-Engineer Austin, which follows in full.

December 19, 1923.

Traffic Commission,  
Honolulu, Hawaii.

Gentlemen:

"In accordance with the request of the Committee on "Street and Road Extensions and Improvements and financing the same" for an outline of the status of the various improvements listed by Mr. Stuart Johnson of the Honolulu Rapid Transit Co. as being projects that the Traffic Commission should endeavor to push through, I wish to report as follows:

NEW MAIN ROADS FOR AUTOMOBILE TRAFFIC

ROUTE 1. Puuloa Road (West Queen Street Extension)

The last legislature provided for a bond issue of \$750,000 to be sold by the City and County of Honolulu to finance the City's share for the cost of the extension of Queen Street through the Kalihi Section from King Street to Puuloa Road, the widening of King Street from Beretania to Fort Shafter, and the extension of School Street to Fort Shafter. On May 15, 1923, the Board of Supervisors ordered the City and County Engineer to prepare a preliminary engineer's report for the extension of West Queen Street.

The line for this street has now been run out, and a study made of the drainage problem for the major part of the Kapalama Section. Our engineers are now working on a detailed and descriptions for the acquisition of necessary land for this new street and we expect to be able to submit an engineer's report to the Board of Supervisors for Section One, taking the road as far as Waiakamilo Road, in January or February.

ROUTE 2. Kaimuki and Waikiki Route (Kapiolani Boulevard).

About two years ago the Board of Supervisors established the street lines for a new street to be known as Kapiolani Boulevard, which was to extend from the junction of South and King Streets to Kalakaua Avenue. The Territorial Commissioner of Public Lands has purchased or acquired by other means most of the property from Kalakaua Avenue to Ward Avenue. Nothing however, has been done on the extension of this street to Kaimuki as shown on the City Planning Commission layout of the Waikiki District. It is expected that the Board of Supervisors during the next four years will be able to finance the Kapiolani Boulevard from South Street to Kalakaua Avenue.

ROUTE 3. Manoa-Waikiki Route.

The City Planning Commission map shows this route as the Extension of University Avenue across the Bishop Estate lands to the junction of Beretania and King Streets and thence to a 70 foot street crossing the canal and running into Kalakaua Avenue at a point opposite Beach Walk Tract. Nothing has been done by this Department towards the location of this route on the ground.

#### ROUTE 4. SKY LINE AROUND PUNCHBOWL.

The route suggested by Mr. Johnson for the extension of Judd Street to Fort Street, through Prospect Avenue to Wilder Avenue extended, connecting Nuuanu Valley with the Makiki District, has never been discussed by the City Planning Commission or contemplated by this Department. We feel that many of the other routes are more important and that there is no great need of studying this route at this time except to determine whether it is feasible.

#### ROUTE 5. SCHOOL STREET EXTENSION.

As pointed out above, the Legislature has provided for a bond issue to take care of the city's share for the cost of the extension of School Street. Several paper locations and some field work has been done in the past by this Department for the extension of this street but work on the final survey has not been started. We expect that something will be done in the near future.

At the present the plans call for the extension of this street to Fort Shafter connecting with Middle Street. The extension through Fort Shafter will greatly relieve traffic on King Street.

#### ROUTE 6. VINEYARD STREET EXTENSION, LILIHA STREET TO KALIEI ROAD.

No work has been done towards the extension of this street except to make a paper location as shown on City Planning Commission map and to locate a point on Asylum Road near the new Palama Settlement property which will be on the line of the future extension of this street.

#### ROUTE 7. NEW ROUTE ALONG MAKAI SIDE OF CANAL TO FAIR GROUNDS.

This Department plans to begin work on this street as soon as the Waikiki sewers in this section are completed and roll the coral fill to prepare a temporary new route to the Fair Grounds and Kapahulu Road to serve until such time as money is available for the development of this section.

### EXTENSION AND WIDENING OF STREETS

#### 1. KING STREET, OAHU RAILROAD STATION TO FORT SHAFTER.

On September 5, 1922, the Board of Supervisors adopted Ordinance No. 218 providing for the widening of King Street from the junction of North King Street and Beretania Street to Moanalua-Kahauiki boundary at Fort Shafter, and requiring that all new buildings which are erected and old buildings that are remodelled to be constructed on the new line. Since this ordinance has been in effect several new buildings have been constructed on the new line and the City and County has

acquired the area between the new street line and that of the old street. Grades have been established for the greater part of this street and it is contemplated that within the next two or three years the widening of this street and repaving of the same will be undertaken.

It is proposed to make this street one hundred feet wide to a point just beyond the junction of the proposed Queen Street extension and eighty-six feet wide from there to Fort Shafter. Part of the \$750,000 bond issue provided for by the last legislature will be used for the City and County's share of the cost of this improvement.

#### 2. MERCHANT STREET WIDENING, NUUANU TO RICHARD.

The City Planning Commission about a year ago submitted a plan recommending that Merchant Street be widened to fifty feet, but no action was taken on this matter by the Board of Supervisors until two months ago when a public hearing was called to determine whether the property owners were in favor of such an improvement. There was so much opposition on the part of the property owners that the matter was dropped by the Board of Supervisors. The Bank of Bishop & Company has since been issued a building permit on the old street line.

#### 3. RIVER STREET EXTENSION TO KUAKINI STREET.

The extension of River Street to Kuakini Street has never been contemplated by the City Planning Commission or this department. You will note on the City Planning Commission map that a street is called for on the Ewa side of the River which will serve the same purpose that the extension of River Street will.

#### 4. KALAKAUA AVENUE EXTENSION TO BERETANIA STREET.

This improvement was considered several years ago and preliminary plans drawn up. The matter was dropped then and has been considered at various intervals since that time, but because funds were lacking this improvement has never been carried out. It is planned within the next four years to include this as one of the improvements to be carried through.

#### 5. ALEXANDER STREET EXTENSION TO KALAKAUA AVENUE.

The present City Planning Commission plan does not contemplate the carrying of Alexander Street through to Kalakaua Avenue at the present time because of the built up section on the lower side of King Street opposite Alexander Street, but we feel that in the future it would be advisable to cut through this block to connect up with the City Planning Commission street below which extends through to Kalakaua Avenue. At the present time the extension of Alexander Street from Beretania to King is contemplated. This will probably be carried out in 1924 or 1925.

6. SLAUGHTERHOUSE ROAD TO CONNECT SCHOOL STREET WITH THE NEW PUULOA ROAD.

This is a desired improvement, but has never been considered by the City Planning Commission or this Department.

7. YOUNG STREET EXTENSION THROUGH THOMAS SQUARE, JAEGER PROPERTY, PUNCHOU STREET AND BASEBALL PARK.

It is contemplated within the next four years to extend Young Street through Thomas Square and the Jaeger property. The Extension through the Baseball Park is shown on the City Planning Commission plan and should come later.

8. UPPER LILIHA STREET (PUUMUI) TO NUUANU AVENUE.

This matter was taken up several years ago by the City and County but objections raised by the property owners affected by this new street caused the matter to be dropped and it has never been taken up since. This Department feels that this is an important connection and should be put in some time in the future.

9. KAPAHULU ROAD WIDENING AND EXTENSION THROUGH THE FAIR GROUNDS AND PARK TO KALAKAUA AVENUE.

This is contemplated by the City Planning Commission plan and arrangements have been made with the Fair Ground authorities to install a new fence along Kapahulu Road enclosing the Fair Grounds on the new set back line. The proposed width of Kapahulu Road is one hundred feet.

10. EXTENSION OF BISHOP STREET TO BERETANIA.

This project is now under consideration by the Board of Supervisors, and all preliminary proceedings up to the point of acquiring the land have been completed. The Attorney's Department is at present working on this phase of the question and it is expected that late in 1924 or early in 1925 that this project will be completed.

11. EXTENSION OF BETHEL STREET TO BERETANIA STREET.

Bethel Street is now in the process of being extended from Hotel Street to Pauahi Street, and the extension of this street to Beretania Street is contemplated within the next four years. All surveys for this extension have been completed.

12. WIDENING OF QUEEN STREET BETWEEN NUUANU AND FORT STREETS.

This portion of Queen Street will be widened when the Board of Harbor Commissioners complete their plans for the development of Pier 11. The City and County now has a set back line for the widening of Queen Street from Alakea to Fort Street and any new buildings in this section will be required to be constructed on the new line.

13. THE WIDENING AND STRAIGHTENING OF ASYLUM ROAD.

It is contemplated by the City Planning Commission plan but no work has been done on this project.

Besides the streets mentioned above the City and County has set back ordinances providing for the widening of Beretania Street from Nuuanu to Alapai and the widening of Nuuanu Street from Beretania to School Street. It is also contemplated to widen Liliha Street from King Street to Judd Street and Wyllie Street from Nuuanu to Liliha Street.

Trusting that this will give you some idea of the status of the improvements contemplated by this Department and those mentioned by Mr. Johnson's letter, I remain

Yours very truly,

(Signed) H. A. R. Austin  
Acting-City and County Engineer.

Copies to

Mr. Ed. Powse, Chairman of Commission  
Mr. James T. Phillips, Secretary of Commission

Members of Committee

Commander Victor Houston, U. S. Navy  
Mr. H. Stuart Johnson  
Mr. Lester Petrie  
Colonel E. H. Shultz, U. S. Army  
Mayor John H. Wilson

The City Planning Commission promised the Roads Committee of the Traffic Commission to take under consideration certain proposed new streets and extensions which had not yet received their study and attention.

ADJOURNMENT: Meeting adjourned at 6 p.m.

Respectfully submitted-

*Grace Bartlett*  
Secretary

Approved by-

*John A. Inman*  
President

January 17, 1924.

The City Planning Commission met in regular session on Thursday, January 17, 1924, at 3 p.m., in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
P. E. Spalding  
A. R. Keller  
Mayor John H. Wilson  
City Engineer Louis Cain  
Assistant City Engineer H. A. R. Austin.

ABSENT: H. R. Macfarlane

VISITORS: C. J. McCarthy and Col. Schofield;  
William Hoogs and John A. Hoopale.

MINUTES: Minutes of the two previous meetings were read and approved.

COMMUNICATIONS: 1. The secretary read a communication from R. S. Kelly suggesting that the Commission use its influential energies to have the present site of the Insane Asylum turned into either a City Hospital or a City Park-- and NOT into a City Jail. The commission members expressed themselves interested in the proposition, but were of the opinion that definite plans had already been made to use the same site for the new asylum building. the Secretary was directed to check up on this information before further action was taken.

R.S.Kelley  
in re -  
Insane Asylum Site

2. Secretary reported that a letter had been sent to Acting-Governor Raymond C. Brown early in December asking for an elevation of the new Territorial Office Building to be erected on the former site of the Pond Company Garage. A reply, dated December 11, was read acknowledging the letter and notifying the Commission of its reference to the proper authorities. A follow-up letter was considered, but delayed at the suggestion of Mr. McCarthy until the return from the states of Mr. Bigelow.

Acting-Governor  
Raymond S. Brown  
in re  
Territorial Office Building

APPROPRIATION FOR ENGINEERING SURVEY FOR STREET LOCATIONS AND GRADES.

Mayor Wilson reported that he had signed Appropriation Bill No 10, which included \$2000 a month for Permanent Street Survey.

C. J. McCarthy  
&  
Col. Schofield

in re-  
Street Widths in  
Waikiki Reclama-  
tion District

Mr. McCarthy and Col. Schofield presented a map and spoke in behalf of narrowing certain street widths in a portion of the Waikiki Reclamation district where they are interested in subdividing property and placing same on the market, claiming that the present widths are unreasonable and would make it necessary for them to put a prohibitive price on the lots. It was their contention that these streets in question would never become thoroughfares. President McInerny asked Mr. McCarthy to direct a letter to the Commission covering their suggested modifications in street widths, when the Commission would take the matter under advisement, and report.

William Hoogs  
&  
John A. Hoopale

in re-  
Street Widths  
Puuahale Road,  
Kalihi

Mr. William Hoogs, representing John A. Hoopale, real estate agent, asked for permission to use a 30 foot road, without sidewalks, in a proposed subdivision of property situated on Puuhale Road at Kalihi, formerly known as the Thomas Pineapple property, containing an area of some 214,000 square feet. Mr. Hoogs claimed that this congested district would not permit of a subsidiary street being any wider. Mr. Hoogs was also asked to present his case in a communication directed to the Commission for their consideration.

ADJOURNMENT:

Meeting adjourned at 4:30 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved by-

John McInerny  
President

January 24, 1924.

The City Planning Commission met in regular session on Thursday, January 24, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President  
P. E. Spalding  
A. R. Keller  
Mayor John H. Wilson  
City Engineer Louis Cain

ABSENT: H. R. Macfarlane  
G. P. Denison

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Secretary read communication from C. J. McCarthy of the Hawaiian Dredging Company, and from A. A. Young of the Territorial Hotel Company, representing the owners of the larger part of the land in the Waikiki Improvement District between McCully Street, Ainalau, Kalakaua Avenue and the canal, written in response to the request of the Commission at their previous meeting that the representatives of this district incorporate their proposition in regard to street widths into a letter to the Commission.

C. J. McCarthy  
&  
A. A. Young  
in re  
Waikiki Street  
Widths

Secretary was directed to write to both Mr. McCarthy and Mr. Young, calling their attention to the fact that both letters had neglected to include the compromise plan suggested by Mr. McCarthy and approved by Col. Schofield, of placing certain restrictions on the property in question in order to insure a wide parking space to the City in lieu of the wider rights of way designated on the approved plan, thereby delaying the Commission's consideration of the matter.

John A. Hoopale  
in re  
Subdivision  
Puuhale Road,  
Kalihi

Secretary also read a communication from John A. Hoopale, accompanied by a revised plan of proposed subdivision of the old Thomas Pineapple property on Puuhale Road at Kalihi, indicating a 40 foot road connecting Gulick Avenue Extension and Puuhale Road in place of the 30 foot road shown on the former plan. The Commission gave its informal approval to this

plan, feeling that although 40 feet was not in keeping with the present program of wider streets, the congested condition of that district and the character of the Population make it impracticable to arbitrarily enforce this ruling in the case of a subsidiary street that can never develop into a main traffic artery. Secretary was directed to notify Mr. Hoopale of the action of the Commission.

INSANE ASYLUM  
SITE

Secretary reported that while not specifically included in the legislative act, the appropriation from the loan fund, authorized by the last legislature, for a new Insane Asylum building is to be used in building on a new site removed from the city, leaving the old site and building open for other purposes, as indicated in Mr. Kelly's letter of January 3, awaiting reply. The Commission expressed its opinion that the use of the old site was a matter lying under the jurisdiction of the Territory, and that Mr. Kelly's letter in regard to its future use should be referred to the Governor. Secretary was directed to refer letter to the Governor, and to notify Mr. Kelly of the Commission's action.

RESOLUTION No.10  
Permanent Street  
Survey:

It was moved by Mr. Spalding and seconded by Prof. Keller that a communication be sent to the Board of Supervisors, suggesting that in the absence of directions regarding the expenditure of the \$2000 a month appropriation for a permanent street survey, the City Planning Commission be authorized to assume this supervision, as per the intent of those recommending this appropriation.

ARCHITECTURE  
of SMALL STORE  
BUILDINGS and  
SET BACK LINE

The unsightly architecture of the small store building was discussed and it was suggested that the City Engineer prepare a group of models which would be no more expensive than the present standardized type, but which would eliminate the more objectionable features such as the false front.

In order to bring pressure to bear from outside the City Planning Commission in regard to a set back building line, it was suggested that Mr. Cain draft a letter to be submitted to the Outdoor Circle asking them to incorporate same into a communication to the Board of Supervisors recommending that certain streets be designated as boulevards, and that on these boulevards a ten foot set-back line be established by law, hoping that this recommendation would in turn be referred to the City Planning Commission for approval.

There was also an informal discussion of the sidewalk question, and the control of garbage on the sidewalks. Engineer Cain promised to look into the matter and report to the Commission.

ADJOURNMENT: Meeting adjourned at 4:30 p.m.

Respectfully submitted,

Grace Bartlett  
Secretary

Approved by-

James Henry  
President

February 7, 1924.

The City Planning Commission met in regular session on Thursday, February 7, 1924, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
A. R. Keller  
H. R. Macfarlane  
Mayor John H. Wilson  
City Engineer Louis Cain

ABSENT: P. E. Spalding

VISITORS: C. J. McCarthy and Percy Pond

MINUTES: Minutes of the previous meeting were read and approved.

MARY CASTLE TRUST  
SUBDIVISION,  
MANOA VALLEY

Mr. Percy Pond presented map of proposed subdivision of the Mary Castle Trust land in Manoa Valley, being the lower or makai portion on the premises used for the last few years as a children's home, indicating two forty foot streets running approximately parallel to Manoa Road, one of which would be an extension of Ferdinand Street, and both coming to an end at the children's home. Definite approval of the plan was postponed, pending the inspection of the property by the City Engineer, the question arising in the minds of some of the members as to whether one of these streets might not eventually become a connecting link in a thoroughfare extending from the Judd Hillside lots along Ferdinand Avenue to the property opening up above the Salvation Army home, in which case a forty foot street would be too narrow.

WAIKIKI STREET  
WIDTHS

Secretary read further communications from Mr. McCarthy and Mr. Young representing property interests in the Waikiki Reclamation District discussed in the previous meeting of the Commission, and containing an agreement to establish building lines at least 10 feet back from any streets hereafter built in this district, and promising to incorporate this set back building line in maps and plans

of any subdivisions which they may make of their holdings and in the conveyances.

Discussion centered about the possibility and probability of enforcement of a set back line in the case of subsequent buyers, information in hand indicating that such a provision would be binding only in the case of the original buyers, subsequent purchasers being free to enter into new agreements.

In the event of the Commission finding the restrictive clause binding, and approving a modification of the established plan on that ground, the question arose as to the order of procedure, - that is, from what body should such recommendation originate: the Waikiki Improvement Commission, which is a territorial body established by the Legislature; the City Planning Commission; or the Board of Supervisors? The Mayor was asked to get an opinion from the City Attorney as to the City Planning Commission's jurisdiction in originating a recommendation for the modification of a plan already established for the Waikiki Reclamation District by territorial law.

The feasibility of permitting narrower streets where traffic is limited to three blocks was informally discussed.

ADJOURNMENT

Meeting adjourned at 4:45 p.m.

Respectfully submitted-

Grace Barlett  
Secretary

Approved by-

Tom McHenry  
President

February 21, 1924.

The City Planning Commission met in regular session on Thursday, February 21, 1924, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President  
P. E. Spalding  
G. P. Denison  
A. R. Keller  
City Engineer Cain

ABSENT: Mayor Wilson  
H. R. Macfarlane

VISITORS: Mrs. C. T. Wilder and Miss Beatrice Castle of the Outdoor Circle.  
D. L. Crawford, representing the Fidelity Trust Company.

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS:

- 1- H. Lemke in re- Road Improve- Secretary read communication from H. Lemke asking the cooperation of the Commission in securing three road improvements in his neighborhood....(1) the extension of Kuakini Street from Fort to Lusitania; (2) the widening of the end of Lusitania between the Pauoa Bridge and Pauoa Road; (3) the widening of Wyllie Street between Nuuanu and Liliha. Secretary was instructed to refer copy of letter to the Board of Supervisors with recommendation that suggestions were good ones and worthy the careful consideration of the Board.
- 2- Amer. Assoc. of Engineers in re- Amend- ment to Building Ordinance. Secretary read communication from the Honolulu Chapter of the American Association of Engineers, submitting amendments to the present Zoning Ordinance. Resolution follows-

"IT IS RECOMMENDED:

"(1) That the following provisions be added to Section 109 of Ordinance 207;

"Provided, further, however, that 2nd class buildings erected prior to the passages of this ordinance in which provisions was made in the construction for additional stories, may be constructed not to exceed six stories or 75 feet in height, of second class construction in herein defined.

"No work under this provision shall be permitted which increases the ground area now occupied, except in conformity with the present regulations.

"(2) That a paragraph defining mezzanine story be inserted on page 8 between paragraphs 27 and 28 as follows:-

"Mezzanine Story - A partial low story introduced in the height of the first/ story, the total area of the floor of which shall not exceed  $2/3$  of the total area of the first floor.

"(3) That a new paragraph (f) be added after paragraph (e) on page 12 which shall read as follows:-

"Provided that one mezzanine floor shall be permitted in a third class building within the industrial districts.

"It is recommended further that copies of this report be forwarded to the Mayor and the Board of Supervisors of the City and County of Honolulu and to the City Planning Commission at this time, in order that action on these two items may be obtained without delay."

Secretary was directed to advise the engineers' committee that the Commission members were unable to get the engineers' point of view in this matter and would appreciate their attendance at the next meeting of the Commission on Thursday, February 28.

3- Waikiki Improvement Commission's Amendment.

Secretary read a communication from Lyman Bigelow of the Waikiki Improvement Commission transmitting copy of Resolution passed by them on February 12, in re amendment of certain street widths in the Waikiki Reclamation District. Resolution follows.....

"Whereas, the Waikiki Improvement Commission did adopt on December 14, 1922, certain plans for the subdivision of the Waikiki Reclamation District, which plans were prepared by the City Planning Commission of the City and County of Honolulu, and

"Whereas, it has since been discovered that certain of the streets as located on said plan will cause the destruction of many existing buildings, and

"Whereas, the width of the streets on said plan is too great for this residential district,

"Therefore, Be it resolved, by the Waikiki Improvement Commission that the said plan adopted by them on December 14, 1922, be amended as follows:

1. That Kapiolani Boulevard be seventy-five feet wide.
2. That Kuhio Avenue be seventy feet wide.
3. That the street running off Kalakaua Avenue from opposite Beach Walk be seventy feet wide.
4. That all other streets running perpendicular to the Boulevard and not exceeding fifteen hundred feet in length in the District be sixty feet wide, except as noted.
5. That the location of the streets in the district bounded by Kapiolani Boulevard, Kalakaua Avenue and Kapiolani Park, be as they are represented on the plans herewith submitted.

"Be it Further Resolved, that a copy of this resolution, together with copy of amended plan, be submitted to the Board of Supervisors of the City and County of Honolulu and the City Planning Commission, for such action as they deem advisable in the premises.

Since the recommendation of the Waikiki Improvement Commission was referred by them to the Board of Supervisors direct, no action was taken at this time by the Commission, pending developments in the Board.

Mary Ann Lemon  
Estate

Secretary read a communication from W. F. Lemon regarding proposed road to adjoin the Mary Ann Lemon Estate, 2558 Kalakaua Ave., for which 20 feet of land on the rear end and 15 feet of land fronting on Kalakaua Avenue would be required by the city. Writer sought a lessening of the width to be taken from this property on the side fronting on Kalakaua Avenue. Engineer Cain was instructed to investigate the matter and report at the next meeting of the Commission.

Garbage on  
Sidewalks

Following the request of the Commission at its previous meeting that City Engineer Cain interview Garbage Inspector in regard to the possibility of shortening the time of display of unsightly garbage on the sidewalks prior to its collection, Mr. Cain reported the following suggestions: (1) That the collection of garbage commence at 5 p.m. instead of 4 p.m. as at present; and (2) that an ordinance be recommended which will prohibit the placing of boxes, barrels or refuse on the sidewalks before the hour of 5 p.m. or after 8 a.m. Secretary was requested to invite Sam Lehua, garbage inspector, to attend the next meeting of the Commission when this matter would be more thoroughly discussed.

Castle Home  
Property  
Subdivision

After checking over on the ground of the Castle Home property in Manoa Valley, City Engineer Cain reported that he would recommend the approval of the subdivision plans with two forty foot streets. According to Mr. Cain, it is entirely possible that the lower road may be continued through the grounds of the Castle Home proper as a possible upper drive along the valley, but he felt that forty feet would be an adequate width for such continuation on account of the side slope of the ground.

even

The recommendation of Engineer Cain was approved by unanimous vote, and Secretary was advised to so notify Mr. Pond.

Set-Back Building  
Line on Kalakaua

Mrs. Wilder and Miss Castle were present to secure if possible the cooperation of the Commission in preventing in some way the erection of unsightly store buildings abutting on Kalakaua Avenue, and on other specified boulevards. They suggested remedying this nuisance through some sort of a building set back line. Engineer Cain reported that he is waiting an opinion from the Attorney's office in the legality of such a move before going further. He suggested as an alternative an attempt to control the type of building through the contractors. The Outdoor Circle representatives expressed a preference for a set-back building line in case same could be enforced. President McInerney promised to keep the Outdoor Circle informed of progress.

## Bill Boards

The Bill Board situation was informally discussed while the Outdoor Circle representatives were present. Miss Castle said that at a meeting of the Chamber of Commerce Mr. Charles R. Frazier had signified his willingness to do away with the bill boards entirely if he could transfer the closing out of the business to Miss Castle of the Outdoor Circle. After the removal of the present bill boards, Miss Castle would recommend that steps be taken to prevent any reoccurrence of same through Legislative action.

Kahala Heights  
Subdivision

Prof. D. L. Crawford, representing the Fidelity Trust Company, presented a plan of subdivision of Kahala Heights property, just beyond Wilhelmina Rise, providing for 50 foot roads, with 24 feet concrete pavement through the major portion of the tract, and forty foot macadam roads on short stretches where the topography of the land would not permit of a wider road. Mr. Crawford said that the district would be improved through the establishment of an Improvement District, on a hundred percent frontage basis, and that every effort was being made to create a high class residential district with building restrictions.

The subdivision plans were informally approved by the Commission

## ADJOURNMENT:

Meeting adjourned at 5 p.m.

Respectfully submitted-

Grace Barlett  
Secretary

Approved by-

John McInerney  
President.

21

February 28, 1924.

City Planning Commission met in regular session on Thursday, February 28, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President  
G. F. Denison  
P. E. Spalding  
H. R. Macfarlane  
A. R. Keller  
Mayor Wilson  
City Engineer Cain

ABSENT: None

VISITORS: W. L. Emory, Herbert Cohen and Hart Wood of the Engineers' Association.

MINUTES: Minutes of the previous meeting were read and approved.

ZONING  
AMENDMENT  
proposed  
by Engineers

The amendment to the present Zoning Ordinance, proposed by the American Association of Engineers, was given first attention, Mr. Emory explaining their point of view in recommending the change.

Mr. Emory said that there were within the business district No. 1 several buildings of 2nd class construction built just prior to the passage of the Zoning Ordinance which, although designed for six stories, were limited to four in final plans, and but two of these built at that time. In the case of the Union Trust Company building, the directors are now ready to put on these additions, but find it impossible under the Zoning Ordinance to make these except of first class construction. This, Mr. Emory pointed out, would make it necessary to build first class on top of second class construction, which to them appeared very inconsistent.

Mr. Denison admitted that a somewhat peculiar situation was created, but he also explained that it would be a very great injustice to permit a building such as that of the Union Trust company to continue additions upward of second class construction, when a new building to be erected next door would be required to use first class, thereby making an unequal and unfair competition in the matter of renting offices in the two buildings.

Mr. McInerny emphasized the fact that this change would automatically result in a weakening of the ordinance; that the fire hazard would be increased instead of decreased following the heightening of 2nd class buildings; and that the very purpose of the Zoning Ordinance would be thwarted.

At Mayor Wilson's suggestion, Mr. Abshire, building inspector, was asked to investigate the number of buildings likely to come under such classification, and report at the next meeting, when the matter would be again discussed.

GARBAGE on CITY STREETS

Secretary read report of Engineer Cain on the garbage situation, submitting a proposed ordinance regulating the placing of garbage on the streets, and setting a time limit for the display of same.

In the discussion that followed the matter of containers for the rubbish and location of same received attention, the Mayor reporting that the present boxes and barrels and other containers were of all sizes and of all degrees of dilapidation, presenting not only an unsightly conglomeration, but making it difficult for the garbage collectors to handle same with any degree of efficiency.

It was suggested that boxes should be kept just within the property line in the residential districts, but allowed on the curbs in the business districts, where with night collections and early morning removal of containers the streets would be kept free of garbage during the day. Uniform containers were also suggested, especially where garbage was displayed on the curbs.

City Engineer Cain promised to revise the proposed ordinance by adding another section to cover these points, and resubmit at next meeting.

Report on LEMON ESTATE Communication

Mr. Cain reported that he had investigated the matter of shifting Packalari Street proposed widening along the Lemon property so that this frontage would remain the same instead of cutting back some fifteen feet, and found the change to be inadvisable, the original plan obviating a needless bend in the road which Mr. Lemon's plan would create. Action was postponed until next meeting.

TERRITORIAL OFFICE  
BUILDING

The new territorial office building was again under discussion, Mr. McInerney reporting that no further word had been received from the Governor's Office in regard to plans for same. The advisability of competitive plans was emphasized by the commission. Secretary was directed to send communication to Governor Farrington asking if anything had been done in the matter of securing for the commission an elevation of the proposed building.

MANOA HILL ROAD  
&  
FORT STREET WIDENING

Proposed widening of the Manoa Hill road was informally discussed; also widening of Fort Street by the arcading method.

OUTDOOR CIRCLE  
REPORT

Secretary reported that review of the activities of the Outdoor Circle from 1911 to 1923 had been received and filed in Commission Library.

BUILDING SET-BACK  
LINE

Opinion from Judge Heen in regard to building set-back line was reported as still pending by Engineer Cain.

ADJOURNMENT

Meeting adjourned at 4:30 p/m

Respectfully submitted-

Grace Bartlett  
Secretary

Approved by-

James McInerney  
President

March 6, 1924.

The City Planning Commission met in regular session on Thursday, March 6, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
P. E. Spalding  
H. R. Macfarlane  
A. R. Keller

ABSENT: Mayor Wilson  
City Engineer Cain

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Secretary read two communications from clerk of the Board of Supervisors, dated February 27-

Lusitania St.  
Improvements

The first, notifying the commission that Mr. Lemke's letter in re Lusitania Street improvements had been referred by the Board to the Road Committee on February 26.

Permanent  
Street Survey  
Appropriation

The second, being copy of report of the Committee on Highways, Bridges, Public Improvements and Garbage, to which had been referred letter from City Planning Commission in re supervision of the expenditure of the \$2000 per month appropriation for permanent street surveys. This committee of the Board recommended that the money should be spent through the City Engineering Department cooperating with the City Planning Commission, of which the City Engineer is a member.

President McInerny expressed the wish that this work might have been more directly under the supervision of the Commission, and out of politics.

Territorial  
Office Bldg.

Secretary also read letter from W. R. Farrington advising the commission that he had requested the Superintendent of Public Works to consult with Mr. McInerny in regard to securing the plans of the new territorial office building, and assuring the commission of his desire for friendly cooperation. Mr. McInerny reported that he had seen Mr. Bigelow, but had received very little encouragement in the matter of securing these plans for study by the Commission.

In the absence of Mayor Wilson and City Engineer Cain, no definite action was taken on the matters pending before the Commission. There was an informal discussion, however, on the Zoning Ordinance change, Garbage situation, Lemon Estate petition, and Fort Street widening.

OPINION NO. 108  
in re ZONING ORD.

In connection with the Zoning Ordinance, the secretary read an opinion from Judge Heen to Building Inspector Abshire in regard to the legality of such a change. Opinion follows-

Opinion No. 108

The Board of Supervisors has has the power, by ordinance, to amend, repeal or otherwise change the existing ordinance provisions concerning what is known as first and second class buildings within the First Class Fire District.

Lewis T. Abshire, Esq.,  
Building Inspector,  
Honolulu, T.H.

Dear Sir:

I have for answer your request for an opinion as to whether the Board of Supervisors has the power to amend the present Building Ordinance to permit the addition of one or more stories of second-class construction to existing second-class buildings within the First-Class Fire District.

The First and Second Class Fire Districts are created by ordinance. Insofar as the power of the Board of Supervisors to create such districts (granted to them by the Legislature in the city charter) is not limited by the same instrument, the Board of Supervisors may at any time, by ordinance, repeal, amend or otherwise change the districts as now established.

The only limitation that I have been able to find upon the power of the Board of Supervisors in this respect is contained in paragraph 3 of Section 1654 of the Revised Laws of Hawaii, 1915, which reads as follows:

(The Board of Supervisors shall have power)

"To fix the limits within which wooden buildings or structures shall not be erected, placed or maintained, and to prohibit the same within such districts. Such limits when once established shall not be changed except by extension."

You will observe that the only limitation put upon the Board of Supervisors as to the extension or diminution of the fire limits as established by ordinance is that when once the limits within which wooden buildings shall not be built have been established, those limits shall not be changed except by extension. In other words, the inhibition applies only to wooden buildings and does not affect the power of the Board of Supervisors to regulate concerning what is known as second-class construction in whatever manner it may see fit.

Therefore, it is my opinion and you are so advised that the Board of Supervisors has the power to make the changes referred to in your letter of today.

Very truly yours,  
Huron K. Ashford,  
Deputy City and County Attor.

Approved  
Wm. H. Heen,  
City and County Attorney.

Secretary was directed to notify the Board that the Commission had under investigation and study the proposed change in the Zoning Ordinance, and ask that the Board defer any action of their recommendation until the Commission had had an opportunity to make their report.

Mr. McInerny reported attendance at the public hearing before the Road Committee of the Board of Supervisors on March 4 on the recommendation by the Waikiki Improvement Commission that the plan as adopted by them on December 14, 1922, be amended and that the width of certain streets in that district be reduced, where Mr. McCarthy presented the view of the property owners in that district, followed by questions and discussion by the Board members, Mr. and Mrs. Fullard-Leo and Mr. Bowler being the only ones to comment from the public gallery. Following the public hearing, the recommendation passed the Board by a six to one vote, Supervisor Bassett dissenting.

PUBLIC HEARING  
WAIKIKI IMPROVE-  
MENT COMMISSION

in re Reducing  
Street Widths

RESOLUTION NO. 70

Adopting Changes  
in Street Widths  
in Waikiki Reclama-  
tion District.

"Whereas, the Board of Supervisors of the City and County of Honolulu did on February 2, 1923, adopt Resolution No. 1618, thereby approving the plans of the City Planning Commission of the City and County of Honolulu for the subdivision of that part of the Waikiki Reclamation District lying makai of the Drainage Canal, which plans had been adopted by the Waikiki Improvement Commission on December 14, 1922; and

Whereas, the Waikiki Improvement Commission for reasons which seemed to them to be good and sufficient, did on February 12, 1924, by resolution make certain amendments to said plans, subject to the approval of this board; and

Whereas, the Waikiki Improvement Commission has notified this board of such amendments, furnished this board with a copy of said resolution adopted by them and supplied this board with a copy of the amended plans; therefore

Be it Resolved by the Board of Supervisors of the City and County of Honolulu that the said new plans for the subdivision of that part of the Waikiki Reclamation District lying makai of the Drainage Canal now submitted by the Waikiki Improvement Commission be adopted by this board.

Introduced by  
E. W. Quinn,  
Supervisor.

March 4, 1924.

ADJOURNMENT

Meeting adjourned at 4:30 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved by-

J. McInerney  
President

March 13, 1924.

The City Planning Commission met in regular session on Thursday, March 13, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerney, President  
G. P. Denison  
H. R. Macfarlane  
A. R. Keller  
Mayor Wilson  
City Engineer Cain

VISITORS: I. M. Stainback, Attorney  
Oahu Sugar Company Representatives

COMMUNICATIONS: Secretary reported one communication from the Clerk of the Board enclosing certified copy of Resolution No. 70 of the Board in re change of certain street widths in the Waikiki Reclamation District. Copy of resolution appears in the minutes of the previous meeting of the Commission.

STREET WIDTH  
at Waipahu  
Oahu Plantation

Representatives of the Oahu Sugar Company with I. M. Stainback, attorney, were present to request a setting of new street lines at the junction of the Waipahu government road and highway to the Oahu Sugar Company mill, in connection with construction of new store building at that point.

The company wish to place their new building forward some feet onto a strip land which, although the company claim has always belonged to them, has been a public right of way for some twenty years. The alignment as now constructed is very irregular, and the moving forward of new store location would, they claim, create a more uniform frontage. The question, so far as the Commission is concerned, was one of street width, for with the proposed change the street will be narrowed to 42 feet at a point where traffic is dangerous on account of a sharp curve at the foot of a steep grade. The Commission agreed that the company should be allowed to build their store as planned in case sufficient land on the opposite side of the road is deeded to the city to insure a 50 foot road.

In case the Directors of the Oahu Sugar Company present such proposition to the Board at its meeting on Tuesday, the Mayor was authorized to convey the approval of the Commission.

GARBAGE  
DISPOSAL

The Garbage ordinance was changed and resubmitted to the Commission by City Engineer Cain, and received its endorsement. Secretary was directed to submit copy of proposed ordinance to the Board of Supervisors for their action. Secretary was directed to send copy of ordinance to Miss Beatrice Castle of the Outdoor Circle, advising her of our action.

(Copy of proposed ordinance)

AN ORDINANCE REGULATING THE HOURS OF PLACING GARBAGE ON THE STREETS AND THE HOURS OF COLLECTION OF THE SAME.

Be It Ordained by the People of the City and County of Honolulu.

Section 1. PLACING OF GARBAGE. No person, firm or corporation shall place, or allow to remain, upon the streets or upon any public way, any garbage or refuse for disposal by the Garbage Department of the City and County of Honolulu, or allow the containers for the same to remain in such public places, except between the hours of 5:00 p.m. and 8:00 a.m.

Section 2. The Superintendent of Garbage is hereby empowered to designate any reasonable location for property owners to place garbage on the sidewalk areas, or other public place, for collection and disposal excepting within the residential districts, as hereinafter stipulated.

Section 3. Within the residential districts as defined by Section 94 of the Revised Ordinances all garbage shall be placed for collection within the property lines and where designated by the Superintendent of Garbage.

Section 4. Any person violating the provisions of this ordinance shall be fined in a sum not exceeding Fifty Dollars (\$50.00).

Section 5. This Ordinance shall take effect upon its approval.

ZONING AMEND-  
MENT NOT  
APPROVED

Secretary read report of Building Inspector Abshire, listing the buildings which under the proposed amendment to the Zoning Ordinance could continue upward of second class construction. This list included the following buildings- Sachs, Knights of Columbus, Kapiolani, Blaisdell, Campbell, Advertiser, Union Trust, Boston, Commercial Trust, Bank of Hawaii, American Factors, Odd Fellows, Liberty House, Waterhouse.

Commission was unanimous in its opinion that no change should be made in that part of the Zoning Ordinance which limits the building of additional stories to first class construction. Secretary was directed to send letter to the Board to this effect.

LAW ON SET-  
BACK BUILDING  
LINE

According to Engineer Cain, Attorney Heen reports progress in the matter of opinion in re legality of set-back building line, information so far indicating that such building restrictions have been accomplished and held legal in certain cities on the mainland.

LEMON ESTATE

Continuing the discussion of requested change in street line bordering the Lemon Estate the Commission decided to inspect the lay of the land next Thursday afternoon prior to making any final decision in the matter. Secretary directed to issue call for such inspection trip.

SCHOOL STREET  
SUBDIVISION

Engineer Cain presented a proposed subdivision of property facing on School Street opposite the Asylum, in which the owner wished to use a fifteen foot lane on account of the irregular shape of his property. The plan was not approved by the Commission.

FORT STREET  
ARCADING

Engineer Cain presented the following report on the possibility and advisability of widening Fort Street by arcading. Copy of report was ordered given to the newspapers, blue prints of Fort Street with proposed plan of widening to be later sent to the property owners for their study.

Report follows:

Mr. J. D. McInerney, President,  
City Planning Commission,  
Honolulu.

Dear Sir:

In compliance with the request of the Commission, the following is a report on the widening of Fort Street from Merchant to Hotel Streets, by constructing the sidewalk ten feet wide through the first floor of the buildings, thus widening the street to about 50 feet instead of the present width of 36 feet.

The principal advantages of this method of widening are as follows:

1. It is very inexpensive compared to the straight widening.
2. It allows the use of property over the sidewalk area.
3. It permits as much light and ventilation as the present system of constructing awnings and more light to the rear of the first floor of buildings as the awnings will be eliminated.

In one particular case of Fort Street, the advantages to the property owners are briefly:

1. Unless Fort Street is widened, the street will probably become a secondary business street, with the resultant depreciation of values or at least retardation of growth.
2. The widening to the present building line will allow two lanes of traffic, parking on both sides of the street, and ample room for a single car line.
3. By doubling the available parking space, the auto shoppers are increased.
4. Poles, unsightly lines over head, and awnings will be eliminated and the street will be far more attractive.
5. The wider sidewalks and continuous protection from the weather will encourage a heavier pedestrian traffic, with the resultant advantages to the property owners.
6. By making the widening under the frontage improvement statutes, the payments can probably be met by the increased business.

It is believed that the benefits to be derived for the property owners are such that the improvement can be made justly by charging the entire project to the frontage affected. This cost would be nominal compared to present rentals.

If the work is done as plain as practicable without an elaborately ornate finish, it is estimated that the project can be constructed complete for \$100,000. By financing this improvement with 10 year 6% bonds, the cost will be approximately \$11.50 a front foot per year, or a property owner with a fifty foot front would be charged \$675.00 per year for 10 years. It is believed that the loss of floor space would not detract from the rentals materially at first, if at all, and that within the life of the bonds the rentals possible, because of increased business, would more than compensate for the cost.

As the growth of the City is toward the post office and beyond, there is no valid reason for the general revenues of the city to be used to widen Fort Street any more than Smith Street, Nudam or any of the streets in the section towards the river, especially as there are so many more important street extensions necessary for the relief of thru traffic. Moreover this particular improvement is largely to save the street as a retail center for the property owners themselves, and to improve their present income on at least present its relative appreciation.

It is therefore recommended that the project be proposed to the property owners as follows:

1. That it be done under the improvement statutes, the property owners paying the entire cost.
2. That a uniform rate of cost be determined for the building reconstruction (this will be about \$6.00 a square foot of floor area) except where exceptional damage occurs such as removal and resetting of stairways, where additional compensation may be allowed the owner from the total assessments. Any individual or ornate construction beyond this amount should be borne by the owner at his discretion.
3. That an easement for the sidewalk area be given the government.
4. Where basements now extend under the sidewalks, that they be permitted to remain, but ~~decked over~~ with concrete sufficient to carry the traffic.
5. That an attempt be made to reconstruct the front of the stores with the exception of setting back the plate glass, paving the sidewalk with proper supports, and cutting cutways thru the end walls of the buildings.

It is believed this project would prove to be a very satisfactory improvement and well worth the amount expended.

Respectfully submitted,

(Signed) Louis S. Cain,  
City and County Engineer.

Meeting adjourned at 4:40 p.m.

Respectfully submitted,

*Inace Bartlett*  
Secretary

Approved by

*James H. ...*  
President

March 20, 1924

The City Planning Commission met in regular session on Thursday, March 20, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerney, President  
G. P. Denison  
A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain

ABSENT: P. E. Spalding

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Secretary read one communication from the deputy city and county clerk enclosing copy of report of the committee of the Board on Highways, Bridges, Public Improvements and Garbage, recommending that the plan suggested by the commission for the Waikiki Reclamation District of setting aside alleys in the center of each block to take care of water and sewer mains and other utilities, be accepted. This recommendation was made following an inquiry from Col. C. J. McCarthy asking whether this plan of alleys was to be accepted and followed in this district by the present board.

ARCADING  
ILLUSTRATED

"THE PRADO"  
HAVANA

Mr. McInerney passed around a magazine cut illustrating the use of arcading on the Prado, Havana, and sent to the commission by Mrs. P. E. Spalding. Secretary was requested to acknowledge receipt of cut and thank Mrs. Spalding for her interest.

ZONING TEST  
CASE

Engineer Cain reported that an important test case in the zoning ordinance was coming up for decision this coming week. The property involved is on Beretania Street next to the Graystone Garage, and the point at issue is the validity of the second class fire limits.

INSPECTION TRIP  
LEMON ESTATE  
WAIKIKI

At 4:30 the Commission left on an inspection trip of the Waikiki Reclamation District, and more especially of the Lemon Estate property.

Respectfully submitted-

Approved by-

J. D. McInerney  
President

Grace Bartlett  
Secretary

April 3, 1924.

The City Planning Commission met in regular session on Thursday, April 3, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerney, President  
G. P. Denison  
A. R. Keller  
Mayor Wilson  
Engineer Cain

ABSENT: P. E. Spalding  
H. R. Macfarlane

VISITORS: George Collins, of Bishop Estate Office,  
R. A. Vitousek, P. E. R. Strauch, and  
W. H. Hoogs.

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Secretary read communication from the clerk of the Board, enclosing report of committee on Highways, Bridges, Public Improvements and Garbage, approving the establishment of new street lines at the mauka-ewa corner of the junction of the government road through Waipahu with the plantation road. This follows the recommendation of the Commission at its meeting on March 13.

SUB-DIVISIONS: Four subdivision plans were presented to the Commission for approval.

1- East Manoa & Jones Street Mr. Vitousek presented subdivision of property in Manoa Valley lying at the foot of East Manoa Road and Jones Street, showing plans for forty foot streets. The commission was particularly interested in the relation that this small subdivision might bear to the development of the district as a whole, especially in the matter of street widths, and felt unwarranted in taking any definite action in the matter prior to an inspection of the topography of the land. Commission promised to make this inspection prior to the next meeting and make report on same.

2- Thomas Pineapple Cannery Site Mr. Strauch and Mr. Hoogs presented a new plan of subdivision of property on the site of the old Thomas Pineapple Cannery in Kalihi. In the new plan the streets are proposed to run in opposite direction from those in former plan approved by the Commission on January 24, or as extensions of Gulick, Bannister and Kopke streets, and of 40 feet

P.E.R. Strauch  
W.H. Hoogs

width. The commission felt that at least one of these streets, and probably Gulick, should be 50 feet in width, and promised to make a definite report at the next meeting following an inspection of the property.

3- Waikiki

Bishop Estate

4- Nuuanu

Plans were presented for two subdivisions by George Collins of the Bishop Estate Office, - one at Helumoa, Waikiki, on the site of the Trentown cottages and vicinity; and the other at Kawanahakoa, Nuuanu Valley, off from Nuuanu Avenue between Judd and Wyllie. According to Mr. Collins the street into the Nuuanu property will be built only as far as the Galt estate at the present time, or through the Bishop Estate holdings. Fifty foot streets are planned in both subdivisions, with the exception of one short connecting street in the Waikiki plan. Both plans were unanimously approved by the Commission on motion and second of Mr. Denison and Prof. Keller.

In this connection it was suggested that Engineer Cain check up with Mr. Collins on the provision for easy access to public utilities without the tearing up of roads. Favorable comment was made of the plan of alleys to carry the utilities as designated in the plan for the Reclamation district.

Lemon Estate  
Findings

Mr. McInerny reported that following the inspection to the Lemon Estate he was convinced that the increased width for the street bordering the property should be taken from the unimproved property on the opposite side of the street. On motion of Mr. Denison, seconded by Prof. Keller this change was approved, same to be recommended to the Waikiki Improvement Commission as one of the details in the widening of that street.

McKinley Tank

Mr. McInerny brot up the matter of objection raised by certain architects to the location of the McKinley High School tank. Both Mayor Wilson and Engineer Cain explained that this controversy was one involving personal interests and not within the jurisdiction of the Commission, and that the tank was in fact already too far under way to consider changes, plans having been duly presented and approved by the building inspector's department many months ago, and operations begun with much publicity and ceremony, the Governor and Mayor and other officials being present. Excavation has been completed by the students themselves, and the tank has reached the point where concrete is already being poured.

AMENDMENT to  
SIDEWALK ORDINANCE

Engineer Cain reported that he was working on an amendment to the present sidewalk ordinance, which would make it possible for the Board of Supervisors to order property owners to repair small sections of broken walks. Under the present ordinance, he says, it is not possible to require the repair of sidewalks unless the whole block is out of order, the result being that small broken sections of a walk may go unrepaired indefinitely, a menace to the pedestrian who has to use it. Mr. Cain felt that the backing of the Commission would be of help in interesting the Board in such an amendment.

ADJOURNMENT:

Meeting adjourned at 4:30 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved by-

James J. McInerney  
President

April 17, 1924.

The City Planning Commission met in regular session on Thursday, April 17, 1924, at 3 p.m. in the assembly hall of the Kapiolani Building.

**PRESENT:** J. D. McInerny, President  
G. P. Denison  
A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain

**ABSENT:** P. E. Spalding

**VISITORS:** Mr. Lyman Bigelow, Superintendent of Public Works.

**MINUTES:** Minutes of the two previous meetings - regular meeting on April 3, and inspection meeting on April 10, - were read and approved.

**CORRESPONDENCE:** None

**RESULTS OF INSPECTION TRIP**  
Thomas Pineapple Cannery Sub-division Approved  
Mr. Denison and Prof. Keller reported favorably on the Kalihi subdivision plan on the site of the old Thomas Pineapple Cannery, with Glick Avenue extension 50 feet in width, and Bannister and Kopke 40 feet. Commission approved plan, on motion of H. R. Macfarlane and second of Prof. Keller. Action of commission to be reported to the Board.

**MID-Pacific Institute Subdivision**  
No action was taken on the Jones and Parker street subdivision, presented by the Livingston Bros. for the Mid-Pacific Institute, pending a more detailed plan to be presented at next meeting. In the meantime Mr. Livingston hopes to make arrangements with Mr. Vitousek whereby the two plans may be developed in harmony and possible blind streets eliminated.

**Criticism of Board's Action**  
*East Manoa Subdivision*  
It was reported that the Board had passed upon the subdivision plans presented by Mr. Vitousek for property at the foot of East Manoa Road and Jones Street without waiting report of the Commission on same.

Secretary was instructed to draw the attention of the Board to the accepted order or procedure in the matter of opening up and subdividing property, urging that no plans involving new streets be accepted by them until same have received the approval of the Commission. Section 6 of Ordinance No. 90, an ordinance creating the City Planning Commission, provides for this procedure.

TERRITORIAL  
OFFICE BLDG.

Mr. Lyman Bigelow, Superintendent of Public Works, was present and exhibited an elevation of the proposed new territorial office building to be built on the site of the old Pond Company garage in the immediate future.

The elevation showed the building as it would appear when the first unit was completed, and also with the ~~the~~ additional height, to be added at a later date when the money for same is made available by the legislature.

Mr. Bigelow said that he would be glad to have any suggestions in regard to the exact location of the building in the civic center, and agreed to meet the Commission on the proposed site at any time for a study of same.

BUILDING SET-BACK

Mr. Cain brot in an informal verbal report on the legal status of a set back building line, quoting authority from Williams' Law on City Planning and Zoning. It was thought advisable, however, that these opinions be put into writing to be used as a basis for further study and action. Mr. Cain agreed to write this report and present at next meeting of the Commission.

SIDEWALK REPAIR  
ORDINANCE

Mr. Cain presented proposed sidewalk repair ordinance which he has been working upon in an effort to remedy the unsightly condition of the city sidewalks through bringing pressure to bear on the property owners.

According to existing ordinance, repair work is required done by property owners, but only when at least a block is out of order, leaving the small but sometimes serious and unsightly repairs uncared for. The suggested ordinance would attempt to eliminate the restriction of repair work to stretches of more than a block in length.

Mayor Wilson explained that in spite of this provision in present ordinance the repair work was now being done, not by the property owner, but by the

city and county. He felt that the shifting of responsibility to the property owner, who in many cases is an absentee landlord, would not prove efficient, as the expense and delay involved in enforcing the law would be more costly and inconvenient to the city than doing the work itself.

It was suggested that repairs to permanent sidewalks be taken care of by the city, holding the property owner responsible for the upkeep of the grass and unimproved sidewalks only.

Mayor Wilson and Engineer Cain promised to get together on policy to be followed by the Board, and report at a later meeting.

ADJOURNMENT;

Meeting adjourned at 4:30 p.m.

Respectfully submitted-

*Grace Bartlett*  
Secretary

Approved by-

*James Omeroy*  
President

41  
April 25, 1924.

City Planning Commission met in postponed session on Friday, April 25, at 3 p.m. in the Mayor's office in the Kapiolani Building.

PRESENT: G. P. Denison  
A. R. Keller  
H. R. Macfarlane  
Engineer Cain

ABSENT: J. D. McInerney, President  
P. E. Spalding  
Mayor Wilson

VISITORS: R. A. Vitousek, R. H. Trent & I. H. Beadle, representing the Realty Auction Company.  
Stanley Livingston, representing the Mid-Pacific Institute.  
George F. Wright.

MINUTES: Minutes of the previous meeting were read and approved.

SUBDIVISIONS: Plans of two subdivisions were presented and approved:

- 1- Lanikai Beach Tract, Kailua 1- Proposed subdivision of Lanikai Beach tract, at Kailua, presented by R. A. Vitousek, representing the Realty Auction Company. Plans call for 40 foot streets within the tract and a 25 foot set back building line.
- 2- Parker-Jones Street- Mid-Pacific Inst. 2- Proposed subdivision of property off Parker and Jones streets in Manoa, presented by Stanley Livingston, representing the Mid-Pacific Institute. Plans call for 14 lots, with one 40 foot street within the tract, and a 10 to 15 foot set back building line.

OAHU AVENUE  
EXTENSION

Commission also approved of plans for extension of Oahu Avenue from Manoa Road through lands owned by the Salvation Army, Heen and Crawford, Dr. Withington, George F. Wright, and R. Ross, to the boundary of the Bishop Estate land, presented by George F. Wright. Plans call for a 50 foot road.

Secretary was instructed to transmit the approval of the Commission to the above named projects to the Road Committee of the Board in time for the committee session on Monday.

METCALF STREET  
WIDENING

Prof. Keller moved, H. R. Macfarlane seconding motion, that the City Planning Commission recommend to the Board of Supervisors the establishment of a 20 foot set back line on the Waikiki side of Metcalf Street from Wilder Avenue to the University of Hawaii proper. Motion was carried following a discussion of the traffic situation into Manoa Valley.

In the discussion emphasis was laid on the fact that Manoa Hill road is insufficient to meet the traffic needs of the valley at the present rate of building development and increase of population in that district, and that the only alternative route is Metcalf Street, which with its present width is far from safe. With the Waikiki side of the street still undeveloped, now seems to be the opportune time to secure the increase in width through the simple process of establishing a set back line.

The consideration of old business was deferred until the next meeting of the commission on account of the absence of President McInerny, who is confined at the Queen's Hospital.

ADJOURNMENT:

Meeting adjourned at 4 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved by-

James McInerny  
President

April 10, 1924.

On Thursday, April 10, the City Planning Commission turned their regular meeting into an inspection trip, leaving the Kapiolani Building at 3 p.m. in Mayor Wilson's car, and making an inspection of proposed subdivision of old Thomas Pineapple Cannery property in Kalihi, and of property at the foot of Jones and Parker streets in Manoa, belonging to the Mid-Pacific Institute, and adjoining the Vitousek-Crawford subdivision.

Messrs. Hoogs and Strauch were present to explain the lay of the land in the Kalihi subdivision, and Messrs. Chester and Stanley Livingston and President Hopwood joined the Commission at Manoa to present their plan.

Report of their findings will be made and further consideration given to these plans at the next regular meeting on Thursday, April 17.

Respectfully submitted-

Grace Bartlett  
President

Approved-

John McInerney  
President

**FLASH NO. 2**

May 1, 1924.

City Planning Commission met in regular session on Thursday, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: G. P. Denison  
A. R. Keller  
Mayor Wilson  
Engineer Cain

ABSENT: J.D. McInerney, P. E. Spalding and H.R. Macfarlane.

VISITORS: R. W. VanDusen representing mainland hotel interests.

MINUTES: Minutes of the previous meeting were read and approved.

PROPOSED AMENDMENT TO ZONING ORDINANCE

Mr. R. W. VanDusen, representing a mainland company appeared before the Commission seeking a modification or amendment to the present zoning ordinance to permit his company to erect a six story apartment hotel of second class construction outside the fire limits, with proviso that upper two stories be fitted with additional fire protection.

Matter was referred to Mr. Cain, who as former building inspector is more thoroly acquainted with the details of the present zoning ordinance, the Commission to take action following his report on same.

HEEN-CRAWFORD SUBDIVISION MANOA VALLEY

Secretary read letter from Wright, Harvey and Wright presenting subdivision of Heen-Crawford property in upper Manoa Valley above the Salvation Army Home; also detail plan of "Rainbow Drive", the one street within the subdivision. Proposed drive is 40 feet wide, with concrete pavement 20 feet, and sidewalks 10 feet. Plan was approved by the Commission.

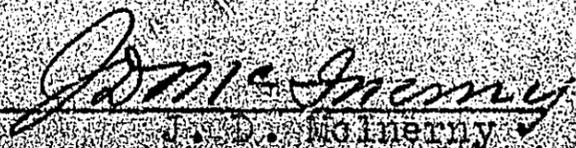
SUPREME COURT RULES THAT CAIN IS ENGINEER

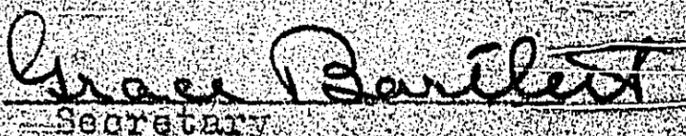
It was reported that the appointment by the Mayor of Louis S. Cain as City and County Engineer had been upheld by the Supreme Court in decision handed down that morning.

ADJOURNMENT: Meeting adjourned at 4 p.m.

Respectfully submitted-

Approved by-

  
J.D. McInerney

  
Secretary

May 8, 1924.

The City Planning Commission met in regular session on Thursday, May 8, at 3 p.m. in the assembly hall of the Kapio-lani Building.

PRESENT: G. P. Denison Chairman pro tem  
A. R. Keller  
H. R. Macfarlane  
City Engineer Cain

ABSENT: J. D. McInerney  
P. E. Spalding  
Mayor Wilson

VISITORS: R. W. VanDusen  
C. D. Pringle

MINUTES: Minutes of the previous meeting were read and approved.

ZONING ORDINANCE  
Proposed Amend.

R. W. VanDusen

Mr. Cain reported that he had made a study of the proposed amendment to the Zoning Ordinance submitted to the Commission at their previous meeting by Mr. R. W. VanDusen, in the interest of a mainland company desiring to erect, outside the fire limits, a six-story hotel of second class construction, with certain additional restrictions, but found no satisfactory reason to justify the breaking down of the present provisions of the Zoning Ordinance. Mr. Macfarlane moved that the Commission uphold Mr. Cain's opinion; seconded by Prof. Keller and carried.

SUBDIVISION at  
Wahiawa

C. D. Pringle

Mr. C. D. Pringle presented proposed subdivision of property in Wahiawa, with provision for streets within the tract of only twenty feet in width. Plan was not approved, the Commission explaining to Mr. Pringle that forty feet is the minimum width approved by them, and this width only in case of streets less than 500 feet in length, and so situated that extension of same is impossible.

SURVEY APPROP-  
RIATION

Personnel

The survey of the city under the supervision of the City Planning Commission, provision for which was made in January authorizing \$2000 a month for special engineer and staff of workers, was informally discussed.

Mr. Macfarlane said that Mr. McInerny had asked that the Commission be given the opportunity to approve the appointment of special engineer. Mr. Cain assured the Commission that he would consult them before making any appointment. He also said that the special engineer when appointed would report directly to the Commission, and work under its supervision.

The order of procedure in this survey was discussed, Mr. Cain suggesting that probably Palama district was the most urgent, the new Palama Settlement and other big building projects in that district being held up because of the lack of established lines and grades. According to Mr. Cain, Waikiki has already been surveyed for the most part in preparation for the laying of the new pipe lines, but the remaining section should follow the Palama Section survey, or, if possible, the two might be done in conjunction. Following these two districts, the survey would gradually cover the other parts of the city.

In the matter of appointment of special engineer, Mr. Cain said that he had three men under consideration, and would present their names to the Commission when it was possible to have a full meeting. It was suggested that the Commission meet at the home of Mr. McInerny next week, in case he has returned from the hospital and is able to meet with them. Mr. Macfarlane was delegated to interview Mr. McInerny and find out his wishes in the matter and report to secretary in time to issue call for meeting.

ADJOURNMENT

Meeting adjourned at 4 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved-

\_\_\_\_\_  
Chairman, pro tem.

May 15, 1924.

The City Planning Commission met in regular session on Thursday, May 15, 1924, at 3 p.m. at the home of President J. D. McInerny, Waikiki.

PRESENT:

J. D. McInerny, President  
G. P. Denison  
A. R. Keller  
Engineer Louis Cain

ABSENT:

P. E. Spalding  
H. R. Macfarlane  
Mayor Wilson

MINUTES:

Minutes of the previous meeting were read and approved.

COMMUNICATIONS:

Wailupe Subdivision

Secretary read communication from George Wright of Wright, Harvey & Wright, submitting plan of proposed subdivision of property at Wailupe Beach, to be placed on the market by E. A. Mott-Smith and his associates. Plan called for two streets within the tract, 30 feet in width, and one 15 foot right of way already existing at boundary of property. The plan was not approved by the Commission because of the narrowness of the streets, the members emphasizing in their discussion the desirability of strict adherence to the 40 foot minimum. Motion was made by Mr. Denison and seconded by Prof. Keller, and carried unanimously.

REPORT of LOUIS S. CAIN on "SET BACK"

Secretary read report submitted by Mr. Louis S. Cain on the possibility of legally establishing set-back lines along the streets and boulevards of the city, suggesting five possible methods, as follows:

"There is first the set-back line by private agreement. As the Commission is aware the objection to the private agreement plan lies in the inability of the property owners to enforce the restriction after it has been established without considerable expense in litigation, the cost of which must be borne by the individuals interested.

"The second method may be considered a modification of the first with the additional advantage that instead of a private agree-

ment entered into between property owners, it is a mutual agreement of all the owners jointly with the Government, in which case the Government establishes the set-back by ordinance and provides the legal machinery for its enforcement. I could not find any ordinances of this character excepting the statement that such had been passed and were in force. The main objection to this method would lie in the inability to obtain the sanction of all property owners affected without which it would be practically useless.

"The third method of obtaining a front set-back line is the acquisition of an easement over the property by the Government. This of course would require compensation for the rights thus surrendered by the property owners. The method lacks any real advantage because the cost of such an easement would be comparatively high and for but little more money the entire title could be obtained by the Government with the many advantages thereto.

"The fourth method is by the purchase of property necessary to widen the thoroughfare. For general uses and general satisfaction this method is the best of all, but of course has the great disadvantage of excessive initial cost.

"The fifth method is to obtain the set-back of buildings through zoning restrictions. I have found a copy of the Milwaukee ordinance which in brief stipulates in this connection:

" SETBACKS. Where in a residence district as designated on the use district map at least one-quarter of the frontage on either side of a street between two intersecting streets is improved with buildings and at least one-half of the buildings so situated conform to a minimum setback line no new building shall be erected and no existing building shall be reconstructed or altered to project beyond such setback line unless an open space be left on each side of the building beyond such setback line. Each of these open spaces shall have at every point a minimum width, in addition to the width of any prescribed yards or courts, equal to at least twice the number of feet that

such point projects beyond such setback lines, provided that on a lot between and adjoining two lots, each with a building projecting beyond such setback line, those portions of such open spaces that are back of the front line of the building with the lesser projection may be omitted".

"So far as I have been able to ascertain this ordinance has not been tried by the courts nor is there anything which would assure us that a similar restriction in Honolulu would be held valid. There are other ordinances in which the front line set-back is incorporated, but the legality is, I believe, yet to be tested.

"As the Commission remembers, the County Attorney's Department some two years ago advised us that front set backs would probably be held unconstitutional. In Williams' "The Law of City Planning and Zoning" the author makes the following statement: "It seems reasonable to suppose that, if zoning is valid at all, such setbacks imposed under the police power as a part of a zoning system will be upheld by the courts".

In conclusion it seems of all the above methods outlined there are but two that I would recommend for consideration by the Commission. The first is the acquisition of the set-back area by purchase. The second, that a set-back for building construction be required through a provision of the Zoning Ordinance. The former is without doubt, the only certain one, but any comprehensive employment of this method would be so expensive that it is very doubtful if sufficient funds could be obtained to produce material results. The second method would obtain the desired result but contains the inherent weakness of doubtful stability before the courts. However it seems to be the only practical method that may be employed, and it is therefore recommended that an ordinance conforming to this idea be drafted, if legislation of this nature is deemed advisable by the Commission. It would be necessary first to decide what streets and avenues or sections of the city should receive this restriction".

Louis S. Cain,  
City and County Engineer.

Commission decided to go ahead on the basis of the 5th plan, drafting restrictions in the present Zoning Ordinance and trying them out.

## CITY SURVEY:

In the matter of city survey, Mr. Cain reported that he had the names of but three available men for the new position created by the special fund. One was a captain in the army at Schofield, with former experience in city engineering in the state of Kansas; a second was an Hawaiian-Chinese who for many years had been with Wright, Harvey and Wright, with high recommendations from them; a third was from the City Engineering Department.

The members of the Commission were unanimous in their opinion that the new position was an important one, and one demanding the services of an outstanding engineer, as well as a man of considerable tact and pleasing personality, able to size up and ably present to the public as well as to the Commission the problems arising in this survey of the city.

For this reason the Commission felt that it would be wiser to take a little more time and find the right man rather than use any available engineer whom it might be difficult to remove at a later date when a qualified man was located.

Commission decided to work on the matter during the coming week and report findings at the next meeting.

An informal review of the actions of the Commission at its previous meetings during the absence of Mr. McInerny followed the regular business.

## ADJOURNMENT:

Meeting adjourned at 4:30 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved by-

Tom McInerny  
President

May 22, 1924.

The City Planning Commission met in regular session on Thursday, May 22, at 3 p.m. in the Stock and Bond Exchange room of the Stangenwald Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
City Engineer Cain

ABSENT: P. E. Spalding

VISITORS: Judge Perry  
Mrs. E. T. Wilder

MINUTES: Minutes of the previous meeting were read and approved.

SIDEWALK  
ORDINANCE

Mrs. Wilder, representing the Outdoor Circle, was present to inquire the status of the sidewalk ordinance and the garbage ordinance. It was explained that the sidewalk ordinance was pending the attention of Mayor Wilson and Engineer Cain as to the policy to be followed by the city in the matter of caring for sidewalks. Mayor Wilson promised to report on this matter as soon as he had finished with his report to the Business Men's committee on the Board difficulties. In the meantime it was suggested that Mrs. Wilder get from the Outdoor Circle a list of sidewalks in the city which are especially in need of attention, submitting them to the Commission, who in turn will endorse and recommend the list to the Board of Supervisors for action.

GARBAGE  
ORDINANCE

The garbage ordinance was reported as still in the hands of the Road Committee of the Board. Secretary was directed to communicate with the Board urging action by their Road Committee.

WAILUPE  
SUBDIVISION

Judge Perry appeared before the commission in the matter of plans for subdivision of property at Wailupe Beach, disapproved by the Commission at its previous meeting, on account of the width of streets within the tract.

Judge Perry said that these two streets within the tract will not extend for more than 250 feet in

length, the whole tract housing not more than 26 or 27 families. He quoted the paving widths of Kaimuki and various parts of the city where the city had deemed a 20 foot paving sufficient, contending that if 20 feet was wide enough to meet present needs in Kaimuki, it was doubly ample for present needs in Wailupe. As to the future needs, he declared that it was up to the city to finance such such widening when the need arose, paying the property owner for the land taken at current prices. In other words, Judge Perry intimated that the city could not legally enforce property owners to give up land now in anticipation of future growth.

The question brought up by Judge Perry was considered a serious one, since the main work of the Planning Commission is to anticipate the future growth of Honolulu and plan for it today. To quote the ordinance creating the commission, the purpose of the commission is "... to provide for and regulate the future growth, development and beautification of the city and county of Honolulu, in its public and private buildings, streets, parks, grounds and vacant lots, and to provide plans consistent with the future growth and development of the city and county, etc..."

Following further discussion, Prof. Keller moved that the secretary be instructed to notify the Board of Supervisors that the Wailupe Beach subdivision has been disapproved by the commission, as being contrary to the 40 foot minimum policy adopted by them. Seconded by Mr. Macfarlane and unanimously carried. Copy of letter ordered sent to Judge Perry.

Prof. Keller declared that if the opinion of Judge Perry was correct, the status of the City Planning Commission in Honolulu was at stake, pending a court decision on the legality of the Commission powers.

CITY SURVEY  
ENGINEER

Commission discussed at some length applicants for the position of Engineer for the newly created City Survey. Two additional letters of application and reference were read by the secretary. Action was deferred until President McInerney could have a personal interview with applicants whom he had not already seen.

Applicants to date are as follows:

Capt. Welsh, U. S. Army  
Mr. Oana, of Wright, Harvey and Wright  
George Larrison, of the City and County Engineering Dept  
D. F. Balch, Honolulu Ranch  
Clifford Wade, U. S. Navy

Prof. Keller passed around a report of proceedings of the American Society of Civil Engineers, in session at Atlanta, Ga., in May of this year, in which were interesting papers discussing the possibility of increasing the capacity of existing streets in the larger cities through segregation of rail, wheel and foot traffic, the foot traffic being shifted to elevated sidewalks, the wheel traffic using the full width of ground level, with additional arading space under the building for parking space.

ADJOURNMENT

Meeting adjourned at 4:15 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved by-

James M. Inman  
President.

May 29, 1924.

The City Planning Commission met in regular session on Thursday, May 29, at 3 p.m. in the Stock and Bond Exchange room in the Stangenwald Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain

ABSENT: P. E. Spalding

VISITORS: Messrs. G. F. Wright; George M. Collins; S. W. Tay; Lyman Bigelow; Louis Rice; A. O. Burkland of the United States Geological Survey.

A.O. BURKLAND Preliminary to the regular session President  
in re  
GEOLOGICAL  
SUEVEY McInerny presented Mr. A. O. Burkland of the United States Geological Survey, who spoke on behalf of obtaining for Honolulu through their department an accurate geological survey map to be used as a foundation for proposed survey for establishing street lines and grades.

Mr. Burkland expressed the belief that a re-check of base lines and the establishment of additional bench marks with a trigonometrical re-check of the entire survey was essential to a correct start of new lines and grades, and would save the city from possible litigation in the future if it should later be found that errors had been made in the surveys already conducted.

In discussing the proposition, Prof. Keller said that he agreed with Mr. Burkland that such a survey map was ideally the logical one to establish first. On a little closer analysis, however, he said that one would find the basic work on such a survey already done; that very few cities are as well tied up by triangulation as Honolulu; that there are more than 250 bench marks; that the base lines have been proved by frequent re-surveys, and that a very complete army map, showing the contours and elevations of every hill and valley is available for the use of the Commission at any time.

Engineer Cain said that it was of primary importance to establish lines and grades for the districts which are planning subdivisions and which are unable to go ahead until these have been obtained for their rights of way, and that precise lines would do very little good in meeting the present situation.

Mr. Wright suggested the importance of a good contour map, making mention of the army contour map and of its availability.

Mr. Tay suggested that the work of the Board of Health could be done far more intelligently with the cooperation of the Planning Commission. He said that in reclaiming land, a certain grade was required to abate a nuisance, but that this grade might not be sufficient for building purposes. With cooperation the one filling of the land would meet both demands.

Mr. Bigelow said that he concurred with Mr. Tay.

Mr. Collins added that he could only repeat what Mr. Tay had said, emphasizing the important position held by the Planning Commission under whose jurisdiction would fall the responsibility of establishing drainage, street lines and grades and sanitary sewers.

After a full discussion of the matter the Commission decided to go ahead with their survey as originally planned, using a local man, and working in cooperation with the Board of Health, beginning work in the Kapalama district where much building development is being retarded at present.

Mr. Bigelow announced that the plans for the new federal office building were ready for execution, waiting only the advise of the Commission as to the best relative location in the civic center. President McInerny suggested that Mr. Bigelow set some definite time for inspecting the ground when the Commission would be glad to gather.

MINUTES:

At this point the visitors withdrew and minutes of the previous meeting were read and approved.

SIDEWALK  
CLEANING

Communication from Miss Beatrice Castle of the Outdoor Circle was read, in which a plea for cleaner sidewalks was made, citing a long list of sidewalks which are at present so filled with weeds that the pedestrian is barred from using them. She suggested either an ordinance requiring the property owners to take care of their own sidewalks, or designating

the city and county to do so. Letter was heartily endorsed and secretary instructed to transmit copy of same to board of supervisors, with the recommendation of the Commission that some action be taken to remedy these conditions.

There was some difference of opinion as to where lay the responsibility for keeping the sidewalks clean, but members were unanimous in their opinion that the Outdoor Circle communication should first be transmitted to the Board of Supervisors, giving them an opportunity to take the initiative before any further action was taken by the Commission.

SUBDIVISION  
KAPAHULU ROAD

Secretary read letter from the Kauai Savings and Development Company, George Kaya resident manager, submitting subdivision of property on Kapahulu Road, mauka of the Territorial Fair Grounds. Action was deferred until Mr. Cain could check up on the street widths and their conformity with map of the Waikiki Reclamation District.

PUBLISHING  
STANDARD  
SUBDIVISION  
REQUIREMENTS

In the matter of subdivisions, Mr. Cain suggested the advisability of establishing certain standards which would apply in 90 percent of the cases presented, and publishing same for use of property owners desiring to subdivide, thereby giving to the property owners more definite information to base their plans upon, especially in the matter of street widths and paving in the various districts, and at the same time simplify the work of the Commission in approving the same.

SURVEY  
ENGINEER

Choice of survey engineer was under discussion but action again deferred pending further interviews.

RECLAMATION  
PROBLEMS  
DISCUSSED

Prof. Keller reported attendance at an informal gathering of interested engineers of the city, called by Mr. McVeigh of the Board of Health the early part of the week, to consider problems arising from the reclamation of low lying lands ~~in the Kapahulu district~~. He said that the value of cooperation between the Board of Health and the Planning Commission was emphasized at that time, as referred to earlier in the commission meeting by Mr. Tay.

BOARD OF SUP.  
vs  
COMMISSION

The reversal of decision of the Commission by the Board of Supervisors in the matter of subdivision of property at Wailupe Beach was informally discussed, keen regret being expressed by the members for the action of the board, especially in its relation to the precedent thereby established. The Mayor claimed that this action was but in keeping with other actions of the majority members of the board, many of their decisions being made through ignorance and a lack of understanding the rules of the game.

CITY PARK AT  
KOKO HEAD  
BISHOP ESTATE  
EXCHANGE

Mayor Wilson mentioned the fact that the Bishop Estate office had offered approximately 1300 acres of land at Koko Head for use as a city park, which, if accepted, would involve the giving up of the city's rights of way to a road already built and owned by the city along the water front, and the building of a new and longer road farther up where the beach view would be eliminated. Mayor Wilson expressed his doubt as to the advisability of the city's acceptance of this exchange proposition, feeling that the city should keep its beach right of way open to the public, it being the more attractive routing for a scenic drive. A variety of opinions were expressed on the exchange proposition but no action taken.

DIAMOND HEAD  
ROAD AS SCENIC  
DRIVE

In discussing beach boulevards, Mr. Denison suggested the advisability of the U. S. Government being asked to release its title to a 200 foot strip of land on the mauka side of the Diamond Head Road so that this scenic highway can be widened and straightened and a broader parking space provided.

ADJOURNMENT

Meeting adjourned at 5 p.m.

Respectfully submitted,

Grace A. Bennett  
Secretary

Approved by-

\_\_\_\_\_  
President

June 5, 1924.

The City Planning Commission met in regular session on Thursday, June 5, at 3 p.m. in the Stock and Bond Exchange rooms in the Stangenwald Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
Prof. A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain

ABSENT: P. E. Spalding

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Secretary read two communications: One from the Clerk of the Board of Supervisors notifying the Commission that their letter to the Board urging action on the Garbage Ordinance had been referred to the Road Committee.

And second from D. F. Balch, withdrawing his name as applicant for the position of Engineer of the Planning Commission because he had accepted a position on Maui.

KAPAHULU  
SUBDIVISION

Mr. Cain reported that he had checked up with Mr. Kaya on street widths in the proposed Kapahulu subdivision, and had found that one of the streets was not up to standard width for the Waikiki Reclamation District. Mr. Kaya had promised to change this width and send revised plan to the Commission. This plan had not been received by the commission, but in order to prevent unnecessary delay in approving the final plans, on motion of Mr. Denison the Commission gave its approval of the revised plans in advance, authorizing the secretary to notify the Board of its action on receipt of same.

KANEOHE  
SUBDIVISION

Secretary read letter from George F. Wright submitting plan of subdivision of property at Kaneohe, fronting on the Kamehameha Highway, owned by Walter R. Coombs, and containing provision for one 40 foot street within the tract. Surrounding the tract is a 30 foot road laid out some years ago by the Territory.

Plan was approved by the Commission on motion of Mr. Macfarlane and second of Prof. Keller, and secretary directed to notify the Board of its action.

CITY SURVEY  
ENGINEER

The discussion of applicants for city survey engineer resolved itself into the consideration of two names, - Capt. Welch and Mr. Clifford Wade. Both men had been interviewed by members of the Commission and both were considered qualified men, Mr. McInerny expressing a slight preference for the appearance of Mr. Wade, and Mr. Cain being a little more favorably impressed with the personality of Capt. Welch. Mr. Cain, however, said that he preferred that the Commission should do the appointing, either man being satisfactory to him. Mr. Macfarlane moved that the matter be left with Mr. Cain to decide and to report back to the Commission. Seconded by Mr. Denison and carried.

SALARY FOR  
NEW POSITION

In the matter of salary it was first suggested that \$300. per month would be in keeping with the present salary schedule of the Engineering Dept. for project engineers. After some discussion, however, it was considered wiser to attempt to secure a larger salary, the commission feeling that the nature of the work would warrant a differentiation in schedule. On motion of Mr. Denison and second of Mr. Macfarlane the motion to recommend to the Board a salary of \$325. per month for the city survey engineer was unanimously carried.

FOLLOW-UP  
WORK ON  
STREET WIDTHS

Prof. Keller reported that there were in Manoa 20 foot alleys, granted formerly for utility purposes, which were now being used for frontage in new building. Ways and means of checking up on such cases, which it would seem are quite prevalent in the city, was discussed, each commissioner being asked to be on the lookout to locate and report deviations from approved widths, etc.

Mention in this connection was made of the proposed 25 foot street to connect Alakea and Richards for use of the new Y. W. C. A., which may be made into a private way to prevent the dedicating of a wider strip of land in this valuable section. Mention was also made of proposed subdivisions in Nuuanu by Mr. Chillingworth, where fifteen and twenty foot streets were being contemplated.

CHANGE OF  
MEETING PLACE

Pres. McInerny announced that Mr. Macfarlane had generously offered to the Commission the use of the Stock and Bond Exchange rooms for their regular weekly meetings, adding that if there was no objection to the location he would like to recommend the change, the Stangenwald Building being more centrally located and the rooms more quiet for discussion meetings. The commission concurred, and a vote of thanks to Mr. Macfarlane, moved by President McInerny, was put and unanimously carried.

PROF. KELLER  
GIVEN LEAVE  
OF ABSENCE

President McInerny announced that Prof. Keller was sailing on Wednesday for an extended trip to the states, and a leave of absence from his duties on the Commission during this time was unanimously granted to him.

## ADJOURNMENT

Meeting adjourned at 3:45 p.m.

Respectfully submitted,

Grace Bartlett  
Secretary

Approved by-

James McInerny

President

June 26, 1924.

SPECIAL MEETING

On the invitation of Mr. Lyman H. Bigelow, superintendent of Public Works, the City Planning Commission and representatives of the Outdoor Circle and Territory met on the site of the old Pond Company garage in the civic center on Thursday morning, June 26, at 10 o'clock to discuss the exact location and alinement of the new Territorial Office Building. Commission members present were- President J. D. McInerny, G. P. Denison, H. R. Macfarlane, Mayor Wilson and Engineer Cain.

LOCATION OF TERRITORIAL OFFICE Bldg.

Two plans of location were under discussion:- the one plan contemplated following the line of buildings already erected,- the Federal and Judiciary building,- and setting the building at right angles to Punchbowl. In this plan the importance of Punchbowl street was emphasized, anticipating the future development of same from water front up to the proposed City Hall on the corner opposite the Library of Hawaii. This would also allow an entrance from Punchbowl Street onto Merchant Street extended. The other plan would place the Territorial building abliquely with Punchbowl Street, but approximately in alinement with King Street curve. This plan would give more prominence to the building for those entering the civic center from the business district, but less consideration to the entrance from Punchbowl side. Both plans would give ample parking space for grass and shrubbery in front of building, and both would retain a vista of Kawaiahao Church from the civic center. Opinion was about equally divided, and no definite action taken.

REGULAR BUSINESS

*Sub discuss  
Colonial Hotel*

In lieu of holding another meeting in the afternoon the members took advantage of the opportunity to transact routine business at this time. A plan to subdivide property on site of Colonial Hotel, presented by T. W. King, and containing provision for two 30 foot streets, was discussed. Plan was referred to Engineer Cain to check up on road requirements in that district before deciding whether 40 or 50 foot streets should be required.

KAIMUKI IMPROVEMENT CLUB

WIDENING OF WAIALAE ROAD 20 FEET

Communication from Mr. Ed Towse, of the Kaimuki Improvement Club, was read, together with recommendation of the Club that Waialae Road be widened 20 feet between Kapahulu Road and 20th Avenue. Mr. Towse explained that the proposal to make Harding Avenue the thorofare for vehicle traffic thru the Kaimuki district was fore-doomed to failure because of its width, 24 feet from curb to curb. In its place they would recommend the widening of Waialae

Road, making of it the main boulevard therofare connecting with the proposed municipal park at Koko Head. The matter was taken under consideration and investigation. According to Mr. Cain, the fact that Harding Avenue is already well under was in its improvement would probably involve legal difficulties in case of change in plans. He promised to confer with Attorney Heen on the matter and report findings at next meeting. Secretary was directed to acknowledge communication and recommendation, and to report same under investigation.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved by-

J. M. Inemy  
President

July 3, 1924

The City Planning Commission met in regular session on Thursday, July 3, in the Stock and Bond Exchange room of the Stangenwald Building.

PRESENT: J. D. McInerny, President  
P. E. Spalding  
Mayor Wilson  
Engineer Cain

ABSENT: A. R. Keller  
G. P. Denison  
H. R. Macfarlane

VISITORS: Ed Towse, representing the Kaimuki Improvement Club; T. W. King, representing the Colonial Hotel property.

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: A petition, signed by property owners on the upper side of Wyllie Street, was presented to the Commission, asking:  
WYLLIE STREET  
WIDENING  
1st- that the plan to widen Wyllie Street thru the use of property on the upper side of the street be reconsidered, suggesting a new alignment which would be more equable to property owners.  
2nd- that the beautiful trees on the upper side of the street, which have been growing for some fifty years, should be preserved.  
3rd- that the width of the street be reduced by changing the sidewalk area from fifteen to six feet.

Petition was signed by the following property owners: Alfred Castle, J. W. Waldron, Elizabeth Schaefer, Marion W. Wilcox, Mary C. Dodge, Agnes E. Judd, Agnes H. B. Judd, Mary A. Burbank, Mr. and Mrs. E. W. Jordan, Helen C. Gedge, Louis K. Silva and Mrs. Margaret Walker.

Mr. Cain reported that he had already met with the property owners during the week in private hearing, and that his office has now under preparation a compromise plan, which he would present to the commission at their next meeting before calling a public hearing of interested parties. Mr. Cain said that two public hearings would be required to make a change in plans, one following the preliminary plans, and the second following the final plans.

The Commission in discussing the matter felt that while there might be a compromise in the exact alinement of the street, the width should not be lessened, as Wyllie Street is bound to become an important cross town thoroughfare. The fifteen foot sidewalk area could, they felt, be left in lawn until the time when it should become necessary to use the full width indicated in plans, thus protecting the trees in that area.

Mayor Wilson said that he would not approve of anything less than 36 foot paving, and a 12 foot sidewalk, the sidewalk to be left in lawn at present if so desired.

No definite action was taken, pending a study of the plans to be drawn up and presented by Mr. Cain at the next meeting.

#### WAIALAE STREET WIDENING

Mr. Ed Towse, representing the Kaimuki Improvement Club, appeared before the commission in the matter of widening Waialae Road 20 feet between Kapahulu Road and 20th Avenue, and making same into a real boulevard connecting the city with the proposed Koko Head park. Altho representing the Kaimuki Improvement Club, Mr. Towse admitted that he did not represent all owners of property fronting on Waialae Road, and at the suggestion of Mr. McInerny he promised to interview these owners and if possible secure their signatures to a petition for the creation of an improvement district for this purpose.

The commission felt that better results would be obtained, and with less friction, if the initial move for this improvement could come from the people interested rather than from the commission. In the matter of width, the commission would prefer to go one step farther and ask for a 40 or 60 foot widening instead of a 20 foot widening, if a real boulevard is to be developed.

Mr. Towse reported that the Realty Company and the Engineers' Association have also been asked to report on the project. The commission will await report of further development before taking any definite action.

#### SUBDIVISIONS-

Colonial Hotel  
&  
Robertson Home

Two subdivision plans were considered by the commission, - one of Colonial Hotel property on Emma Street, and presented by T. W. King; and

the other of the old Robertson home property on Nuuanu Avenue, presented by E. B. Chillingworth. On investigation it was found that both pieces of property lie directly in the path of a 50 or 60 foot street scheduled in the city plan to run from Kamehameha Schools to Punchbowl street between School and Vineyard streets, and same were not approved until revised to fit in with proposed city plan. In both subdivision plans the street widths were too narrow to meet commission's standard. Secretary was directed to communicate with Mr. Chillingworth and refer him to Engineer Cain for further information and details.

TERRITORIAL  
OFFICE BLDG.

Mr. McInerny said that he was anxious to report to Mr. Bigelow the commission's choice of site for the Territorial Office Building, but on account of the absence of Mr. Denison and Mr. Macfarlane no formal vote was taken on the question.

ADJOURNMENT

Meeting adjourned at 4:30 p.m.

Respectfully submitted-

Approved by-

James McInerny  
President

Grace Bartlett  
Secretary

July 10, 1924.

The City Planning Commission met in regular session on Thursday, July 10, at 3 p.m. in the Stock and Bond Exchange room of the Stangenwald Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
P. E. Spalding  
Mayor Wilson  
Engineer Cain  
Capt. Welch, City Survey Engineer

ABSENT: A. R. Keller  
H. R. Macfarlane

VISITORS: Arthur Reynolds, architect.

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Secretary read the following communication from C. S. Judd, secretary of the Shade Tree Commission.

July 9, 1924

Hon. J. D. McInerny, Chairman,  
City Planning Commission

Dear Sir:

At a recent meeting of the Shade Tree Commission I was instructed to inform you that it is the unanimous opinion of the members of the Shade Tree Commission that in laying out sidewalk improvements on the public highways it is preferable to place the sidewalk pavement nearer to the street curb than the property line.

The reasons for this are that the damage done by tree roots to sidewalk paving is reduced to a minimum and the same damage done to the curb is removed, more room is given to the trees and on account of their being further back from the street curb a broader aspect and clearer vision are obtained.

It is hoped that your Commission will bear this point in mind in approving further street improvements.

Very truly yours,  
S. S. Judd,  
Secretary, Shade Tree Commission

In this connection Mr. McInerny mentioned that Col. McCarthy was anxious to know where the City Planning Commission stands in this matter as contract has already been let for improvement projects on Ohua and Liliuokalani Avenue from Kuhio Avenue to the canal, and they would like to conform with whatever policy is to be adopted.

Surprise was expressed by Mr. Denison that the Shade Tree Commission had not gone one step further and asked that trees be planted within the property line.

Mayor Wilson suggested that this matter should receive more careful study than could be given at this meeting and moved that action be deferred until next meeting.

LOCATION  
TERRITORIAL  
OFFICE BLDG.

The location of the new Territorial Office Building was under discussion, Mr. Arthur Reynolds, architect, being present with map of ground and elevation of building. Opinion was about equally divided between the proposed sites, - the one plan placing the building in alignment with the Federal and Judiciary buildings, and the other plan in alignment with the King Street curve. Mr. McInerny reported that Mr. Macfarlane, who was at present on Maui, had written to him asking that action be postponed until his return on Sunday, and it was moved by Mr. Cain and seconded by Mr. Denison that a special meeting be called on Monday, following the return of Mr. Macfarlane, to take a formal vote on the question. Motion carried.

WYLLIE STREET  
WIDENING

Mr. Cain presented original and compromise plans of Wyllie street widening. Plans are based on a 24 foot paved street, with two eight-foot sidewalks, and with street so aligned that major portion of cut is made on lower side. In its discussion of the plans, the commission was very positive in its contention that a 24 foot width is not sufficient for Wyllie Street. As a compromise plan, it was suggested by Mr. Spalding that the paved street section be increased to 32 feet in width, one sidewalk only developed at present, and that on the lower side, but that a set-back line be established on the upper side to take care of future development. This would widen the traffic area and yet preserve the old trees on mauka side of street while giving the city a certain jurisdiction in future development plans.

Mr. Cain said he would approach the property owners with this compromise plan before progressing further on the 24 foot paving plan.

## CITY SURVEY

Capt. Welch, newly appointed survey engineer for the Commission, was present and reviewed with them the work to be done in the Kapalama section. Altho many special projects are demanding attention, it was considered essential that first attention should be given to the replacing of the paper map of Kapalama section with a map of accurate lines and grades. With this definite information at hand, special projects can be presented to the board one at a time as the need arises and the city finances will permit.

ADJOURNMENT: Meeting adjourned at 4:30 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved by-

James J. Jerny  
President

July 14, 1924.

A special meeting of the City Planning Commission was held on Monday, July 14, at 3 p.m. in the Stock and Bond Exchange room of the Stangenwald building, to register their vote on the location of the new Territorial Office Building to be erected on the civic center.

Of the four members present, three- P. E. Spalding, H. R. Macfarlane, and Louis Cain- voted in favor of placing the building approximately in alinement with the Federal and Judiciary buildings, and one- J. D. McInerny- cast his vote in favor of placing the building in alinement with the King Street curve.

Secretary was directed to notify Mr. Lyman Bigelow of the result of the vote.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved by-

James McInerny  
President

Note: At their request, the vote of the absent members, - Mayor Wilson and G. P. Denison, is herewith recorded:  
Mayor Wilson favors approximate alinement with Judiciary and Federal building.  
Mr. Denison favors alinement with King Street curve.  
With these additions, the vote stands 4 - 2, in favor of alinement with Judiciary and Federal buildings.

July 17, 1924.

The City Planning Commission met in regular session on Thursday, July 17, at 3 p.m. in the Stock and Bond Exchange room of the Stangenwald Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
P. E. Spalding  
H. R. Macfarlane  
Engineer Cain  
Engineer Welch

ABSENT: Mayor Wilson  
A. R. Keller

MINUTES: Minutes of the previous regular meeting, and also of the special meeting held on July 14, were read and approved.

WYLLIE STREET WIDENING Mr. Cain said that he had nothing as yet to report in the matter of Wyllie Street widening, but that he expected to interview property owners within the next day or two. In this connection Mr. McInerny mentioned the fact that he had been approached by Mr. Waldron, representing the Schaefer estate, who was very positive in his contention that the City Planning Commission had no jurisdiction over the future, and that a 30 foot street with no sidewalks was sufficient to meet the present needs of Wyllie Street. Mr. McInerny said that he had assured Mr. Waldron that he would be given an ample opportunity to voice his objections at either or both of the public hearings required by law before any change can be effected.

PROPOSED FISH CANNERY SITE ON ALA MOANA Mr. McInerny made mention of a meeting of the Land Board which had come to his attention, where consideration had been given to the acquisition of a fish cannery site in the Kewalo Basin adjoining Ala Moana Road. According to Mr. McInerny no definite action had been taken, their plans being still tentative, other sites also being under consideration. In the meantime Mr. McInerny wished to know how the Commission felt about the possibility of establishing a fish cannery in this district, and whether such a cannery would interfere with the development of Ala Moana Road as a scenic boulevard, as indicated in the city plan.

In discussing the matter Mr. Denison said that this spot seemed to be the only logical place for such a cannery, as it offered the only water

front space for the docking of the fish sampans that was available near the city. Altho near to Ala Moana Road it would be situated out on a point of land and not directly facing on same, and should not interfere with the development of that boulevard unless there is to be an objectionable odor in connection with the cannery, in which case the cannery should not be allowed anywhere in or near the city.

The Commission agreed with Mr. Denison and felt that no objection should be voiced by them unless it developed that an objectionable odor was inevitable.

#### SHADE TREE COMMISSION

Further consideration was given to the recommendation of the Shade Tree Commission that in laying out sidewalk improvements on the public highways the sidewalk pavement be placed nearer to the street curb than to the property line, leaving a wider space on the inner side near the property line for tree planting.

Mr. Cain said that the Shade Tree Commission was especially interested just now in this recommendation as it applied to the Kaimuki Improvement District, where a comprehensive planting program is to be begun. He said that they were attempting to combine utility with beauty: 1st, by giving special attention to the types of trees to be planted, trying to secure trees which would not be heavy enough to interfere with utility poles and wires; 2nd, by trying to eliminate the destruction to curbs and pavements caused by planting too near the curb; and 3rd, by attempting to get as much of a boulevard affect as possible by planting trees nearer to the property line. Mr. Cain felt that the members of the Shade Tree Commission were specialists in their line and therefore competent to work out this problem to the best advantage of all and should receive the cooperation and support of the Planning Commission.

On motion of Mr. Denison and second of Mr. Macfarlane the Commission went on record as favoring and supporting the recommendation of the Shade Tree Commission, and secretary was directed to so notify Mr. Judd, secretary of said commission.

#### CITY SURVEY

Engineer Welsh said that he had nothing to report at this meeting but hoped to have a definite report ready within ten days or two weeks,

MAP OF  
KALIHI  
HARBOR

Mr. McInerny reported suggestion from Mayor Wilson that a map of the water front development in Kalihi be obtained from Mr. Bigelow so that Engineer Welch may be able to proceed intelligently in street layouts in that section and in cooperation with Mr. Bigelow's office. As it developed that Engineer Welch had not as yet met Mr. Bigelow, Mr. McInerny was asked to arrange for an introduction and interview of the two for this purpose.

SECRETARY  
ON VACATION

Mr. McInerny reported that Mrs. Bartlett, secretary of the commission, would be absent on three weeks' vacation leave, beginning Monday, July 21. The Mayor's secretary, Mr. Ernest Heen, will act as secretary pro tem during this interval.

Meeting adjourned at 3:45 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved by-

James McInerny  
President

July 24, 1924

The City Planning Commission met in regular session on Thursday, July 24, at 3 p.m. in the Stock and Bond Exchange room of the Stangenwald Building.

**PRESENT:** J. D. McInerny, President  
G. P. Denison  
P. E. Spalding  
H. R. Macfarlane  
Mayor Wilson  
Engineer Louis S. Cain  
Engineer Welch

**ABSENT:** A. R. Keller

**VISITORS:** Thurston Taylor, Agnes Judd, Mary A. Burbank and Marion W. Wilcox.

**MINUTES:** Minutes of the previous meeting were read and approved.

**COMMUNICATIONS:** Acting Secretary read communication from the Amer. Association of Engineers, Honolulu chapter, enclosing copy of report of its Civic Affairs Committee in the matter of the proposed widening of Waialae Avenue in the Kaimuki district, and was instructed to transmit copy of said report to each member of the Commission.

1- Amer. Assoc. of Engineers in re proposed widening of Waialae Road

2- Honolulu Rapid Transit Co. Acting Secretary read communication from the Honolulu Rapid Transit Company, Ltd., calling attention to the pressing need of widening King Street between Richard and River Streets to allow for not less than six traffic units, three in each direction, and sidewalks of not less than 15 feet in width; also the widening of Beretanis Street west of Alapai Street to not less than a 60 foot pavement to provide a thoroughfare which will attract thru travel off congested King Street. The matter being one that requires careful consideration, copy of letter was ordered sent to each member of the Commission.

3- Board of Supervisors in re hiring of Civil Engineer Communication from the Board of Supervisors was read ratifying the action of the Commission in hiring a Civil Engineer at the rate of \$13.00 per day.

**WAHIAWA TERRACE SUBDIVISION** Mr. Thurston Taylor presented map of proposed subdivision in Wahiawa with widths of streets set at 30 feet. It was moved by Mr. Macfarlane

and seconded by Mr. Denison that the plan with 30 foot streets be approved. Mr. Spalding offered an amendment, seconded by Mr. Cain, that the width of the streets be not less than 40 feet. Amendment carried.

WYLLIE STREET WIDENING After considerable discussion with the three property owners present, parties to the petition to reconsider the proposed plan for the widening of Wyllie Street, it was finally decided to have stakes put down to show the line for a 28 foot paved area and 6 foot sidewalks, this to be ready for inspection on Thursday, July 31st, at 4 p.m.

COLONIAL HOTEL SUBDIVISION Action on this proposed subdivision was deferred, no representative being present.

MAGAZINE & SPENCER STS. SUBDIVISION Plan for the sub-division of property at the intersection of Magazine and Spencer Streets was presented by a representative of the Union Trust Company and referred to Engineer Welch for investigation and report.

GARBAGE DISPOSITION Mayor Wilson here proposed a general discussion of the garbage disposal question. No definite action was taken.

Meeting adjourned at 4:25 p.m.

Respectfully submitted,

*Ernest M. ...*  
Acting Secretary

Approved by-

*John C. Innes*  
President

75  
July 31, 1924.

The City Planning Commission met in regular session on Thursday, July 31, at 3 p.m. in the Stock and Bond Exchange room of the Stangenwald Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain  
Engineer Welch

ABSENT: A. R. Keller  
P. E. Spalding

VISITORS: Mr. Keolanui

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Letter to the Board of Supervisors was read, asking that the Wahiawa Terrace subdivision with 40 foot roadways be approved.

KAPAHULU SUB-DIVISION: Mr. Keolanui presented map of proposed subdivision of property on Kanaina Avenue, Monsarrat Road and Leahi Avenue. The matter was referred to Engineer Welch for investigation and report.

SETBACK LINE AT WAIPAHO: Mr. Cain brought up the matter of proposed setback lines on the road from the main highway to the railway depot, which was referred to a committee of three, namely, Mr. Denison, Mr. Cain and Mr. Welch, for investigation and report.

MAGAZINE & SPENCER STREETS SUBDIVISION: Reporting on this proposed subdivision, Mr. Welch presented a revised plan agreed to by the Union Trust Company. This revision provided a turnway at the end of the 20 foot road, to which, Mr. Welch stated, there was little probability of any future extension. Mr. Welch also informed the Commission that if approval was denied, the Union Trust Company proposed selling divisions of the property together with right-of-way to each respective purchaser. The Commission, questioning the right of any property holder to take such action, moved to refer the matter to the City and County Attorney for an opinion.

KAPALAMA DRAINAGE  
SYSTEM:

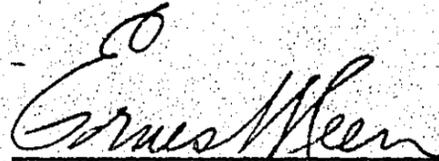
Mr. Welch brought up for consideration plans for the drainage system in the Kapalama District, but the matter was deferred to a later date.

WYLLIE STREET  
WIDENING:

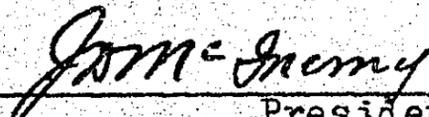
The Commission at this point proceeded to Wyllie Street to inspect with the property owners the lines staked out by Engineer Cain and Welch. After considerable discussion in the entire matter, it was the consensus of opinion that commencing at Liliha Street a makai swerve in the line of Wyllie Street should be made. Other than this, nothing definite was decided upon and the Commission adjourned with the understanding that recommendations would be made at its next meeting. Mr. Spalding, absent at the meeting in the Stock Exchange room, was present at the inspection.

Meeting adjourned at 5:30 p.m.

Respectfully submitted,

  
Acting-Secretary

Approved-

  
President

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August 7, 1924.

The City Planning Commission met in regular session on Thursday, August 7, at 3 p.m. in the Stock and Bond Exchange room of the Stangenwald Building.

PRESENT:

J. D. MoInerny, President  
G. P. Denison  
P. E. Spalding  
Mayor Wilson  
Engineer Cain  
Engineer Welch

ABSENT:

A. R. Keller  
H. R. Macfarlane

MINUTES:

Minutes of the previous meeting were read and approved.

WAIPAHA SET-BACK  
LINE

The special committee appointed by the chair at the previous meeting reported favorably on the proposed new street in Waipahu together with proposed line for widening the road from the Bank to the Railway Depot. Report was adopted.

WYLLIE STREET  
WIDENING

It was moved and carried that the Board of Supervisors be notified that the Commission recommends a 40 foot improved street with a 28 foot paved section and also that it favors a slight makai curve beginning at Liliha Street so that the land required for widening purposes may be more equally acquired from the property owners on either side of the street.

SUBDIVISION, KAPAHULU,  
Kamaina Ave., Monsarrat  
Road and Leahi Ave.

Engineer Welch, reporting upon his investigation into this subdivision plan, stated that the two proposed 40 foot streets were of sufficient width and recommended approval by the Commission, which was duly given, secretary being directed to so notify the Board.

SUBDIVISION PLANS TO  
BE NUMBERED

It was moved and carried that commencing with the beginning of this year, all subdivision plans already submitted and those that are to be submitted in the future shall be numbered consecutively.

KAPALAMA DRAINAGE  
SYSTEM REPORT

Engineer Welch presented a preliminary plan and report, which is appended hereto, of the Kapalama Drainage System and orally made further comment upon the proposed system. The Commission voted its favor of the preliminary plans and directed Mr. Welch, before going further with

details of plan, to get into touch with the interested property owners and find out their reactions to proposed plan.

SUBDIVISION:  
Robertson Home,  
Nuuanu Avenue

Taking up for consideration the proposed subdivision plan of this property, presented by J. Kam Sing, it was moved and seconded that said plan be rejected. An amendment was offered and carried unanimously that the owner be notified that it is the accepted policy of the Commission not to approve of a road or roads in a subdivision less than 40 feet wide.

SUBDIVISION:  
Magazine and Spencer  
Streets

Concerning this subdivision plan submitted by the Union Trust Company, it was moved and carried that the Board of Supervisors be informed that the Commission recommends that the street thru this proposed subdivision be not less than 40 feet in width.

Meeting adjourned.

Respectfully submitted-

*Ernest M. ...*

Acting Secretary.

Approved-

*John M. ...*  
President

Preliminary Report by  
Engineer Welch on  
Kapalama Drainage Problem.

OFFICE OF CITY ENGINEER

Honolulu, Hawaii,

August 8, 1924.

To the City Planning Commission,  
City and County of Honolulu, Hawaii.

Gentlemen:

In accordance with verbal instructions received from your body July 10, 1924, I have made a preliminary survey of the Kapalama district of the city of Honolulu and offer the following recommendations being what I believe to be the most practical means, from the standpoint of the public at large, for draining this area. The general plan was arrived at from deductions derived from both an extensive survey of the district and from conclusions reached in conferences with prominent engineers of the city.

RECOMMENDATION:

That an open drain be constructed from the mauka side of School street near the ewa side of Kapalama avenue, to Houghtailing Road, crossing this road at a point about 950 feet makai of the intersection of Houghtailing Road with School street; thence continue in a waikiki direction about 600 feet to a point about 1100 feet makai of School street. The estimated dimensions of this drain to be 6 feet deep and 20 feet wide. The estimated quantity of water to be handled by this drain is estimated to be 1200 second-feet. This part of the drainage system to be hereinafter designated as Section No. 1.

That a box drain be constructed on the waikiki side of Houghtailing avenue beginning on the mauka side of Konia street at the junction of that street with Houghtailing avenue and Alani street; thence in a waikiki-makai direction 550 feet to a point on School street about 300 feet waikiki of the junction of School street and Houghtailing road. The estimated dimensions of this drain to be 6 feet deep and 10 feet wide. The estimated quantity of water to be handled by this drain at maximum capacity is estimated to be 1000 second-feet. This part of the drainage system to be hereinafter designated as Section No. 2.

That an open drain be constructed from the termination of Section No. 2 1100 feet in a makai direction to form a junction with Section No. 1. The estimated dimensions of this drain to be 6 feet deep and 15 feet wide. The quantity of water to be handled by this section of the system will be the same as for Section No. 2, but due to it being on a flatter grade increased dimensions are necessary. This part of the drainage system to be hereinafter designated as Section No. 3.

That an open drain be constructed from the junction of Section No. 1 and No. 3 in a waikiki direction, approximately 900 feet along a line parallel to and approximately 140 feet from the mauka side of Vineyard street extended. The estimated dimensions of this drain to be 6 feet deep by 40 feet wide. The estimated quantity of water to be handled by this drain at maximum capacity is 2200 second-feet. This part of the drainage system to be hereinafter designated as Section No. 4.

That a curve of the proper hydraulic design of approximately 90 degrees and estimated radius of 140 feet be constructed from the termination of Section No. 4 to the mauka side of Vineyard street extended. This section of the drainage system to be 6 feet deep by 40 feet wide at the junction with Section No. 4 and 5 feet deep by 100 feet wide at the intersection with the mauka side of Vineyard street extended. This part of the drainage system to be hereinafter designated as Section No. 5.

That an open drainage canal 5 feet deep and 100 feet wide be constructed from the mauka side of Vineyard street extended, joining onto Section No. 5, thence 4050 feet to the mauka side of Kapalama Basis, crossing the O. R. & L. railway right-of-way at a point approximately 960 feet waikiki of the intersection of the O. R. & L. Railway right-of-way with Waikamilo road.

#### ESTIMATED COST OF CONSTRUCTION:

The cost of construction of the drainage system as outlined above is estimated as follows:

Right of way 506,500 sq.ft.	at 20¢	.....	\$101,300.00
Excavation 20,900 cu.yds.	at \$1.50	.....	30,450.00
Rock for walls 6,200 cu yds.	at \$20.00	1 .....	124,000.00
Inlets, concrete 60 cu yds.	at \$20.00	.....	1,200.00
Bridges across School Street, 2	at \$7,500.00	.....	15,000.00
Bridge across Houghtailing Road	.....	.....	12,000.00
Bridge across King Street	.....	.....	87,500.00
Bridge across Queen Street	.....	.....	87,500.00
Railroad bridge across canal	.....	.....	100,000.00
			<u>\$532,950.00</u>

#### SUMMARY:

The routing of the channels as outlined above is only tentative and can be shifted, within reasonable limits, to better suit private interests concerned, without impairing the efficiency of the system. However, the terrain thru which this system passes is such that a shifting of the lines will not materially change the cost of construction.

This system combines the two streams which now meander across Palama district, into one channel thru the lowest

section of that area. This location provides insurance that in case of a long continued Kona storm which might tax the capacity of the drains, the surplus water would be carried off in the minimum length of time with the minimum amount of damage to property. The combination of these two streams into a single channel also permits the full development of the maximum amount of land in that portion of the city. It also provides a minimum amount of drainage sewers to be maintained from public funds.

In conjunction with the construction of this drainage system it is practically imperative that the grade of King Street be raised a minimum of 1½ feet across the double curve in King Street between Morris Land No. 2 and Auld Lane. This raise is necessary to allow for waterway for the drainage canal. The elevation of the car tracks at the low point in this curve is but 6.6 feet above sea level. Inasmuch as this curve is objectionable from the standpoint of all the traffic which passes over it as well as being of unsightly appearance for a city of the class to which Honolulu is on a fair way to develop, it is my opinion that this curve should be straightened as well as raised. In case this drainage system is constructed it will be necessary to construct a bridge estimated to cost \$87,500.00 across the canal on King Street at approximately the center of this curve. All interests considered, it is believed much economy for the future can be effected by removing the curve in conjunction with the construction of the drainage system.

The estimated dimensions of the several Sections of the system as outlined are calculated from rainfall data available. However, more accurate data will be obtained before it is necessary to prepare plans for construction and it may be possible to reduce the size of the several channels by an appreciable amount. The estimated quantity of water to be handled by the system is based on assumed data and on information obtained from residents of the areas thru which the present drainage channels pass. Using the data as a basis, the several sections of the system were planned to carry the maximum quantity of water as such data would indicate necessary.

The estimated costs listed above for construction of the system as outlined, are believed to be sufficiently accurate to enable the City Planning Commission to determine the economic practicability of such a project. In as much as a considerable amount of time and expense will be necessary to complete the survey if the above outlined or similar plan is adopted and carried out, further instructions are requested.

Respectfully submitted,

Chas. R. Welch.

August 14, 1924.

The City Planning Commission met in regular session on Thursday, August 14, at 3 p.m. in the Stock and Bond Exchange room of the Stangenwald Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
P. E. Spalding  
H. R. Macfarlane  
Engineer Welch

ABSENT: Mayor Wilson  
Engineer Cain  
A. R. Keller

VISITORS: John Bowler

MINUTES: Minutes of the previous meeting were read and approved.

SPENCER & MAGAZINE STREETS SUBDIVISION

Mr. John Bowler was present asking a reconsideration of the commission's disapproval of the subdivision plans at Spencer and Magazine Streets.

Reconsideration

Engineer Welch reported that following a conference with Mr. Castro of the Union Trust Company he was ready to recommend, in view of the fact that this street must be a blind street, and would serve but a very few people, that the plan be approved provided the street entering the subdivision is changed from 20 to 25 feet with a curve 40 feet in diameter for a turning space at the upper end.

In the discussion that followed, however, Mr. Bowler expressed himself as unwilling to have the street made any wider than 20 feet, explaining that the street was to be a private street, improved and kept in condition by the property owners themselves and not to be turned over to the city as a public right-of-way. Under these circumstances Mr. McInerny advised Mr. Bowler that the commission had no jurisdiction over same, the property owners being at liberty to develop their property as they saw fit and to provide any private right-of-way they might desire. However, he explained that when they were ready to turn their right-of-way over to the city and the public certain requirements would have to be met, especially in the matter of width.

Mr. Welch was directed to take the matter up more in detail with the Union Trust Co.

WIDENING OF  
COELHO LANE,  
NUUANU AVENUE

Secretary read a petition signed by all but three of the property owners living on Coelho Lane, off from Nuuanu Avenue and above Wyllie Street, asking that steps be taken to have this lane widened, claiming that the street was a menace to the public safety on account of its extreme narrowness.

Petition was accompanied with a rough sketch indicating the property owners and approximate position of their land as it abuts on Coelho Lane, and same was turned over to Engineer Welch with instructions to investigate the matter and report findings to the Commission.

KAPIOLANI  
STORM DRAINAGE

Secretary also read letter from the Board of Supervisors asking that the commission look into the matter of proper storm drainage in the Kapiolani Park district, and requesting commission to submit findings together with recommendations to the Board for their consideration.

Secretary was directed to notify the Board that the commission will make an immediate preliminary survey of this section, and also to advise them that the commission is at present working on the Kapalama drainage, where the need is considered most immediately urgent.

KING STREET  
WIDENING

Mr. McInerny reported that Stuart Johnson of the Rapid Transit Co. was very urgent in his request for immediate action in the matter of widening King Street between Richards and River, urging the active cooperation of the Commission toward toward obtaining \$5,000,000 from the next legislature for this widening.

In an informal discussion of the matter, it was the consensus of opinion that to try to get five million dollars for widening King Street would be a foolish waster of energy. It felt that King Street congestion could be more successfully relieved by first making certain street extensions, such as Queen Street, Kanoa Lane, Kapiolani Boulevard, Young Street

Vineyard and Kukui Streets, which would be accomplished with less expense and delay, If King Street congestion is still a problem after these extensions have been accomplished, the commission felt that it would then be justified in seeking relief thru the widening of King Street. The arcading of King Street was also suggested as a less costly and more practical method of widening.

Mr. McInerny reported many sidewalks overgrown with weeds, and said that he would like to have this nuisance discussed by the commission at its next meeting.

Meeting adjourned at 4:05 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved-

James McInerny  
President

August 28, 1924.

The City Planning Commission met in regular session on Thursday, August 28, at 3 p.m. in the Stock and Bond Exchange, Stangenwald Building.

PRESENT: G. P. Denison, chairman pro tem  
A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain  
Engineer Welsh

ABSENT: J. D. McInerney  
P. E. Spalding

VISITORS: T. W. King

COMMUNICATIONS-- There was referred to the Commission a communication directed to the Board of Supervisors by Building Inspector Abshire, recommending a competitive design for a new bandstand for Kapiolani Park, the successful design and location for same to be selected by the City Planning Commission, with prizes of \$100, \$50, and \$25..... "The design should be for a structure not to exceed \$5,000, the successful competitor to be given the job of completing plans, details and specifications for the bandstand on a 4% basis of the lowest responsible bid, in addition to the \$100 prize. Only registered architects should be allowed to compete." Communication was received and ordered filed. Consideration was delayed until the return of Mr. McInerney.

COELHO LANE  
WIDENING  
Engineer Welsh presented written report on his findings in the matter of Coelho Lane widening, with the recommendation that the residents of said lane proceed under the provisions of Section 1797 of the Improvement Statutes for the City and County of Honolulu, under which statute the entire expense of such improvement would be assessed against the abutting property on a frontage basis.

Mr. Welsh said in explanation that such procedure would be the only justifiable one inasmuch as Coelho Lane is practically a private road serving but ten residents built to suit the requirements of the individual property owners, without reference to a street plan that would meet the needs of the public at large. He also said that it would be impracticable to adapt any street plan to meet this lane as now located.

Recommendation was approved by the Commission and secretary directed to so notify the petitioners.

#### COLONIAL HOTEL SUBDIVISION

Mr. T. W. King presented revised plan for subdivision of Colonial Hotel property. Plan was referred to Engineer Welsh to check on its relation to proposed streets already laid down in the city plan for that district.

#### PUBLICITY

Engineer Welsh made mention of the fact that he was at present giving the Commission a bit of publicity in a weekly news letter to the Advertiser, and asked the approval of the Commission which was unanimously given.

The value of specific application of the principles of city planning with local illustrations was emphasized as essential in reaching the public at large.

#### EQUABLE DISTRIBUTION OF COSTS OF STREET WIDENING

In discussing street widths in subdivision and an equable distribution of costs, Mr. Cain offered a suggestion for the consideration of the Commission, - namely, that the Commission stand firmly back of a 40 foot minimum right of way in all new subdivisions, with a paved section of at least 24 feet, but that the Government be required to pay for anything over 40 feet in width on the assumption that the extra width is for the benefit of the public at large, and of no special direct benefit to the immediate property owner. No action was taken.

#### PROF. KELLER REPORTS ON STREET WIDTHS ON MAINLAND

Prof. Keller, making comments on city planning progress in the state, spoke of the growing tendency to require wider streets in all new tracts. He mentioned subdivisions in the outskirts of Los Angeles where very wide rights of way were being established and permanent curbing placed, even though the paved section in some instances was as narrow as twelve feet, the remaining width being left as parking space in anticipation of its future use as paved section. Prof. Keller said that he was told by the real estate men there that they could no longer sell property facing on a narrow street, and that all new tracts are being opened with provisions for future widening.

#### ADJOURNMENT

Meeting adjourned at 3:45 p.m.

Respectfully submitted-

Approved by-

*Tom King*

*Grace Bartlett*  
Secretary

**FLASH NO. 3**

September 11, 1924.

The City Planning Commission met in regular session on Thursday, September 11, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerny, President  
P. E. Spalding  
G. P. Denison  
H. R. Macfarlane  
A. R. Keller  
Mayor Wilson  
Engineer Cain  
Engineer Welsh

ABSENT: None

VISITORS: T. W. King

SUBDIVISION - 21  
Waiatae-iki Secretary read communication from Wright, Harvey and Wright, presenting plan of subdivision of property situated at Waiatae-iki, shortly to be placed on the market by the Hawaiian Trust Company for Mrs. Bertha A. S. Isenberg. Plan showed one 30-foot semi-circular drive beginning and ending on Kahala Avenue. Plan was referred to Mr. Welsh for investigation and report.

SUBDIVISION -16  
COLONIAL HOTEL Mr. King, representing the Colonial Hotel property, reported that the owners were willing to donate one 50 foot street and one 30 foot street:- the 50 foot street to connect with thoroughfare proposed in city plan to connect Houghtailing Road and Punchbowl between School and Vineyard, the 30 foot street to be a secondary street, with full width in street pavement, but with sidewalk area omitted. Commission felt that it was unwise to omit provision for a sidewalk in this congested section of the city, and on motion of Mr. Spalding, the commission voted to abide by its original decision, - namely, to approve of plan with one 50 foot street and one 40 foot street.

BAND STAND  
KAPIOLANI PARK The matter of new band stand at Kapiolani Park was informally discussed, and a special inspection trip planned for Friday, at 4 p.m. The present location, according to Mr. McInerny, is a very poor one on account of noise and confusion and blockage of traffic.

SIDEWALK  
CLEANING Mention was made of the good work already evidenced in sidewalk cleaning in different sections of the city thru the combined efforts of the Outdoor

Circle and the Engineering Department. As a help in creating public opinion in the matter it was suggested that a Sidewalk Cleaning Day might be added to the annual Clean-Up Day, or the two combined into one, and publicity work for same organized thru the schools.

SIDEWALK  
ORDINANCE

Mr. Cain was asked to draw up an amendment to the present sidewalk ordinance in two forms, the one making the city responsible for the clean sidewalks, and the other holding the property owner responsible, and then leaving it up to the supervisors to decide which policy shall be followed.

BUNGALOW  
ARCHITECTURE  
FOR FIRE STATIONS

Portland, Oregon

Prof. Keller passed around some interesting pictures taken in Portland, Oregon, during his recent trip, illustrating the use of the popular bungalow type of architecture in building stores and fire stations in the residential districts of Portland, Oregon. The pictures showed wide set-back lines with parking space developed as would be that of a private home, with flowers, shrubs and trellisses with vines and climbing roses, etc.

Apropos to the present heated discussion in regard to fire stations at Waikiki, it was suggested that there could be no logical objection to having a fire station such as here pictured placed in their immediate vicinity. Mayor Wilson said that the stations planned for Waikiki were of a similar type and would add rather than detract from the beauty of the district, the only discussion now being as to the exact location.

ADJOURNMENT

Meeting adjourned at 4 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved by-

J. M. Jerny  
President

September 18, 1924.

The City Planning Commission met in regular session on Thursday, September 18, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerney, President  
P. E. Spalding  
G. P. Denison  
H. R. Macfarlane  
A. R. Keller  
Mayor Wilson  
Commission Engineer Welsh

ABSENT: City Engineer Cain

MINUTES: Minutes of the previous meeting were read and approved.

SUBDIVISION  
No. 21- ISEN-  
BERG, WAIALAE-  
IKI

Secretary read report from Engineer Welsh in the matter of the Waialae-iki subdivision, recommending: 1st, that the street within the tract be not less than 40 feet instead of 30 feet as proposed; and 2nd, that a set-back line be established with a minimum of fifty feet along the beach.

In explanation of this second recommendation Mr. Welsh said that he had made same in order to obtain an expression of opinion from the commission members in regard to the custom of allowing property owners to control property on the beach up to the high water mark, and thus precluding public from the use of the beach in these sections.

The commission in discussion of the matter felt that the step proposed by Mr. Welsh would be too radical a one to initiate just now, but desired to go on record as recommending that the property owners themselves establish building restrictions on property facing the beach, stipulating that no building should be placed within 25 feet of the high water mark. This, it was pointed out, would be in conformity with the policy now being followed by the Bishop Estate is leasing their property fronting the beach in this district.

KAPIOLANI PARK  
BAND-STAND

Following their visit of inspection of Friday last to Kapiolani Park to choose possible sites for the proposed band-stand to replace the old one now situated at the Public Bath and ready to be demolished, two possible locations were reported: the first being the mauka-ewa corner

of plot near the old lily pond, and the second being among the cocoanut trees near the Park Keeper's cottage, east of the first site. For the first site a shell type of stand was under discussion, and for the second site an open stand.

In discussion of the type of stand, emphasis was laid on the fact that a band-stand with some sort of a sounding board arrangement would be a community asset, being used not only for the band, but for the many public gatherings in which speakers and singers were asked to participate. At present there is no place in the open where a speaker's voice can reach the crowds beyond a very limited inner circle.

The discussion resulted in the decision to recommend the first site, in the lily pond plot, with a shell type of band-stand, parking space to be provided thru whatever means the situation warrants as the plans develop.

Mr. Welsh was authorized to make a rough draft of specifications, etc. for the competitive design, and to present same to the commission at its next meeting.

ADJOURNMENT: Meeting adjourned at 4 p.m.

Respectfully submitted

Grace Bartlett  
Secretary

Approved by-

Tom McInerney  
President

September 25, 1924.

The City Planning Commission met in regular session on Thursday, September 25, at 3 p.m. in the stock and bond exchange, Stangerwald Building.

PRESENT J. D. McInerny, President  
G. P. Denis on  
P. E. Spalding  
H. K. Macfarlane  
A. R. Keller  
Mayor Wilson  
Engineer Cain  
Engineer Welsh

ABSENT: None

MINUTES: Minutes of the previous meeting were read and approved.

SIDEWALK ORDINANCE Secretary read proposed amendment to the ordinance pertaining to sidewalk repair and upkeep, prepared by City Engineer Cain, together with letter of transmissal to the Board of Supervisors in which it was explained that the ordinance did not seek to compel a permanent sidewalk, but rather a usable and clean sidewalk area. It was also explained that it was a matter of board policy as to whether this cleaning and maintenance of walks should be borne by the city as streets and roads are now maintained, or whether it should be charged to the property owners direct as curbing and permanent sidewalks are now charged.

Ordinance and letter of transmissal was approved with one minor addition, suggested by the Mayor, - namely, that the words "or authorized agent" be inserted after the words "Board of Supervisors" whenever appearing in ordinance. Secretary was directed to transmit ordinance with letter to the Board of Supervisors for their next meeting.

BANDSTAND KAPIOLANI PARK Secretary read report of Engineer Welsh recommending certain rules and regulations to govern competition for the design of bandstand for Kapiolani Park.

In this report Mr. Welsh stated that a bandstand of a design and class desired could not, in his opinion, be constructed under approximately \$8,000. He said his opinion was corroborated by that of various architects with whom he had talked. He also suggested that the prizes be raised to \$100, \$75 and \$50 respectively for first, second and third prizes in order to get a better competition, the \$100 first prize to apply on the winning competitor's fee.

He also suggested that it was the practice among practicing architects as established by the American Society of Architects, to charge a minimum of 6% on all construction work below \$10,000 instead of 4% as recommended by Mr. Abshire. The total extra cost to the city, according to Mr. Welsh, would not exceed \$60 if the prize to the winner is deducted from the fee for preparation of plans.

Mayor Wilson said that it was the practice in city and county work in Honolulu to charge a 4% fee on all construction. He agreed, however, that perhaps more interest would be evidenced in the competition if a 6% fee was allowed.

The advisability of limiting the competition to licensed architects was also discussed, some feeling that a greater variety of plans would result from a more open competition; many of the unlicensed architects having more time to devote to same. Mayor Wilson, however, explained that all city and county work must by law be done by licensed architects, and discussion of this point was dropped.

Mr. Spalding suggested that the specifications include a provision requiring competitor to give some guarantee that proposed plan may be built under the allotted price, and prizes withheld until such check is made. Suggestion was moved for adoption by Mr. Denison and carried.

Moved by Mr. Macfarlane and seconded by Mr. Spalding that Board of Supervisors be asked to increase the allotment for construction from \$5,000 to \$8,000. Carried.

Further consideration of rules governing competition was postponed until the question of change in allotment has been acted upon by the Board of Supervisors.

#### HARBOR TOWER

Mr. McInerny called the attention of the Commission to the proposed harbor tower at the foot of Fort Street for which the foundation is already in place. He expressed himself as very much apposed to the idea of spending \$100,000 on a tower 170 feet in height, which he felt would be a disfigurement to the harbor entrance, standing out like a sore finger above every other building. He said that he would like to have an expression of opinion from the Commission in the matter, and the same recorded in the commission minutes, and copy of same sent to the Harbor Commission. Secretary was directed to look up the correspondence of some two years ago on this matter and to ascertain what stand, if any, was taken at that time. In case the records warrant this action, Mr. McInerny was then authorized to transmit the disapproval of the commission to the Harbor Board.

## CITY SURVEY

Mr. Cain suggested that the Commission adopt a definite program for Engineer Welsh to follow in his survey work, and moved that the following order be recommended, - namely, that first attention be given to solving the drainage problem in the cane fields of Palama, followed by a complete survey of Palama and Nuuanu districts, the results to be incorporated into a map and presented to the Board for adoption and followed in establishing set-backs in these districts. He would also suggest that a subdivision map be prepared on which all new subdivisions may be checked as they come in from time to time. Seconded by Mr. Denison and carried.

Meeting adjourned at 4:10 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved by-

James M. M. M.  
President

October 9, 1924.

The City Planning Commission met in regular session on Thursday, October 9, at 3 p.m. in the stock and bond exchange, Stangerwald Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
P. B. Spalding  
A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain  
Engineer Welsh

ABSENT: None

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATION  
from J.C. Poole Secretary read communication from John C. Poole of Aieahau Tract at Waikiki, making a plea for the immediate placing of building restrictions on property facing on Kapiolani Boulevard before any construction is begun.

in re-  
BUILDING  
RESTRICTIONS  
FOR KAPIOLANI  
BOULEVARD.  
The following report, made by Engineer Welsh in the matter of set-back regulation for this district, was read and adopted on motion of Mr. Spalding, and second of Mr. Denison.

REPORT BY  
ENG. WELSH

Gentlemen:

As per instructions from Mr. J. C. McInerny, Chairman of the City Planning Commission, I have investigated the matter of a set-back line for residences along the boulevards bordering the Waikiki drainage canal.

In this connection I find that on May 15th this year Mr. Louis S. Cain, City and County Engineer, made a report to the City Planning Commission on this same subject. In this report Mr. Cain outlined several methods for establishing a set-back line, the only certain method being for the city to acquire title to the land desired to be left free from buildings. This method, however, would be very expensive and it is very doubtful if sufficient funds could be provided.

The second method as outlined by Mr. Cain, provided for set-back lines for building construction to be required through a provision of the Zoning Ordinance. The legality of such an ordinance is doubtful but believed to be well worth a trial. It appears to be the only practical method applicable for the existing conditions in Honolulu. I concur with Mr.

55

Cain's recommendation that an ordinance conforming to this idea be drafted and left to the courts to test its legality.

In this connection it would first be necessary for the the City Planning Commission to decide what streets and avenues should be included in the provisions of the ordinance.

However, to meet the issue that brought this matter before the commission at this time, namely, a request from two property owners adjacent to the canal boulevard, that a set-back line be established before any construction is done, I have consulted with Mr. Charles J. McCarthy, who would be more vitally affected than any other property owner in that district. Mr. McCarthy heartily concurred in the idea and expressed his opinion that all the property owners interested at this time would subscribe to an agreement to provide for such a set-back line.

Mr. McCarthy requested that the agreement be drawn up by the legal department of the city and county and presented to him. He in turn will endeavor to obtain the signatures of the agreement of all the interested parties.

It is therefore recommended, that the Planning Commission request the City and County Attorney to draw up this agreement for Mr. McCarthy and other owners to provide for the set-back line for the present in so far as it can be covered by such an agreement.

It is further recommended that the City and County attorney be requested to draft an ordinance containing a set-back provision for Kapiolani Boulevard and the other boulevards and thoroughfares of the Waikiki District.

Respectfully submitted-  
C. R. Welsh,  
City Planning Engineer.

To follow up the temporary regulation thru private agreement, Mr. Denison suggested that the Legislature be approached in an attempt to make permanent any building restrictions made thru private agreement. Mr. Spalding suggested including a proviso clause- so long as property remains of same nature- but Mr. Denison reminded him that there was an opportunity to change such a ruling every two years in case restriction proved to be unfair and unwise in future development.

On motion of Mr. Cain, and second of Mr. Denison, it was voted to request Judge Heen to advise the Commission as to whether a law, passed by the Legislature,

requiring all set-back restrictions in private property to be written into the deed, could be enforced by the legal machinery of the city and county or territory.

COMMUNICATION  
FROM BOARD OF  
SUPERVISORS  
in re-  
SIDEWALK ORDI-  
NANCE

Secretary read communication from the Board of Supervisors acknowledging receipt of proposed amendment in sidewalk ordinance, and notifying commission that same had been referred to the committee recently appointed by the Board to look into the garbage situation of the city.

SUBDIVISION  
No. 22-  
BURBANK TRACT  
WYLLIE STREET

Plan of proposed subdivision of the Burbank Tract on the mauka side of Wyllie Street was presented thru communication from Wright, Harvey and Wright. Same was referred to Engineer Welsh for investigation and report.

BANDSTAND  
COMPETITION

Secretary read communication from the Board of Supervisors notifying the Commission that their request for an increase in allotment for new bandstand at Kapiolani Park from \$5,000 to \$8000. had been granted.

Specifications were read and discussed, including additions suggested at the previous meeting. It was agreed to change the date from November 16 to December 16.

Following are the specifications as approved:

SPECIFICATIONS:

1. Competitive designs are invited for a bandstand to be erected in Kapiolani Park as indicated by diagram herewith.
2. Authority for this competition was approved by the Board of Supervisors July 25, 1924, and instructions conveyed to the City Planning Commission by letter from the City and County Clerk on July 31, 1924, to conduct the competition.
3. This competition is for the design of a bandstand suitable in design and construction for band concerts and other open air programs in Kapiolani Park. The design to be considered from both a practical and esthetic standpoint. An acoustic sound reflector to be incorporated in the design of this stand. The main part of this bandstand to be constructed under the provisions of First Class construction as provided in the Building Ordinance of the City and County of Honolulu. The construction of the acoustic sound reflector may be of Second Class construction.

4. The contestants may submit their designs in any form they desire to convey their ideas, but a plan, section and elevation will be required, with considerable detail as to ornamental features.
5. Time. All drawings must be delivered to the Secretary of the City Planning Commission not later than 12 o'clock noon, December 16, 1924.
6. Area. Design must provide for a floor space of approximately 750 square feet.
7. Shelter. The design must provide for protection of occupants against sun and rain.
8. Location. As indicated on map forming a part of these rules and regulations.
9. Cost, not to exceed \$7775.00
10. Each competitor must show his method of arriving at cost of construction. Plans for a structure which cannot be constructed within the specified limit will be disqualified.
11. Only registered professional architects of the Territory of Hawaii are permitted to enter this competition.
12. Each competitor may submit as many designs as he desires.
13. Competitive designs must not bear the name of the designer but must be accompanied by a sealed unmarked envelope enclosing the name of the designer. Upon receipt of plans the Secretary of the City Planning Commission will give each sealed envelope and set of plans a consecutive number. The envelope will remain unopened until after the award.
14. No drawings will be publicly exhibited until after the award. After the award the winning designs will be publicly exhibited but the exhibition of the unsuccessful designs will be optional with the designers.
15. All unsuccessful designs will be returned to parties submitting them.
16. All questions regarding this competition must be made in writing to the Secretary of the City Planning Commission and all answers will be made in writing.
17. No questions will be answered after December 5th, 1924.
18. Each competitor will be at liberty to know all questions asked and answers given but not the names of the inquirers.

19. The competitor receiving first prize will be employed to prepare complete plans with such changes as may be necessary, the total cost to be within the limit specified.

20. The fee for preparing the plans to be 6% of the contract price less amount awarded for prize.

21. The prizes will be awarded as follows:

- First Prize . . . . . \$100.
- Second Prize . . . . . 75.
- Third Prize . . . . . 50.

22. The plans for which prizes are awarded will become the property of the City and County and any idea or ideas embodied in these plans may be used without payment of additional fees.

23. The selection of successful design will be made by the City Planning Commission.

Mr. Denison moved that a copy of specifications be submitted to all registered architects. Carried.

WYLLIE STREET  
WIDENING

On motion of Mr. Spalding and second of Mr. Macfarlane secretary was requested to address a letter to the Board of Supervisors asking that they dispose of the Wyllie Street widening in one way or another, in order that subdivision plans which are now in the hands of the Commission for approval may be made to conform with plan to be approved by the Board, - this referring to the Burbank Tract subdivision mentioned above.

Meeting adjourned at 4:10 p.m.

Respectfully submitted-

*Grace Bartlett*  
Secretary.

Approved by-

*James J. [Signature]*  
President.

October 16, 1924.

The City Planning Commission met in regular session on Thursday, October 16, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerney, President  
G. P. Denison  
P. E. Spalding  
A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain  
Engineer Welsh

ABSENT: None.

VISITORS: The following architects were present, in response to invitation of the Commission sent to all registered architects of the city:

M. H. Webb, Herbert Cohen, R. A. Fishbourne, H. L. Kerr, Y. T. Char, E. C. Pettit, Arthur Reynolds, E. W. Winstedt, Hart Wood, William Potter and G. R. Miller

MINUTES: Minutes of the previous meeting were read and approved.

BANDSTAND COMPETITION: Copies of tentative plans governing the proposed bandstand competition were distributed, and comments and suggestions invited.

Hart Wood- Mr. Hart Wood said that there was very little in the competition to attract the interest of the architects, especially from the monetary point of view, altho he felt sure that many of them would compete because of civic interest. According to the ethics of the association, however, he said that at least one member of the judging committee should be a qualified architect.

Herbert Cohen- Mr. Cohen and Mr. Webb concurred in above opinion.  
M. H. Webb-

Arthur Reynolds- Mr. Reynolds suggested that the competition take place with the understanding that architects would be called in in an advisory capacity, and later on judges might be selected from those not competing.

C.W.Winstedt- Mr. Winstedt spoke of his interest in the competition, not from the monetary point of view, but because he

felt that perhaps this competition might be an enter-  
ing wedge for similar competitions in larger construction  
work in the city.

R.W. Fishbourne- Mr. Fishbourne suggested that specifications be made  
more definite in the matter of drawings of plans, in  
order that all plans might be submitted in a uniform  
manner.

Herbert Cohen- Mr. Cohen suggested that it might be possible to ap-  
point two or three architects now to serve in an ad-  
visory capacity, and judges chosen later.

Capt. Welsh- Capt. Welsh explained to the architects that the  
specifications had been drawn up after consulting with  
several of the architects of the city and that same  
had been done after a minute study of the rules as  
laid down by the association of architects. He said  
that some of the rules of the competition had been  
purposely left ambiguous in order to draw out a wider  
variety of competition.

At the suggestion of Mr. McInerney, Mr. Cohen brought  
the matter to a head by moving that the plans be  
referred to three architects, for suggestions, seconded  
by Mr. Macfarlane and carried.

Appointment  
Advisory  
Committee of  
Three Architects- On motion of Mr. Spalding that Chairman of the Commission  
be requested to select the three members of advisory  
committee, Mr. McInerney appointed Mr. R. A. Fishbourne,  
Mr. Herbert Cohen and Mr. M. H. Webb, the same to sub-  
mit any suggestions or changes to present specifications  
at next meeting of the Planning Commission.

Judges of  
Competition- In a discussion of personnel of architects to serve on  
the committee of judges, the suggestion of Hart Wood  
earlier in the meeting was taken up by Mr. Spalding, and  
on his motion it was decided to invite all competing  
architects to serve with the Commission on this committee,  
selection of winners to be made thru the process of elimi-  
nation.

Architects  
Withdraw- Here the architects withdrew from the meeting and routine  
business was taken up.

COMMUNICATIONS: Secretary read communication from the Board of Super-  
Board of Super- visors, together with opinion of the Deputy City and  
visors in re sug- County Attorney, J. C. Kelley, in the matter of pro-  
posed amendment posed amendment to the Building Ordinance, asking the  
to Building Regula- expression of opinion from the Commission. Pro-  
tions. posed amendment would change Section 168 of the Ordj-  
nance in regard to parapet walls. According to Build-

ing Inspector Abshire, an amendment could be made which would allow a wider latitude in architectural designing and offer an opportunity for the city to escape from the architectural monotony of parapet walls when the location and type of building proposed are such as to allow the departure without increasing the fire risk.

Engineer Cain said that the ordinance when drawn up presumed a straight wall and not an eaved roof in first class construction. The present tendency was to break away from this style, designing buildings similar to the Federal Building with tiled roof and overhanging eaves. Mr. Cain felt that there would be no reasonable objection to this amendment, provided the eaves projecting over the street are provided with ample gutters.

On motion of Mr. Spalding and second of Prof. Keller the approval of the Commission was registered for such an amendment.

COMMUNICATION:  
Guy Rothwell  
in re Palama  
Drainage

Secretary read communication from Guy Rothwell, addressed to the Board of Supervisors and in turn referred to the Commission, in the matter of drainage of the new Palama Settlement property on Asylum Road. Capt. Welsh was directed to see what temporary relief could be given, pending the establishment of the permanent drainage system.

BUILDING SET-  
BACK AGREEMENT  
FOR KAPIOLANI  
BOULEVARD

Secretary read copy of private agreement drawn up by Judge Heen at the request of the Commission, and proposed for use in obtaining set-back building lines on property facing on the Kapiolani Boulevard on the Waikiki Drainage Canal. Capt. Welsh said that this agreement had been turned over to Col. McCarthy who promised to circulate and obtain signatures of property owners in this district.

WAIALAE ROAD  
IMPROVEMENT

Engineer Cain reported that the city was ready to go ahead with the widening and improvement of Waiialae Road from the junction of King Street and Beretania Street to Kapahulu Road, and the widening from Kapahulu to the end of the Kaimuki Improvement District and wished the approval of the Commission to the lines as indicated on the Waikiki Improvement map for this section, which would eliminate the present jog in the Waiialae Road between the Moiliili School and Kapahulu Road. Lines were approved by the Commission and secretary directed to so notify the Board.

ADJOURNMENT

Meeting adjourned at 4:15 p.m.

Respectfully submitted-

Approved by-

*Tom McInnis*

*Grace Bartlett*  
Secretary

October 23, 1924.

No quorum being present on October 23, the meeting which had been called to hear the report of the committee of architects in the matter of bandstand specifications for Kapiolani Park was declared informal. Mr. Cohen for the committee read the specifications as amended and approved by them, and the informal approval of same was given by the commission members present, formal action being deferred until next meeting.

The development of Kapiolani Boulevard was informally discussed.

Mr. McInerny announced that he was leaving for the states on Wednesday, October 29, to be gone several weeks, and named Mr. Denison to take his place as Chairman of the Commission during his absence.

November 6, 1924.

The City Planning Commission met in regular session on Thursday, November 6, 1924, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: G. P. Denison  
P. E. Spalding  
A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
Engineer Welsh

ABSENT: J. D. McInerney  
Engineer Cain

MINUTES: Minutes of meeting held on October 16 were read and approved, also record of meeting of October 23, declared informal because of lack of a quorum.

FORMAL APPROVAL OF BANDSTAND SPECIFICATIONS Formal approval was given to the bandstand specifications as presented and informally approved at the previous meeting.

COMMUNICATIONS: Communications from the Clerk of the Board of Supervisors were read acknowledging several letters received and reporting disposition of same to the various committees.

SUBDIVISION-22 BURBANK TRACT WYLLIE STREET Secretary read report of Engineer Welsh in the matter of proposed subdivision of Burbank property on Wyllie Street, advising that approval be not given to same, due to the fact that the present plan of the Board of Supervisors for widening Wyllie Street, if followed, would interfere with proposed layout. Action was deferred until after the public hearing called by the Board for November 12, when objectors would be given an opportunity to disapprove of same.

COMFORT STATIONS Mayor Wilson brot up the matter of comfort stations for the accommodation of the 40,000 men of the U.S. fleet who will be in Honolulu in the spring. He said that there was an urgent need for these stations thruout the city, and he suggested that the Planning Commission take the matter up and make a survey of the situation and make a report and recommendation to the Board of Supervisors. Mr. Denison said that some time ago Mr. J. T. Warren and committee had worked on this problem and had made a very complete report on same, the only immediate result being the

erection of the comfort station at Aala Park. Mr. Denison promised to interview Mr. Warren and report findings at next meeting.

KAPALAMA  
DRAINAGE

Mr. Welsh presented revised plan of drainage in Palama district. Following explanation and discussion of plans, the secretary was directed to call a public hearing of interested property owners for Thursday November 13, at 3 p.m. in the assembly hall of the Kapiolani Building.

STREET SURVEY  
WAIKIKI

Engineer Welsh said that there were at present a few men in the Engineering Department of the City who were temporarily unassigned, and could be used to advantage by the City Planning Commission in speeding up street survey work at Waikiki. Authorization was given to Mr. Welsh to make use of these men.

KAPIOLANI  
BOULEVARD  
DEVELOPMENT

Development of the Makai side of the drainage canal at Waikiki was informally discussed, but no action taken.

Meeting adjourned at 4 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved by -

[Signature]  
Chairman pro tem

November 13, 1924.

Public Hearing on Kapalama Drainage

The City Planning Commission met in public hearing and regular session on Thursday, November 13, 1924 at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: G. P. Denison, Chairman pro tem  
P. E. Spalding  
A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain  
Engineer Welsh

VISITORS: Personal invitations had been sent to the Bishop Estate, Board of Health, Harbor Board, Attorney General, Palama Settlement, California Packing Co., Libby, MacNeill & Libby, Hawaiian Pineapple Co., Pacific Guano & Fertilizer Co., Water and Sewer Dept. of the City and County of Honolulu, Young Ahnin, and notice of public hearing put into the daily papers for the benefit of any smaller land owners in the Palama District. Representatives from practically all these interests were present.

KAPALAMA  
DRAINAGE

The reading of the minutes of the previous meeting was deferred and the meeting turned over to a consideration of the Kapalama Drainage project in public hearing.

Engineer Welsh presented a written report on the project, including estimated cost of construction itemized, and then with a map he explained the proposed plan in detail.

According to Mr. Welsh: "This system collects the water in one place at the junction of Konia and Houghtailing streets in the McInerny Tract and carries it to the intersection of Houghtailing and School streets; another canal collects the water which now flows across the Kamehameha School grounds and takes it to the intersection of Houghtailing and School Streets, joining the section mentioned above. From this junction, a canal six feet deep and twelve feet wide runs in a waikiki-makai direction to King Street, crossing King street at approximately the center of the curve in the low place across the cane fields. At the crossing of King the canal will be five feet deep and sixty feet wide and continue at that width to the makai side of the first O. R. & L track. From the makai side of this track to the sea the canal will be at sea level and one hundred feet wide with a depth of about nine feet.

"Leading into the canal above King Street will be a lateral draining Kamehameha School ground and another for draining the district around the insane asylum. Later when improved streets are constructed in the Palama district other laterals will be connected to the trunk canal.

"The capacity of the canal and its laterals has been calculated on the basis of a five inch rainfall for one hour. The rainfall records of Honolulu show that such a rainfall seldom occurs so it is quite certain that the capacity of this system will be ample to handle the flood water with but an occasional overflow.

"The estimated cost of the construction of the system is:

Right-of-way, 361,960 sq.ft. @ 20¢ . . . . .	\$73,400.00
Excavation, 112,209 cu yds . . . . .	37,600.00
Excavation, dredged . . . . .	74,600.00
Inlets . . . . .	1,200.00
Culverts across School Street . . . . .	15,000.00
Culvert across Houghtailing Rd. . . . .	4,500.00
Bridge across King St. . . . .	87,500.00
Bridge across Queen St. . . . .	87,500.00
Railroad Bridge . . . . .	100,000.00
Rock and Concrete Walls . . . . .	274,400.00
Asylum Drain . . . . .	24,000.00
Vineyard Street Drain . . . . .	8,000.00
Miscellaneous . . . . .	50,000.00
Total . . . . .	<u>837,700.00</u>

The plan also calls for the straightening of King Street curve at the canefields, and raising the street level from one to one and one half feet to allow the construction of the drainage canal beneath the tracks of the Rapid Transit without going below sea level.

In the general discussion that followed Mr. Welsh's presentation, the property owners expressed themselves as more interested, perhaps, in seeing something done and done immediately than in the exact plan of accomplishing it. Regret, however, was expressed that this plan did not include the low lying lands between Liliha and Nuuanu Stream, this being considered the worst menace in the city. Mayor Wilson and Engineer Cain explained that this would be taken care of as a separate project, or in connection with Liliha Street Improvement, plans for which are already well under way, and finances

available. While Liliha Improvement would be taken care of by the regular permanent improvement funds, the Kapalama Drainage would have to be financed thru special funds.

Here the visitors withdrew and routine business was taken up.

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#### MINUTES

Minutes of the previous meeting were read and approved.

#### COMMUNICATIONS

Secretary read communication from the Bishop Estate, directed to Engineer Welsh in an attempt to bring pressure to bear on the Board of Supervisors thru the Planning Commission in the matter of a sanitary sewer system and the layout of water mains for the Kapalama District.

The Bishop Estate suggested the feasibility of combining the two projects, laying plans for water and sewer development in this district along with the study of the problem of storm drainage and street layout.

In reporting on this letter, Engineer Welsh recommended that the City Planning Commission call to the attention of the Board the importance of this matter and urge action.

In discussing the problem, however, it was brot out that by far the cheapest and most satisfactory way would be to fill the land before establishing the sewer system, it being difficult to establish lines and grades until the fill has been made. Action was deferred until next meeting.

#### COMFORT STATIONS

Mr. Denison reported that he had interviewed Mr. Warren in the matter of his report of comfort stations of an earlier date, but that Mr. Warren had not been able to locate this report, and was not at all sure that he had kept a copy. He promised to look the matter up, however, and report to Mr. Denison. Mr. Denison said that the Chamber of Commerce had already taken up the matter of comfort stations and had appointed a committee to look into the matter.

#### BURBANK SUBDIVISION

Prof. Keller reported that actual sales had taken place in the Burbank subdivision on Wyllie Street, according to the list of sales published in the papers, altho no approval of this subdivision had as yet been given by the Board of Supervisors or by the City Plan-

ning Commission. Mr. Cain said he would interview the Hawaiian Trust Co., who were handling the sales, and find out if actual sales have been made.

Meeting adjourned at 4:30 p.m.

Respectfully submitted-

Grace Bartlett

Secretary

Approved-

W. P. Brown

Chairman pro tem

November 20, 1924.

The City Planning Commission met in regular session on Thursday, November 21, at 3 p.m. in the stock and bond exchange of the Stangenwald Building.

PRESENT: G. F. Denison, Chairman pro tem  
A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain  
Engineer Welsh

ABSENT: J. D. McInerny  
P. E. Spalding

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS -  
ZONING ORDINANCE

Secretary read the following letter in re amendment to Zoning Ordinance, directed to the Board of Supervisors by the Building Inspector, Lewis Abshire, and referred by them to the City Planning Commission.

The Honorable Mayor and the Members of the Board of Supervisors, City and County of Honolulu.

Gentlemen:

Ten months of study of our Building Ordinances and the application of their requirements in both Fire Districts in Honolulu, has convinced me that many changes in them should be made as early as practicable, in the interest of the growth and safety of business in these districts, which belief is borne out by many of our Merchants and other business men, who now occupy third class buildings, and owing to the prohibitive cost of class "A" structures are unable to replace their old structures which their business has outgrown with these monumental structures which our law compels them to build in Fire District No. 1.

The result of this condition is that our law holds back their changes of further expansion, and in some cases actually compels their business to recede with the age and condition of their buildings, and will in all likelihood drive many promising concerns out of business

in Fire District No. 1 and reduce active competition in this district to a few millionaire corporations who are able to erect and maintain these monumental establishments that comply with the very prohibitive requirements of our Ordinance on buildings in this district.

Another natural condition to expect as a result of these strict building requirements on new buildings, is that the old third class fire traps now in the district will continue to exist until they actually begin to fall apart, with the owners gradually setting a higher assessed value on them as emergency repairs to hold them together becomes necessary, as a means of defeating the building laws which allow a total of 50% of the last assessed value in repairs to third class structures in the Fire Districts.

Another condition which I wish to point out is that there are many extremely dangerous fire hazards in these districts that should only be allowed in the Industrial or Manufacturing Districts, among these are such concerns as Planing Mills, Sawmills, Furniture Factories, Paint Shops, and other similar concerns shaping, assembling and finishing various types of furniture etc.; the waste and oil of which are highly combustible or inflammable and a menace to the neighborhood in which they are located with no spacing restrictions. Ordinances governing erection of buildings in the Industrial or Manufacturing Districts provide spacing restrictions that reduces the hazard on these structures, and they should be removed to that district.

The above conditions indicate the following necessary changes in the Building Ordinances:

(a) Allow second class structures of not more than four stories in both Fire Districts, and require only structures of more than four stories to be of Class A construction throughout.

(b) Draft new ordinance requiring that all wood working factories, saw mills, planing mills, paint shops, etc. be removed from both Fire Districts to the Manufacturing Districts within two years from the date of the passage of said Ordinance.

(c) Increase the restrictions from 50% to 30% of the assessed value of all third class structures in both Fire Districts; said 30% to include the total of all repairs allowed during the remainder of the life of said structures.

(d) Draft electric ordinance controlling material and installation of same.

It is respectfully recommended that the Attorney's Department be requested to draft Ordinances covering any of these changes that meets the approval of your honorable body.

Respectfully submitted,  
LEWIS ABSHIRE  
Building Inspector.

Mr. Cain, building inspector at the time that the Zoning Ordinance was drawn up, reported that he had appeared before the Chamber of Commerce recently in defense of the present Zoning Ordinance, and had found that with the exception of three out of perhaps twenty present, all were in favor of keeping the restrictions. Mr. Cain repeated some of the figures presented to the Chamber of Commerce, as follows:

"In taking two typical buildings of the same size and containing the same merchandise, one first class in structure and the other second class, figures will show-

"Construction cost of first-class building, \$107,000; second-class building, \$86,600. Insurance on the first class and contents will be \$693. less than that on the inferior building. The life of the first class structure is 60 years; of the second class 40 years. The sinking fund of the good building is \$455. a year; of the inferior building, \$910 a year. The saving each year of the first class over the second class structure is \$1148; deducting \$672 taxes from this, a net difference of \$476 is left. Capitalizing net saving at 7% is the equivalent of \$6800 so that in reality the first class building really costs but \$15,000 more than the second class."

As to the question of prohibitive rents for offices in Class A buildings, Mr. Cain added that contrary to the prevailing idea, the necessary increase in rental charges for the average sized large office would be but \$1.60, or less, per month more than it would be in Class B construction.

Mayor Wilson suggested that it would be a far more logical step to make an appeal to the Legislature for a lowering of the tax rate on Class A buildings than to seek relief by breaking down the Zoning Ordinance. This would take care of the difference over a period of years and equalize the values.

Secretary was directed to invite Mr. Abshire to meet with the commission at its next meeting to more fully present his side of the question.

SUBDIVISION-23  
Dowsett Tract

Mr. Lester Marks presented proposed subdivision of some of the larger lots in Dowsett Tract in Nuuanu Valley. Plan showed one blind road, 25 feet in width, with a 20 foot pavement and one five foot sidewalk. Plan was turned over to Engineer Welsh for investigation and report.

KAPALAMA  
DRAINAGE PLAN  
APPROVED

Formal approval was given by the Commission to the Kapalama Drainage plans as submitted to the Commission by Engineer Welsh in public hearing on Thursday, November 13, 1924.

It was moved by Prof. Keller that the drainage project be submitted to the Board of Supervisors with the recommendation of the Commission that same be approved by them.

The recommendation that a drainage improvement district be organized to cover this project, was deleted from the original motion on the suggestion from Mr. Cain that an improvement district, if initiated by the Board, would carry with it an obligation on the part of the city for one third of the cost. It was considered wise to await the move of the Bishop Estate and other property owners before taking any further action.

Engineer Welsh reported that he would be detained at Schofield for part of the time during the next ten days or two weeks.

Meeting adjourned at 4:10 p.m.

Respectfully submitted-

*Grace Bartlett*  
Secretary

Approved by-

*E. P. Driscoll*

CHIEF ENGINEER

December 4, 1924.

The City Planning Commission met in regular session on Thursday, December 4, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: C. P. Denison, Chairman pro tem  
P. E. Spalding  
H. R. Macfarlane  
A. E. Keller  
Engineer Cain  
Engineer Welsh

ABSENT: Mayor Wilson  
J. D. McInerney

VISITORS: L. E. Marks

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Secretary reported five communications:-

1. Central Fire First, from the Board of Supervisors, stated Station Site that the property in back of the Central Fire Station belonging to the Chinese Church Corporation was to be sold at public auction on December 6, and asked if the Commission considered the present site of the fire station satisfactory. If so, according to this communication, the Board of Supervisors would endeavor to secure the property of the Chinese Church Corporation for enlargement of the present fire station plant. Action was deferred until later on in the meeting.
2. Parapet Walls Second, copy of proposed amendment to the building ordinance, drawn up by the Attorney's Department and referred to the Commission by the Board for approval. On motion of Mr. Macfarlane and second of Prof. Keller, the amendment was approved with the following suggested change in wording in paragraph providing for overhanging eaves:-

"In First Class Buildings in any part of the City and County of Honolulu, with reinforced concrete slab roof or other approved non-combustible roof of equivalent construction, the parapet walls will not be required, and the roof of said First Class Building may project out beyond the walls of said buildings, together with said reinforced concrete slab roof projections only."

The following paragraph to be omitted- "No openings of any nature will be allowed in said reinforced concrete eaves or roof projections."

4. Building Inspector, in re Zoning Ordinance Amendment.

Fourth, a lengthy communication from Building Inspector Abshire, in response to the Commission's invitation to him that he appear before same to explain more fully his reasons for proposed changes in present Zoning Ordinance in the matter of First Class Buildings. On account of Mr. Abshire's absence, the reading of this communication in full was postponed until the next meeting, a second invitation to be extended to Mr. Abshire to be present at that time.

- 55 Kapalama Drainage

Fifth communication was from the Board reporting that the proposed plan for Kapalama Drainage had been referred to the City and County Attorney's Department at a meeting held the 25th inst. with instructions that the Board be advised as to whether the City can initiate the contemplated improvements under the improvement statutes. Communication ordered filed.

SUBDIVISION  
No. 23- Dowsett  
Tract

Secretary read report of Engineer Welsh in re his investigation and recommendation in the matter of proposed subdivision of Lot 62 A of the Dowsett Tract in Nuuanu Valley. The report recommended the approval of the plan as submitted, "with the proviso that the road along the swa side be 40 feet in width instead of 25 feet as shown on the plan and that right of way extend the entire length of the subdivision". It was moved that the recommendation of the engineer be approved. Carried.

SUBDIVISION  
No. 24-  
Kaimuki Crater

Subdivision No. 24, Kaimuki Crater, was presented by A. S. Kenway for Martha M. Maier. Subdivision showed one forty foot right of way, with no outlet provided to Kaimuki Crater Road except thru private property. Plan was referred to Engineer Welsh for investigation and report.

VIOLATIONS  
NOTED OF  
SUBDIVISION  
ORDINANCE

It was called to the attention of the Commission that subdivisions are being opened up and sold without receiving the approval of either the Commission or the Board of Supervisors. One violation was noted in the Burbank Tract on Wyllie Street, approval of which has been pending the Wyllie Street widening plans. Secretary was directed to notify the Attorney's Office of this violation.

CHANGES IN  
IMPROVEMENT  
STATUTES  
SUGGESTED BY  
ENGINEER  
CRAIN.

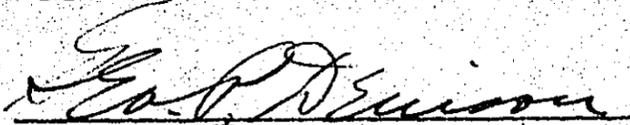
Following the formal business of the meeting, Mr. Cain suggested that he would like to have the Commission do some serious thinking in the matter of changing the present Improvement Statutes, looking forward to a more equitable assessment for the many public improvements which are now pending in the city. Mr. Cain said that he felt the present method of assessment to be unfair, and suggested that property owners adjacent to an improvement should be charged only with the amount that a 40 foot right of way would cost and that the extra width should be made a straight charge against the city and county government.

Meeting adjourned at 4:10 p.m.

Respectfully submitted,

\_\_\_\_\_  
Secretary

Approved by-

  
Chairman pro tem

December 18, 1924.

The City Planning Commission met in regular session on Thursday, December 18, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerny, President  
P. E. Spalding  
G. P. Denison  
A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain  
Engineer Welsh

VISITORS: Mr. James Wakefield and Mr. John A. Hamilton of the Army and Navy Y. M. C. A. and Mr. Rogers, architect for proposed new Y.M.C.A. building.

COMMUNICATIONS: Secretary read communication from E. A. Masee, Deputy City and County Attorney, in response to request of the Commission that the Attorney's Office be notified of the fact that according to newspaper listings, lots were being sold in the Burbank Tract off from Wyllie Street without the approval of either the Planning Commission or the Board of Supervisors, approval being withheld by the Commission until the alinement of Wyllie Street had been settled by the Board. According to Mr. Masee's investigation, the lots mentioned are being held in reserve for the persons named, awaiting the final action of the Board and Commission, no deposit being received on any of same.

1. Attorney's Office in re Sale of Lots in Burbank Tract

2. Wright, Harvey & Wright in re Burbank Tract  
3. Judd Street Park Tract Subdivision  
4. Isenberg, subdivision at Waialae

Three communications were reported from Wright, Harvey & Wright, the first urging action on the approval of Burbank Subdivision, or on that section not facing on Wyllie Street; second, presenting subdivision plan of Judd Street Park Tract; and third, notifying the Commission that the Hawaiian Trust Company, agents for Mrs. Isenberg, are trying to dispose of the Isenberg Tract at Waialae as a whole; in case this cannot be done they plan to subdivide using 40 foot roads and a set back building line from the high water mark, following the suggestion of the Commission under date of September 19.

**BURBANK SUBDIVISION**

In re Burbank Subdivision, secretary was directed to again communicate with the Board of Supervisors urging immediate action on alinement of Wyllie Street Improvement. In the meantime a ruling from the City and County Attorney is sought in the matter of blind streets. According to Section 1388 of

the Revised Laws of Hawaii, 1915, recently brot to the attention of the Commission by the Mayor, - "No street opened upon private land in said district or town shall be considered to be for the use of the public unless both ends thereof communicate with the public system of streets;...." With the knowledge of the above law, the Commission considered it unwise to proceed further with its approval of subdivisions containing blind streets which apparently could not be legally accepted by the Board of Supervisors, until some ruling has been received from the Attorney's Office. It was noted that the approval of many subdivisions may be affected by this ruling.

SUBDIVISION  
No. 25  
JUDD STREET TRACT

Judd Street Tract subdivision plan was referred to Engineer Welsh for investigation and report.

ARMY & NAVY Y.M.C.A.  
BUILDING PLANS  
Mr. ROGERS, ARCHITECT

Mr. Wakefield of the Army and Navy Y.M.C.A. here presented Mr. Rogers, architect for their proposed new building on Hotel, Richards and Beretania Streets, who presented and explained plans for same. Plans call for a Latin type of architecture somewhat similar to that of the Federal Building, four stories in height, with Class A construction thruout. The building will occupy approximately the same site as the old building, with a wide setback, facing on Hotel, the building extending back to Beretania Street.

Mr. McInerny expressed the appreciation of the Commission to Mr. Rogers for his courtesy in giving the Commission an opportunity to see these plans.

PARAPET WALLS  
IN FIRST CLASS  
CONSTRUCTION

The change in the wording of amendment to the building ordinance in the matter of parapet walls in first class construction, approved by the Commission at its previous meeting, was reported to be objected to by Building Inspector Abshire, who claimed that the original form covered the points as he wished them covered, while the amended wording did not do so. Mr. Cain promised to go over the amendment with Mr. Abshire, find out his objections and explain the reasons for the amended wording of the Commission.

ZONING ORDINENCE  
AMENDMENT

The second invitation of the Commission to Mr. Abshire, Building Inspector, to be present and personally present and discuss his reasons for recommending changes in the building requirements in Fire District was reported not accepted, and on motion of Mr. Macfarlane and second of Mr.

Spalding, the Commission disapproved any change in the present Zoning Ordinance which would make it possible to erect any but first class buildings in this district. The Commission was very positive in its assertion that the proposed change in the Zoning Ordinance would be a serious step backward. A copy of Mr. Abshire's letter of explanation is spread on record at the end of the minutes.

SUBDIVISION  
No. 25  
KAIMUKI CRATER

Approval of the Kaimuki Crater subdivision plan was deferred until the above mentioned ruling in regard to blind streets has been received from the Attorney's Office.

SUBDIVISION  
No. 26  
Kalihi-  
KING & CENTER

Subdivision No. 26, Center and King Streets, Kalihi, was presented by Mr. Chun Kim Sut, but action deferred until Engineer Welsh could study the surrounding lay of land and ascertain if this plan would be likely to fit in with street plan for that district.

FIRE STATION  
SITES

The question as to whether the Central Fire Station is centrally located, action on which was temporarily deferred at previous meeting and then overlooked, came up for discussion. The question developed into a much larger one than at first anticipated, the commission feeling that they should go one step and recommend in regard to future station sites. To do this intelligently, it was deemed essential to have Chief Thurston present when this matter was discussed. Action was deferred until next meeting, and secretary directed to invite Chief Thurston to be present on Friday afternoon, December 26, to give the commission the benefit of his wide experience.

Meeting adjourned at 4:35 p.m.

Respectfully submitted-

Approved by-

James J. Jerny  
President

\_\_\_\_\_  
Secretary

Copy of Communication from Building Inspector Abshire, presenting arguments in favor of amending Zoning Ordinance to allow other than first class construction in Fire District No. 1.

November 26, 1924.

The Honorable Members of the  
Planning Commission, of the  
City and County of Honolulu

Gentlemen:

In reply to your invitation to appear before your Honorable body to advance further reasons for the necessity of changes in our business code, I am presenting further views on this subject in writing, or order that they become a part of your records, available for more deliberate consideration by the members of your honorable Commission.

Arguments advanced by a member of your honorable Commission to the effect that Honolulu's present building code is modern and comprehensive is not disputed. The code and requirements of first class buildings is probably fifty years in advance of cities on the mainland of twice the size and population of Honolulu; but it is argued that competition there is keener, and cheaper construction is necessary to the life and growth of business because of this competition which compels a lower rate of wholesale and retail profits than here.

But why make the consumer here pay the higher rate that is necessary to compel the wholesalers here, all of whom are in Fire District No. 1, to erect and maintain these monuments.

It is an undisputed fact that the extra expense of these costly structures is borne by the ultimate consumer, most of whom are very poor people.

A further argument advanced for the higher class of construction, is that there is a lack of sentiment in cities on the mainland in connection with monumental construction, because of the more universal control of business in cities there, and the building codes thereof. But our laws here should be just as considerate of the wishes and benefits of all the people as the codes on the mainland cities the size of Honolulu.

It is argued that "First Class Buildings" here are only 20% more expensive than "Second Class Buildings". If that very low relative difference is admitted, it follows that as our wholesale District is in the "First Class Building District", our poorer people are under clad and under nourished unnecessarily thereby, since it lies in the power of your Honorable Commission to amend this Ordinance, with the view of lowering the cost of construction, and therein the cost of commodities.

A member of your honorable Commission is quoted as having said that a change in our present building code would result in irreparable damage to Honolulu, because we would be lowering our standard thereby. There are not many business men in Honolulu ready to be convinced that we will be lowering our standard by removing a grave error from our building code. That error is the law which will compel the owner of our cheapest fire traps to fight for their continued existence through the years to come, because the compulsory removal of them will, in many cases, close the owner thereof out of business in "Fire District No. 1", under the present strict restrictions in that district, the pressure of which is already beginning to be felt by some firms who have expressed a desire to expand or rebuild and cannot do so, because the cost of building in "Class A" construction is beyond their means.

It is estimated by this office that the difference in cost between "First" and "Second" class construction, under average conditions, will be found to be 40% more for the higher class of construction, when it is completed with double wood flooring on wood screeds set in the concrete flooring, which must be about two inches thicker for this purpose.

It is believed that the example taken by one of the members of your honorable commission, is not an average condition, because it is believed the "First Class" structure selected is a very plain store on the ground floor, with an undivided warehouse on the second floor, with no partitions or wood finished flooring, wainscoting, etc.

It is my understanding that the difference between the two classes of construction is, at the present time, sufficiently large to cause probable investors to turn to other more paying securities and investments than buildings of the First Class, which as our keenest business men say, ties up too much capital with too little return. In this regard I might point out the large number of excellent building sections at our very best locations in Fire District No. 1, that are being secured under long lease terms, at a nominal cost, for the erection of those cheap metal frame constructed garage sheds.

Such institutions as Theo. H. Davies & Co., our leading banks, and similar concerns, will, of course, erect First Class buildings, as they are in a position to do so. This is not the case, however, with the majority of our business firms, who find that the difference between the two classes of construction is just what very difficult difference that will keep them from building.

The statement is advanced that the average life of a "First Class" building is 60 years and that of a "Second Class" building 40 years; that average may hold true in cities on the mainland where the cities are exposed to the widely varying weather conditions and to all ~~waxes~~ the storms, etc; without shelter. But that argument cannot hold in regard to the average life of

buildings in the City of Honolulu, which has the natural protection of the Koolau range against all high velocity storms except the so called "Kona" storms, which are, as we know, nearly always preceded, and always accompanied by heavy precipitation. These natural conditions lower the probable percentage of conflagration hazards more than the difference between First and Second class construction. This fact is easily borne out by reference to our statistical data on buildings consumed or damaged by fire, and is further borne out by a glance in any direction at old "Third Class" structures seventy years old and more, that are still in service in Honolulu.

The old "Third Class" structure occupied by the "Pan-Pacific Traders" that was partly consumed by fire a few days ago, although more than seventy years old, could probably still be repaired at a nominal expense, and converted into a "Second Class" building, by simply eliminating all partitions and installing lath and plaster protected ceilings, and a non-combustible roof, and then under its new classification could be repaired to the extent of 100%, and made serviceable for any class of business for probably seventy years more.

It may be seen by the above that most of the buildings now in both Fire Districts that have masonry or concrete exterior walls can be converted into Second Class structures, within the 50% allowance of the assessed value, and under their new classification can be repaired to the extent of 100% of their assessed value, and probably remain in service for fifty or sixty years more, regardless of their age at this time.

There remains then, only the Third Class structures that have exterior walls of wood frame construction, that is actually subject under our Ordinance to removal and renewal with First Class structures in Fire District No. 1. The majority of owners of these structures are naturally the poorest people that own property in this district, and are the only persons hit by the heavy restrictions, except of course the wealthy firms buying up this property whenever it gets too burdensome for the poorer owner who cannot build under the restrictions imposed.

It has been pointed out that a first class building costing \$107,000.00 for construction, can be erected for \$86,600.00 in second class construction, making a difference of \$20,400.00 in the cost of construction. If this \$20,400.00 is invested with a net return of 7% profit annually and allowed to ride at the same rate for 40 years, which is claimed is the average life of a second class structure, this \$20,400.00 will have swelled to \$303,151.32. while according to the figures submitted as to the life of the first class building being 60 years, that building will have depreciated from \$107,000 in value to \$39,631. It is therefore presumed that the \$263,520.32 profit

gained by the erection of the cheaper building will safely cover the insurance and other small items of cost on this cheaper structure, with a fairly handsome margin of profit to the good. The interest alone on the \$303,151.32 at the end of the forty years period will then cover the cost of erecting an additional second class structure of the same size as the original one, every five years thereafter.

A final argument in favor of delaying compulsory erection of "First Class" structures in the congested districts is that the streets are admittedly too narrow, and adequate widths have not been established or acquired, by the City; this item alone will make a difference in the cost to the taxpayers of Honolulu of about \$30,00 per square foot for all land acquired to setback lines through first class structures, or probably between \$100,000.00 to \$150,000.00 per city block length on each street, for structural damages alone.

In conclusion I will point out the fact that our present code governing construction in Fire District No. 1, is taken from Building Code of the National Board of Fire Underwriters, the subject matter of which is naturally a compilation of data covering an ideal structure impervious to damage from any cause, in defense against payment of every kind of structural damage claims. The final argument against the necessity of these high restrictions, can be easily and permanently clinched by inspection of offices selected by the National Board of Fire Underwriters for their agents and records here.

Respectfully submitted,

Lewis Abshire,

Building Inspector.

December 26, 1924.

The City Planning Commission met in regular session on Friday, December 26, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerney, President  
P. B. Spalding  
G. P. Denison  
A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain  
Engineer Welsh

ABSENT: None

VISITORS: Fire Chief, C. H. Thurston.

MINUTES: Minutes of the previous meeting were read and approved.

ATTORNEY'S RULING IN RE BLIND STREETS Secretary read ruling of the Attorney's Office, by N. D. Godbold, in regard to blind streets, the opinion in brief being as follows-

"The City and County cannot accept a street unless both ends thereof communicate with the public system of streets.

"A subdivision of real estate may be authorized although the proposed streets therein cannot be accepted by the City and County.

"As there is no law to prevent such action it becomes a matter of policy to be considered by you in determining what your recommendation shall be. As the City and County cannot repair and maintain such streets as we have under discussion, it seems to me that is one fact you should consider in arriving at a conclusion and in making your recommendation".

SUBDIVISIONS APPROVED Following this ruling four subdivisions were approved as follows-

- 1. Burbank Tract No. 22
- 1. The Burbank Tract subdivision off Wyllie Street, containing one 40 foot street, blind at one end, with the following proviso, as recommended by Engineer Welsh in his report of investigation - "that Lots 1 and 2 be a minimum depth of 125 feet. This depth will allow for the widening of Wyllie Street and leave these



2. Judd Street  
Park Tract  
Sub. No. 25

3. Kaimuki Crater  
Tract, Sub. 24.

4. Dowsett Tract  
Lots 42, 42 & 43  
Sub. No. 27

lots of size commensurate with other property in that part of the city.

2. The Judd Street park Tract Subdivision, providing for 40 foot streets within the tract, and one 50 foot rear service driveway.

3. Kaimuki Crater Tract subdivision, providing one 40 foot street within the tract, at present a blind street.

4. Subdivision of Lots 41, 42 and 43 of the Dowsett tract, Nuuanu valley, containing one blind street, 40 feet in width.

Secretary was directed to enclose copy of attorney's ruling in regard to blind streets with notification of Commission's action to above mentioned property owners in order that they may understand the nature and limitations of such informal approval.

#### FIRE STATION SITES

The subject of fire station sites, arising out of the question of the Board of Supervisors as to whether the Central Fire Station on Fort Street and Beretania is centrally located, and warrants the buying of additional land in the rear for enlargement purposes, came up for discussion, Chief Thurston of the Fire Department being present.

Chief Thurston briefly described the reasons leading up to the consideration of buying the Chinese Church property. According to him, the city has seriously outgrown the present Central Fire Station. The firemen who in the earlier days could unhindered drill in the city streets, are now confined more closely to headquarters, which in its congested condition makes drilling a very unsatisfactory process. If the present station is used for a central site the building should be set back some twenty feet from the street to allow for a safe exit by the fire trucks. There should be ample space provided for work shops, a tower for outlook purposes, and room for hook and ladder apparatus, etc. besides room for drilling. The purchase of the Chinese property, which aduts the Fire Station property, would enable the station to so enlarge. The property in question can be bought for a reasonable figure, and if not used can in turn be sold at an increase in value. The property also is centrally located and near to Chinatown where exists the greatest fire hazard.

The Commission agreed that the station was centrally located, but dangerously central and blocked by traffic congestion. The Commission then suggested an alternative site, growing out of the proposed extension of Bishop, - the corner of Bishop and Kukui streets extended, where land could be bought now very cheaply, and a large area obtained, sufficient to develop a large and efficient plant. In favor of this plan it was pointed out that the fire department would have a quick get away down Bishop Street, on a wide ~~xxxxxx~~ street with no obstruction of street cars, and down Kukui Street to Chinatown in the one direction and to Emma Street and that section in the other. In case this site should be so developed the Commission suggested that the present station might be retained as a sub-station, or sold and money used to buy a site nearer Chinatown on less valuable property.

After a somewhat detail discussion of the relative values of the two sites, Chief Thurston agreed that the Bishop-Kukui street corner would be by far the more ideal site for an enlarged and well equipped central fire station, and approved of the Commission's proposed recommendation to the Board of Supervisors. Chief Thurston expressed himself as uneasy on one point only, and that was least in the process of interchange the city lose out on both sites. Mayor Wilson felt that there would be little possibility of any loss, particularly if Chief Thurston presented the need to the Board of Supervisors.

Engineer Welsh was instructed to investigate the lay of the land in that section and certify as to its suitability for the purpose, and to prepare a map showing exact location of proposed site for presentation to the Board of Supervisors.

**CHANGE IN CONTROL OF COMMISSION FUND**

President McInerney brot up for discussion the control of the City Planning Commission fund. He said that he would like to see some change in the control so that Engineer Welsh could legally give his time to various projects for the Commission rather than strictly Permanent Street Survey work. He suggested that two funds might be combined and made more general and inclusive in nature.

Mayor Wilson explained that Permanent Street Survey expenses were paid out of the Permanent Improvement Fund, while the other miscellaneous expenses of the commission office came out of the General Fund, and that legally the two could not be combined. However, he suggested that the Commission could ask for an increased appropriation in the General Fund and transfer Engineer Welsh's salary into the general classification, together with Secretary's salary and general office expense, leaving the other fund intact for strictly permanent street survey work. President McInerny was authorized to consult with the attorney and the Mayor and take any steps that seemed wise to obtain a more workable classification.

BANDSTAND  
COMPETITION  
CLOSING DATES  
CHANGED TO  
JANUARY 29.

In order to secure a larger and more representative group of band stand designs than it seemed likely to get by December 30, on account of the Christmas rush, the date of closing for the bandstand competition was changed from noon of December 30, 1924, to noon of January 29, 1925, and secretary directed to so notify each person on the registered architects' list.

ADJOURNMENT

Meeting adjourned at 4:30 p.m.

Respectfully submitted,

*Grace Bartlett*  
Secretary

Approved by-

*John McInerny*  
President

# P.S.  
PARAPET WALLS

Mr. Cain presented a re-wording of the proposed amendment to the Building Ordinance in re parapet walls in first class construction. Same was approved, and Engineer Welsh directed to check with Mr. Abshire before referring the amendment back to the Board of Supervisors.

**FLASH NO. 4**

January 2, 1925.

The City Planning Commission met in regular session on Friday, January 2, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT:

J. D. McInerny, President  
 P. E. Spalding  
 A. R. Keller  
 H. R. Macfarlane  
 Mayor Wilson  
 Engineer Cain  
 Engineer Welsh

ABSENT:

G. P. Denison

MINUTES:

Minutes of the previous meeting were read and approved.

COMMUNICATIONS:

Secretary reported two communications from architects, William D'Esmond of Wailuku, and H. R. Stettin of Honolulu, notifying the commission that they were not planning to compete in bandstand plans.

CENTRAL FIRE  
 STATION SITE

Engineer Welsh presented map of the district in and around Bishop and Kukui Streets extended, with suggested site for new Central Fire Station plotted thereon.

Before making a definite recommendation to the Board of Supervisors, a little closer study of the relation between the Fire Station site and the Central Grammar School was deemed advisable, and Engineer Welsh was asked to plot the present school site on map and present again at next meeting.

PRELIMINARY  
 STREET PLAN  
 FOR DRAINAGE  
 DISTRICT  
 KAPALAMA

Engineer Welsh presented a preliminary sketch of street layout for the district surrounding the proposed Drainage Canal for discussion purposes. This plan made provision for ten foot service alleys at the rear of lots to take care of public utilities. The value of the alley was admitted, but there was some difference of opinion as to the width of such alley, some feeling that the alley should be narrower in order to preclude any possibility of its use at some later date as a street. Seven feet was suggested as a safe compromise, this width being sufficient to take care of the utilities, and yet too narrow for vehicular traffic.

It was suggested that Engineer Welsh personally interview the Bishop Estate office and find out their reaction to the plan, especially as to the inclusion of alleys.

Meeting adjourned at 4:15 p.m.

Respectfully submitted,

Grace Bartlett  
Secretary

Approved by-

James Jeremy  
President

January 8, 1925.

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The City Planning Commission met in regular session on Thursday, January 8, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerney, President  
C. P. Denison  
P. E. Spalding  
H. R. Macfarlane  
A. R. Keller  
Engineer Welsh

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Secretary read communication from E. W. Sutton of the Bishop Trust Company advising the Commission that the following named property owners in the Waikiki Reclamation District have agreed upon a 10 foot set back building line in that district:-

Waikiki  
Set-Back.

Guardian Trust Co. Ltd.  
August Ahrens, Ltd.  
Bishop Trust Company, Ltd.  
Liliuokalani Trust  
Territorial Hotel Co. Ltd.  
A. A. Young  
C. J. McCarthy  
Edmond Stiles, Trustee  
C. C. von Hamm.

Quoting from Mr. Sutton's communication-  
"They consider, however, that a similar set-back building line should be established for all other streets in the reclaimed area between Kapiolani Boulevard and Kalakaua Avenue and further that these set-back building lines continue for a definite number of years, as for example 10 or 20 years, but with the right on the part of the property owners to lessen or altogether do away with the building set-back line providing the consent of the owners of 60% of the area affected in any subdivision or tract approve such change in writing."

The question of how permanent such an agreement could be made was brot up and in the discussion it was suggested by Mr. Denison that the Commission prepare a bill to be presented to the Legislature at its coming session attempting to make permanent by law any provisions or restrictions made in the original deeds of sale of property, until such time as same is changed by further legislative action.

Before taking any definite steps, the Commission directed Engineer Welsh to prepare a map of this district, showing the property represented by the above mentioned owners, and also to interview the owners not included in list, to ascertain if they would care to come in under such an agreement.

ATTORNEY'S  
RULING IN RE  
KAPALAMA  
DRAINAGE  
SYSTEM

Secretary read communication from the Clerk of the Board of Supervisors, enclosing a ruling of the Attorney's Office in the matter of the legality of constructing the Kapalama Drainage system thru the creation of an improvement district. The ruling in brief is- that a drainage system cannot be constructed on the assessment plan as an independent proposition, nor in connection with proposed street work which is merely incidental. The Attorney's Office suggests that if it is found desirable to carry out this plan based on assessments, and it is not practical at this time to establish an improvement district for street work, with which the drainage system may be legally conducted, it might be advisable to seek some legislative action.

In discussing the above ruling, various methods were suggested: First, to combine the establishment of both drainage system and street layout for the entire district into one big project. The bigness of the proposition and the enormous expense involved in such an undertaking was immediately recognized. Second, that the territorial legislature be asked to take care of the drainage system out of territorial funds as a separate project, the street layout to be then taken care of thru the establishment of improvement districts as the land reclaimed by the drainage canal is developed sufficiently to warrant such a method.

Engineer Welsh, however, said that the Bishop Estate and other property owners in this district were expecting to have to pay for this improvement, and he felt that same was a legitimate charge against private property. Prof. Keller was of the opinion that the Territory could legally go ahead with such a project on the improvement district basis, charging the cost back to the property owners, even tho the City and County cannot do so.

Engineer Welsh was directed to prepare estimates of the proposed drainage system cost, including the straightening of King Street, and construction of King Street Bridge, and then to make additional estimates of approximate cost of a street layout for this district in connection with drainage system, ~~these figures to be embodied into an appeal to the legislature, if that seems advisable.~~ Further discussion was postponed until next meeting, Mayor Wilson and Engineer Cain being absent.

SUBDIVISION NO. 26  
Kalihi-Middle and  
King Street.

Mr. Welsh reported favorably on the subdivision plan, submitted by Chun Kim Sut, for property at the mauka-waikiki intersection of King and Middle Streets, Kalihi, with the proviso that the 40 foot road running thru the tract shall be made to extend to the mauka boundary instead of stopping as shown approximately 40 feet makai of that boundary. Mr. Welsh showed map of surrounding land and probable street layout in that section, and explained that the street indicated in Mr. Sut's plan of subdivision would fit into such plan provided the blockage at the end of the street is removed, and the street kept open and available for extension in future development of that section. Report of Engineer Welsh was approved and secretary directed to so notify the Board of Supervisors.

FIRE STATION  
SITE

A fuller map of district surrounding the proposed site of Central Fire Station at corner of Bishop and Kukui Streets extended, was presented by Engineer Welsh, but final action was once again deferred until a full membership of the commission was present, some of the members leaving before this subject was brought up.

Meeting adjourned at 4 p.m.

Respectfully submitted

Grace Bartlett  
Secretary

Approved-

Tom McInerney  
President

January 15, 1925.

The City Planning Commission met in regular session on Thursday, January 15, at 3 p.m. in the stock and bond exchange Stangenwald Building.

PRESENT: J. D. McInorny, Chairman  
P. E. Spalding  
G. P. Denison  
A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain  
Engineer Welsh  
Secretary- Mrs. Grace Bartlett

ABSENT: None

VISITORS: N. D. Godbold, of the Attorney's Office.

KAPALAMA STREET LAY-OUT The Commission discussed briefly the street layout for Kapalama Drainage district, and secretary was directed to call a public hearing on same for Thursday, January 22, at 3 p.m. in the assembly hall of the Kapiolani Building.

KAPALAMA DRAINAGE According to Mr. Godbold of the Attorney's Office a very slight change in the improvement statutes would enable the city to take care of a drainage improvement as an independent project.

On motion of Mr. Spalding and second of Mr. Denison, it was voted to recommend to the Board that the drainage improvement be handled as a separate and independent project, leaving it up to the Board to provide the method.

BUILDING SET-BACK, KAPIOLANI BOULEVARD Engineer Welsh reported that he had interviewed the property owners other than those already signed up in agreement to establish a 10 foot set back building line on property facing Kapiolani Boulevard, and found serious difficulty only with Mr. Bowler who refused to sign any kind of an agreement.

Mr. Denison asked Mr. Godbold if it would be possible legally for the legislature to pass a law making permanent any restrictions put in the deed by the owner until such time as the legislature saw fit to release same. Mr. Godbold said that he did not believe the Government could legally legislate on restrictive clauses of a private agreement.

This brot up the question of building setbacks in general, and Mr. Godbold was asked to make

a study of the question, and see if there was some legally binding method of regulating the building line on the boulevards of the city.

CENTRAL FIRE  
STATION SITE

The Commission voted to recommend to the Board of Supervisors the acquisition of sufficient land at the head of Bishop and Kukui streets extended to house a new Central Fire Station plant that will be adequate in size and equipment to meet the demands of a growing Honolulu. The present site was considered to be dangerously central in its location, and the ground area too small to develop a large and efficient plant.

GARBAGE  
COLLECTION

Mr. McInerny again brot up the question of garbage collection and the unsightly condition of the sidewalk areas in the city prior to collection by the Garbage Department. Secretary was directed to locate copy of ordinance, submitted to the Board sometime in March of last year and pigeon-holed in committee, and return same to the Board with a plea for some definite action.

SALARY  
SCHEDULE  
STREET SURVEY

The following scale of wages for the personnel employed on permanent street survey work was submitted by Engineer Welsh, and approved, and secretary directed to so recommend to the Board.

Surveyor . . .	\$9.00	per diem
Levelman . . .	5.20	" "
Chainman . . .	4.00	" "
Rodman . . . .	3.60	" "

ADJOURNMENT Meeting adjourned at 4:20 p.m.

Respectfully submitted-

*Grace Bartlett*

Secretary

Approved -

*James McInerny*  
President

January 22, 1925.

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The City Planning Commission met in Public Hearing on Thursday, January 22, at 3 p.m. in the assembly hall of the Kapiolani Building, to consider plans for street layout in the Kapalama Drainage District. Besides the Commission members, there were present representatives of property and utilities, and other interested parties.

Routine business was dispensed with, and Engineer Welsh presented map of proposed street layout, explaining that although the plan was presented as the City Planning Commission plan, it represented a combination of ideas from many sources and was presented to serve as a basis for discussion.

Discussion centered around the question of service alleys as shown on the plan. It was generally agreed that alleys in the street layout to take care of public utilities were a good thing, but there was considerable difference of opinion in the matter of width. Three widths were discussed:— the first, as shown on the plan, a ten foot alley, wide enough to take care of utilities, but not wide enough to allow for any vehicular traffic; the second, a 20 foot alley, wide enough to permit garbage trucks and delivery wagons to serve the homes from the back instead of from the front; and third, a 30 foot alley, which would in reality become an alternate street, 30 feet in width, paved and used for service driveway and light traffic, heavy traffic being diverted to the regulation 50 foot thoroughfare. The main objection voiced in the matter of wide alleys was the difficulty likely to be met in attempting to control and regulate the type of traffic without a greatly increased police personnel.

The matter of designating park areas and possible school sites in this district was briefly discussed.

The question of Liliha Street drainage was brot up by the Hawaiian Pineapple representative. Mr. Cain explained that this district is to be taken care of in a separate project, thru the Liliha Street Improvement. According to Mr. Cain, after the Kapalama Drainage system and the Liliha Street Improvement are both accomplished, the waters that are now a nuisance in the vicinity of the Pineapple Cannery should be sufficiently decreased to be taken care of by the regular street drainage system for that district.

Meeting adjourned at 4:20 p.m.

Respectfully submitted—

Mrs. Grace Bartlett  
Secretary

Approved—

John C. Inoué  
President

January 29, 1925.

The City Planning Commission met in regular session on Thursday, January 29, at 8 p.m. in the stock and bond exchange, Stangenwald Building.

**PRESENT:** J. D. McInerney, President  
G. P. Denison  
H. R. Macfarlane  
A. H. Keller  
Engineer Cain  
Engineer Welsh  
Secretary Mrs. Grace Bartlett

**ABSENT:** Mayor Wilson  
P. E. Spalding

**VISITORS:** Mr. C. E. King

**MINUTES:** Minutes of the previous regular meeting, January 15, and of the Public Hearing, January 22, were read and approved.

**COMMUNICATIONS:** Secretary reported four communications from the Clerk of the Board of Supervisors, as follows:

**Board-  
Fire Station  
Site** One, notifying the Commission that the recommendation of the Commission in regard to site of Central Fire Station had been referred to the Committee on Police, Fire and Civil Service.

**Board-  
Garbage  
Ordinance** Second, acknowledging receipt of proposed ordinance to eliminate the nuisance of garbage display on sidewalks, and advising that the Board were unwilling to take any action on this question until a full report had been rendered by the Special Committee on Garbage Disposal, and an ordinance prepared to cover the entire subject.

**Board-  
Kapalama  
Drainage** Third, notifying the Commission that the recommendation of the Commission that the Kapalama Drainage Improvement be undertaken as a separate project, had been referred to the Road Committee.

**Board-  
Approving scale  
of wages, Per-  
manent Street  
Survey** Fourth, notification of approval by the Board of the scale of wages recommended for the personnel of the permanent street survey under Engineer Welsh.

Mrs. Walter Dillingham  
Change in Street Name

Secretary read a communication from Mrs. Walter Dillingham asking the help of the Commission in changing the name of the avenue connecting Kalakaua Avenue with her home, La Pietra, on Diamond Head, from "Carnation Avenue" to its Hawaiian equivalent "Poni Moi Road". Secretary was directed to refer letter to the Board with the recommendation of the Commission that change be granted if possible.

OFFICIAL APPOINTMENT  
CITY PLANNING ENGINEER

On motion of Mr. Macfarlane and second of Mr. Denison, secretary was directed to forward to the Board of Supervisors the recommendation of the Commission that Engineer Welsh be officially appointed as City Planning Engineer, with a salary of \$400. per month.

KAPIOLANI PARK  
DRAINAGE

Engineer Welsh announced that a report on the question of Kapiolani Park Drainage which had been referred to the Commission by the Board some weeks ago was being held in abeyance pending the action of the Legislature in continuing the canal on to the sea. He said that very little could be done prior to this decision, the methods of draining this section being very definitely governed by the canal plans. Secretary was directed to advise the Board of the status of this investigation and reason for delay in report.

BANDSTAND COMPETITION  
PLANS RECEIVED

Secretary reported that six plans had been received for the Kapiolani Park Bandstand competition. Thursday, February 5 was set as the time for opening plans and selecting the successful design, and secretary was directed to so notify the competing architects.

C. E. KING IN RE  
SUBDIVISION REQUIRE-  
MENTS, WAIKIKI.

Mr. C. E. King was present to inquire about subdivision and street requirements in the Waikiki Reclamation district. He was particularly interested in property lying opposite the Territorial Fair Grounds and facing on Kapiolani Boulevard.

KAPALAMA STREET  
LAYOUT

Action on Kapalama Street Layout was delayed  
for another week.

Meeting adjourned at 4 p.m.

Respectfully submitted

Grace Bartlett  
Secretary

Approved

Tom McNery  
President

February 5, 1925.

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The City Planning Commission met in regular session on Thursday, February 5, 1925, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerney, President  
E. P. Denison  
A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain  
Engineer Welsh  
Secretary, Mrs. Grace Bartlett.

ABSENT: P. E. Spalding

VISITORS: Competing architects, Bandstand Competition.

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Three communications from the Board of Supervisors were reported.

WAIKIKI  
DRAINAGE CANAL

One, acknowledging report to the Board on Kapiolani Drainage, and asking the opinion of the Commission as to the intention of the Territory in extending the drainage canal thru to the sea. Engineer Welsh was directed to investigate and report on the present status of the canal and the intentions of the Territory in continuing same to the sea.

CREATING  
POSITION OF  
CITY PLANNING  
ENGINEER

Second, acknowledging the recommendation of the Commission that C. R. Welsh be officially appointed as City Planning Engineer, at a salary of \$400, and notifying the Commission that position had been created, but matter of salary had been referred to the Road Committee.

Third, from the Committee Secretary of the Board, asking that the Commission appoint a time when they can meet with the Committee on Police, Fire, Civil Service and Electric Systems, in the assembly hall of the Kapiolani Building to discuss site for the Central Fire Station. Commission appointed Thursday, February 12, for this conference, and secretary directed to so notify the Committee Secretary

KAPIOLANI BAND-  
STAND COMPETITION

Bandstand plans for Kapiolani Park were opened, displayed and judged by the Commission together with competing architects.

Out of eleven votes cast for first place, No. 6 received seven, No. 1 three, and No. 5 one.

For second place the votes stood No. 5 five, No. 1 five, and No. 2 one.

A second ballot resulted in a tie between No. 5 and No. 1, ten votes only being cast. At the suggestion of the competing architects it was agreed to combine the prizes for second and third place and divide equally between the tied competitors.

Honorable mention was given to No. 2.

Plans for Nos. 3 & 4 were ruled out of the competition, the method of drawing being contrary to specifications, which called for drawings to be made with black carbon pencil with shadows rendered and wall sections tinted in India ink unmixed with any other color.

The opening of sealed envelopes revealed the following names as prize winners:

First Prize, Plan No. 6, Mr. Hart Wood,

Second and Third Prizes, Plans Nos. 5 & 1  
(Combined) Furer & Potter  
Fishbourne & Davis

Honorable mention for Plan No. 2, Fishbourne and Davis, second entry.

Meeting adjourned at 4:30 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved-

Tom C. O'Brien  
President

February 12, 1925.

The City Planning Commission met with the Board Committee on Police, Fire, Civil Service and Electric Systems at 3 o'clock, Thursday, February 12, in the assembly hall of the Kapiolani Building.

PRESENT: Commissioners -  
 J. D. McInerny, President  
 G. P. Denison  
 A. R. Keller  
 H. R. Macfarlane  
 Engineer Cain  
 Engineer Welsh  
 Secretary, Mrs. Grace Bartlett

Board Committee  
 E. E. Bodge, Chairman  
 W. H. McClellan  
 W. M. Ahia

VISITORS: Fire Chief Thurston

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Secretary reported one communication from the Clerk of the Board notifying the Commission of the adoption by the Board of the Road Committee's recommendation in the matter of approving the Burbank Tract on Wyllie Street.

Burbank Tract approved by Board of Sup.

Engineers' Association report on Kapalama Drainage

Also communication from the American Association of Engineers enclosing copy of report of the special committee appointed by the chapter to review the plans of the proposed drainage project for Kapalama District. Report follows:

February 6, 1925

To the President and Members of the Honolulu Chapter American Association of Engineers.

Gentlemen:

Your committee appointed to review the plans of the proposed drainage project for the Kapalama District has held several sessions with practically full attendance. At its meetings were also Mr. George Collins and Mr. Fred Pierce, repre-

senting the Bishop Estate. Capt. Chas. R. Welsh, Engineer for the City Planning Commission, and at times Mr. Louis Cain, all of which gentlemen took an active part in our discussions.

It is the unanimous opinion of your committee that the problem is being handled in a very able and careful manner by the City Planning Commission's Engineer, and the general layout and design of the drainage project meets with our approval.

The Committee has devoted the most of its thought so far to the fundamental question of the maximum volume of storm water that the system should carry.

We appreciate the fact that data regarding the maximum discharge of drainage areas in this Territory that are of official record or otherwise easily available and reliable are very incomplete, and that Capt. Welsh has had to rely largely upon empirical data from other localities, assumed intensity of rainfall and assumed percentage of run off.

Fortunately your Committee has been able to supply additional data from the recent private practice of some of its members, of very great local value, supplemented by analysis of that and other records in the office of the Water Resources Branch of the U.S. Geological Survey. The results of these analyses are found to agree very closely, and show that a larger storm flow should be provided for than the records and assumptions available to Capt. Welsh would indicate.

This does not apply to the canal portion, at least below King Street, which we believe to be ample and well designed. The enlargement of the upper portion, or feeders to the canal, to a capacity of five cubic feet per second per acre of drainage area will add but a small percentage to the cost of the whole project, but will give an assurance of freedom from damage to improved property worth many times its cost.

We are glad to say that Capt. Welsh agrees with the suggestions of your committee on this point, which will be incorporated in the final plans.

It is rather futile to analyze the estimate of cost of the Canal below King Street, in the absence of any borings to indicate the character of the material under the surface. We are informed by Capt. Welsh that he has been unable to get this information as yet owing to lack of funds. We can not urge too strongly the vital necessity of a number of borings without delay along the route of the proposed canal, which can be obtained for two or three thousand dollars.

Your Committee was not asked to report upon the street layout, and has not given this important matter the full and detailed study that it warrants.

However, the plan in general seems a good one, and we particularly commend the principle of placing an alley in the middle of each block. There has been some discussion of the proper widths of streets and alleys, lengths of blocks, etc. without arriving at any unanimous or very definite conclusions.

We desire at this time to express our appreciation of the attitude of Capt. Welsh and the City Planning Commission, in soliciting our cooperation, and to assure them of our cordial readiness to assist them at any time.

Hugh Howell,  
 Chairman, Kapalama Drainage Committee  
 E. E. Black  
 C. A. Gorelangton  
 Guy N. Rothwell  
 A. L. Marks  
 Max H. Carson  
 Fred E. Harvey.  
 John McCombs

CENTRAL FIRE  
 STATION SITE

Altho the immediate question bringing the commission and board committee together was the matter of location of Central Fire Station, the discussion covered the general problem of an adequate fire protection for a Honolulu increasing in population and congestion.

Chief Thurston said that Honolulu is getting the cheapest fire protection of any city in the United States, and that the city is not increasing its fire protection in proportion to its fire hazard.

According to Chief Thurston, the worst fire hazard at present is the Waikiki district, where fragile frame buildings are so crowded together that a fire in one building would mean the almost certain loss of many buildings, while in Manoa and like districts there is little likelihood of losing more than the one building.

The committee presented a request for recommendations as to site and type of structure for fire station at Waikiki, and on motion of Mr. Macfarlane and second of Mr. Denison, the

Commission recommended the Kapiolani Park stables as the logical site, with tower type of building similar to the Kaimuki unit. The bungalow type was discussed, and considered advisable for the residential districts, but not necessary for a park area.

Following a detailed discussion of the question of central fire station site, Engineer Welsh was asked to prepare for the board committee a sketch showing the present site at Fort and Beretania and also the location proposed by the commission at the intersection of Bishop and Kukui streets extended with surrounding lay of the land. The main objection voiced by the Committee to the site proposed by the Commission was the fact that the old Fort and Beretania site is government land and can be developed at a comparatively smaller cost.

The committee agreed to give due consideration to the recommendation of the Commission after it had made a study of the sketches promised by Engineer Welsh.

Meeting adjourned at 4:30 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved-

James M. Mearns  
President

February 19, 1925.

The City Planning Commission met in regular session on Thursday, February 19, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerney, President  
G. P. Denison  
A. R. Keller  
H. R. Macfarlane  
Engineer Cain  
Engineer Welsh  
Secretary Mrs. Grace Bartlett

ABSENT: Mayor Wilson  
P. E. Spalding

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Three communications were read, - one from the Clerk of the Board in regard to location for a municipal golf course; second from Mr. Harry Sinclair, together with copy of petition from 27 residents of Manoa protesting the erection of a two-family dwelling in the Ualakaa tract; and third from C. J. Hedemann in the matter of improving the upper end of Judd Street.

MUNICIPAL GOLF COURSE Four sites were suggested for the location of a municipal golf course: the mauka side of Waialae Road, beyond the Honolulu Construction and Draying Company's quarry; land mauka and ewa of the Territorial Fair Grounds; Koko Head Park; and an enlargement of the Moanalua 9-hole course. It was not deemed advisable to consider any but an 18-hole course. Engineer Welsh was directed to gather maps and information on these sites preparatory to an inspection trip by the Commission.

PROTEST AGAINST TWO-FAMILY DWELLINGS IN MANOA The Commission agreed that so far as it was aware no law was being violated in the erection of a two-family dwelling in Manoa. However, the Commission expressed the belief that it would be possible to have any portion of the valley set aside as a one-family residential district if a widely enough signed petition were secured and presented to the Board of Supervisors. The Commission went on record as willing to endorse a petition to this effect provided the petition originated from Manoa property owners and was

sufficiently representative of the wishes of the people of Manoa.

JUDD STREET  
IMPROVEMENT

Mr. Hedemann explained in his letter the extreme hazard at the upper end of Judd Street where there is combined a narrow street, a steep grade and a dangerous curve. Mr. Hedemann offered to donate to the city free of charge the land necessary to widen the upper end as far as his lot extends, together with loose rock from certain sections of his land for the erection of a substantial stone fence at this point. The Commission gave its unanimous endorsement to the request of Mr. Hedemann and directed the secretary to so notify the Board of Supervisors, who, according to Mr. Hedemann, have already taken this improvement under consideration.

KAPALAMA  
STREET-LAYOUT  
FORMALLY  
APPROVED

On motion of Mr. Denison and second of Mr. Macfarlane the street layout for the Kapalama Drainage section with 10 foot alleys above Queen Street was formally approved by the Commission. The Engineer was directed to prepare two plans for submission to the Board with report, one of the complete layout, and the other with the streets which in the opinion of the Commission should have precedence. It was also recommended that the Legislature be asked to take care of this project similar to the Queen Street project.

KAPIOLANI  
DRAINAGE

Engineer Welsh reported that in an interview with Mr. Bigelow he had learned that pressure would be brot to bear upon the Legislature to extend Waikiki Drainage Canal to the sea, and that nothing constructive could be done until after this question has been settled.

ALA MOANA ROAD  
DEVELOPMENT

It was noted that Mr. Eben Low is preparing to present to the Legislature a plan for the development of Ala Moana Boulevard. The Commission expressed its appreciation of Mr. Low's efforts, and suggested that Mr. Low be invited to present his plan to the Commission at its next meeting. Secretary was directed to communicate with Mr. Low to this affect.

Meeting adjourned at 4:30 p.m.

Approved-

Tom McNemy  
President

Respectfully submitted

Grace Bartlett  
Secretary

February 26, 1925.

The City Planning Commission met in regular session on Thursday, February 26, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerney, President  
G. P. Denison  
H. R. Macfarlane  
A. R. Keller  
Mayor Wilson  
Engineer Welsh  
Mrs. Grace Bartlett, Secretary

ABSENT: Engineer Cain  
P. E. Spalding

VISITORS: L. E. Davis, of Davis and Fishbourne Co.  
Mr. Eben Low

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Three communications were reported by the secretary as follows:

1. From the Clerk of the Board of Supervisors notifying the Commission of the fact that the City and County Attorney had been directed to prepare for submission to the Territorial Legislature the necessary amendment to the Improvement Act for the purpose of enabling the City and County to handle drainage projects separately under the assessment plan.

2. From S. W. King, Assistant Secretary of the American Association of Engineers enclosing copy of a resolution unanimously adopted by the Honolulu Chapter endorsing the proposed extension of Young Street thru Thomas Square.

3. From the Clerk of the Board asking for an investigation and recommendation of bill submitted by Davis and Fishbourne in the sum of \$1000 for preparation of landscape gardening plans for McKinley High School.

LANDSCAPE GAR-  
DENING PLANS  
FOR MCKINLEY  
HIGH SCHOOL

Mr. Davis appeared before the Commission to exhibit his plans and to explain why he considered the claim a legitimate one.

While the bill for \$1000 was not considered to be an exorbitant charge for so comprehensive a layout, the Commission wished to defer definite action until fuller information could

be had concerning provisions of original contract. Mayor Wilson was asked to investigate and report at next meeting.

ALA MOANA  
BOULEVARD  
DEVELOPMENT

Mr. Low presented his plan for the development of Ala Moana Boulevard which calls for a straight-away two miles in length, extending from Ohe Street near Ward Street, and continuing thru the Military Reservation at Fort DeRussey, and running parallel to Kapiolani Boulevard.

Altho the details of Mr. Low's plan are somewhat different from those shown on plan of the Waikiki Improvement District, the Commission felt that the differences were too unimportant to stand in the way of any immediate action that the Legislature might see fit to authorize, and went on record as endorsing the plan. Secretary was directed to send letter of recommendation to the Speaker of the House and to the President of the Senate as well as to the Board of Supervisors, expressing approval of the Commission and the hope that this project may be put thru.

YOUNG STREET  
EXTENSION  
THRU THOMAS  
SQUARE

Before leaving the meeting Mr. Low made a plea for the saving of Thomas Square from the desecration of a road thru the park area. He also stressed the hazard to the school children if a road was cut thru the park. The Commission took no action on this matter.

MUNICIPAL  
GOLF COURSE

Following the regular meeting the Commission went out to inspect proposed golf sites. The land between the Waiialae Road and the Territorial Fair Grounds was considered to be perhaps the most logical site, this location being near to the city and easily accessible, as well as being in a district where the irrigation problem would be a very small one.

The Commission in considering this land, however realized that a serious obstacle might arise in trying to secure at a reasonable figure land which is individually owned and highly cultivated for market gardening purposes, and Engineer Welsh was asked to first secure a list of property owners and then to ascertain tax office values of each plot.

The mauka side of Waialae Road was also considered, but the area was found to be much too small for the purpose.

While inspecting this site, attention was drawn to slopes and plateau above Waialae Road at this point between Manoa and Palolo Valleys, which is at present under pineapple cultivation, and soon to be abandoned. The especially attractive feature of this site was that it is government land, and would be more easily available for such purpose, and at a minimum cost. Tunnel water from Manoa valley was suggested as a possible solution to the irrigation problem. Engineer Welsh was also asked to investigate the possibilities of this site.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved-

James J. McInerney  
President

March 5, 1925.

The City Planning Commission met in regular session on Thursday, March 5, at 5 p.m. in the stock and bond exchange Stangenwald Building.

PRESENT: J. D. McInerney, President  
G. P. Denison  
P. E. Spalding  
A. E. Keller  
H. R. Macfarlane  
Engineer Cain  
Engineer Welsh  
Secretary, Mrs. Grace Bartlett

ABSENT: Mayor Wilson

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Secretary reported two communications as follows:

Board of Sup.  
in re Judd St.  
Improvement 1. From the City and County Clerk notifying the Commission that the request of Mr. Hedemann in the matter cooperation in the improvement of upper Judd Street had been referred to the Road Committee, which has this problem under consideration.

Traffic Com.&  
Auto Club in re  
Extension Young  
Street thru  
Thomas Sq. 2. From Leroy Blessing, Manager of the Honolulu Automobile Club, advising the Commission of the action of joint meeting of representatives of the Honolulu Traffic Commission and the Board of Governors of the Honolulu Automobile Club, in favoring extension of Young Street thru Thomas Square as a means of relieving congestion on both Beretania and King Streets, according to the plans of the City Engineer.

Young Street  
Extension  
Endorsed by  
Commission Secretary was directed to notify the Board of Supervisors that the City Planning Commission endorses the plan for extension of Young Street thru Thomas Square.

GOLF SITES: Mr. Welsh made a verbal report on golf site investigations-

The slope back of Waialae Road between Manoa and Palolo Valleys he found to be of very questionable value because of the steepness of the grade. The road leading up to the slopes alone would cost some \$100,000 and that together with cost of developing the land and water for irrigation would amount to more than

the cost of more expensive low land which needed little development.

The site in Nuuanu Valley suggested at the last meeting was found to be within the water shed reservation and so out of the question for golf purposes.

Mr. Welsh considered the ewa side of Kalihi stream to be a favorable location, and a site which could be developed with comparatively little expense outside the probably high initial cost.

Mr. Denison said that he was investigating a site which appealed to him as a good prospect- namely, the low lying land on the reef below the Damon property. This land is submerged at high tide, but according to Mr. Denison could easily be filled with the dredgings from Kalihi Harbor and made into a site that would be both accessible and inexpensive as compared with other available sites. Also on account of the many artesian wells in this vicinity the irrigation of this land would be a very simple proposition. Mr. Denison promised to have further information on this site for the next meeting.

Koko Head site was again discussed, but the distance from the city and the uncertain irrigation problem were considered to be a serious handicap to an economical development of that land for golf purposes.

Land some two miles beyond the Kaimuki car line was suggested for investigation.

Engineer Welsh was directed to gather all the data possible on these sites preparatory to another inspection trip by the Commission on Thursday, March 12.

LANDSCAPE  
PLANS FOR  
MCKINLEY HIGH

According to Mr. Cain, there is no contract to bind the firm of Davis Fishbourne in the development of McKinley High School grounds as a part of the original plan. However, Prof. Keller questioned whether the claim of the architects would not in reality represent a double fee. After some discussion it was moved by Mr. Spalding and seconded by Mr. Macfarlane that the Commission ask for a written statement from Davis and Fishbourne explaining just what detail this \$1000 fee would cover. Motion carried.

Approved-

John C. Murray  
President

Meeting adjourned at 4:15 p.m.

Respectfully submitted-

Grace B. Bartlett Secretary

March 12, 1925.

The City Planning Commission met in regular session on Thursday, March 12, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerney, President  
 P. E. Spalding  
 G. P. Denison  
 A. P. Keller  
 H. R. Macfarlane  
 Engineer Cain  
 Engineer Welsh  
 Secretary, Mrs. Grace Bartlett

ABSENT: Mayor John H. Wilson

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Secretary reported four communications as follows:

BANDSTAND  
 COMPETITION  
 PLANS APPROVED BY BOARD

1. From the Clerk of the Board of Supervisors enclosing report of the Committee on Schools and Public Buildings in the matter of competition for design of a bandstand at Kapiolani Park, which was accepted by that body on March 10. Report recommended that the plan submitted by Mr. Hart Wood, winner of the first prize in the competition be accepted and that he be authorized to complete the details of the plans and specifications in accordance with the terms of the contest, making such changes in design as shall be recommended by the City Planning Commission and authorized by the Board of Supervisors. The committee also recommended that the sum of \$8,000 be appropriated to cover the cost of prizes, architect's fees, and construction.

SIDEWALK  
 ORDINANCE  
 REVIVED BY  
 OUTDOOR CIRCLE

2. From Miss Beatrice Castle, President of the Outdoor Circle, enclosing copy of letter sent to various organizations in the city in behalf of clean and well kept sidewalks thruout the city, and asking their help and endorsement in reviving the Sidewalk Ordinance which had been buried in Committee some months ago after its presentation to the Board by the City Planning Commission.

ENGINEERS'  
ASSOCIATION IN  
RE SEWERAGE SYS-  
TEM FOR CITY

3. From the Honolulu Chapter of the American Association of Engineers enclosing copy of a thirteen-page report of a special committee appointed by the chapter to investigate the problem of the sewer system in Honolulu, which was adopted by the Honolulu Chapter on March 6, 1925. The communication asked that any action taken to endorse the report be made known to both houses of the Legislature now sitting.

The Commission, after discussion of the various details of the report, unanimously endorsed the general plan outlined in the report, and instructed Secretary to convey such endorsement to both houses of the Legislature.

DAVIS & FISH-  
BOURNE IN RE  
LANDSCAPE GAR-  
DENING PLANS  
FOR MCKINLEY  
HIGH SCHOOL

4. From Davis and Fishbourne giving detailed report of work to be covered by the \$1000 fee for the development of landscape gardening plans for the McKinley High School grounds.

Following a somewhat lengthy discussion, the following motion was made by Prof. Keller, seconded by Mr. Denison, and unanimously carried.....  
"We feel that the first three items mentioned should have been included in the original plans for McKinley High School buildings and grounds and that such a layout would have been necessary to make the plans complete. While we feel that comprehensive plans are very essential, we also feel that this work is but a continuation of the original scheme and that Davis and Fishbourne, architects, should only be paid on a percentage basis for such work as the Board wishes them to plan and supervise. It is believed that much of this work can be done by the regular staff of the Engineering Department in cooperation with the Outdoor Circle". Secretary was directed to notify the Board of the above motion and to attach copy of letter from Davis and Fishbourne specifying the work to be included in the \$1000 fee.

GOLF SITES

As the hour was already late, the inspection trip to the golf sites was postponed until next meeting, when it was agreed to give this subject precedence over regular business.

Meeting adjourned at 4:10 p.m.

Approved-

*John McInerney*

President

Respectfully submitted

*Grace Bartlett*

Secretary

March 19, 1925.

The City Planning Commission met in regular session on Thursday, March 19, at 5 p.m. in the Stock and Bond Exchange, Stangenwald Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
P. E. Spalding  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain  
Engineer Welsh  
Secretary, Mrs. Grace Bartlett

ABSENT: A. R. Keller

VISITORS: L. E. Davis, of Davis and Fishbourne, architects.

MINUTES: Minutes of the previous meeting were read, corrected and approved.

RECONSIDERATION ACTION ON LAND-SCAPE PLANS FOR MCKINLEY HIGH Mr. Davis, of Davis and Fishbourne, architects, was present, and asked for an opportunity to explain in more detail the arrangements made between the Building Inspector and himself in the matter of landscape plans for McKinley High School grounds. Mr. Davis explained how he had been approached by Mr. Abshire, Building Inspector, some months ago and asked to handle the landscape work at McKinley High School, and how he had been authorized to go ahead with plans and to engage engineering aid where necessary. Mr. Davis claimed that work on these plans has been done in good faith, and bill rendered for \$1000, which amount he considered a very nominal fee for the type and amount of work done.

On motion of Mr. Denison and second of Mr. Macfarlane the Commission agreed to reconsider its action of the previous meeting, following which the Commission gave its approval to the plans as submitted by Davis and Fishbourne and the fee of \$1000. Secretary was directed to so notify the Board of Supervisors.

BUILDING RE-  
STRICTIONS  
in MANOA

Mention was made of the fact that the residents of Manoa Valley have employed an attorney to prepare a bill asking the Legislature to give to the City and County the authority to establish restrictive districts. As such a bill would definitely delegate zoning powers to the Board of Supervisors, and be indirectly of aid to the Commission, no objection was voiced.

A NAME FOR  
THE WAIKIKI  
DRAINAGE  
CANAL

The Mayor called attention to the fact that the Waikiki Drainage Canal is without a name. Comment on this lack was made to the Mayor by visiting tourists, who felt that the canal should be given a distinctive name and one in keeping with the important place the canal is bound to fill in the future development of Waikiki.

INSPECTION  
TRIP TO  
KALIHI FOR  
GOLF SITE

Following the meeting Mr. McInerny, Mr. Denison, Engineer Cain, Engineer Welsh and Secretary went out to Kalihi to inspect the proposed site for a municipal golf course. The land in question is situated on the ewa side of the Kalihi stream, is owned privately, and is valued at about 6¢ a foot. The lay of the land is similar to that of the present Country Club golf course in Nuuanu Valley.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved-

John McInerny  
President

March 26, 1925.

The City Planning Commission met in regular session on Thursday, March 26, at 3 p.m. in the stock and bond exchange, Stangerwald Building.

PRESENT: J. D. McInerney, President  
G. P. Denison  
A. R. Keller  
H. R. Macfarlane  
Mayor Wilson  
Engineer Cain  
Engineer Welsh  
Secretary Mrs. Grace Bartlett

ABSENT: P. E. Spalding

COMMUNICATIONS:

ZONING  
AMENDMENT

1. From the Honolulu Chapter of the American Association of Engineers submitting report by the Chapter Zoning Committee covering proposed changes in "Ordinance Relating to Building". This report was made with the "object of eliminating certain inconsistencies, clearing doubtful passages and recommending certain changes which they deem advisable in the light of experience with the present building ordinance". According to Mr. Cain the contemplated changes are minor in character, and do not conflict with the controlling principles of the original ordinance.

On motion of Mr. Denison and second of Mr. Macfarlane, the recommended changes were approved, subject to a more careful reading by Engineer Cain.

IMPROVEMENT  
STATUTES  
AMENDMENT

2. From the Clerk of the Board of Supervisors enclosing copy of report of the Committee on Highways, Roads, Bridges and Municipal Garage, presenting proposed ACT for amending the present Improvement Statutes so that a Drainage project may be carried on as a separate improvement and not necessarily in connection with a street improvement.

Commission endorsed proposed amendment, and directed the secretary to so notify the Board.

REPORT ON SENATE  
BILL NO. 131 in re  
DECREASE IN FIRE  
LIMITS

Mr. McInerney reported that Senate Bill No. 131 relating to a decrease in the fire limits, had been up for hearing on Wednesday evening, March 25, altho the Commission had not been notified of same. Mr. Cain and Mr. Denison were present at the hearing and voiced the protest of the Commission to a decrease in the fire limits. Representatives of this point of view, however, were in the minority, and it was evident that a report favorable to the change would be made by the committee.

Commission went on record as protesting the passage of this bill, and directed the Secretary to convey such protest to the Board of Supervisors.

GOLF SITES

Golf sites were informally discussed, but it was agreed to drop the matter temporarily pending the outcome of a bill now before the legislature which if passed would make it possible for the Government to acquire property immediately upon condemnation. It was felt that any publicity given to a particular site would be cause for an immediate inflation of values and a handicap to its acquisition by the government.

SUGGESTED NAMES  
FOR WAIKIKI  
DRAINAGE CANAL

In response to an article in the Sunday Advertiser by Engineer Welsh, the secretary reported several replies with the following suggested names for the Waikiki Drainage Canal:

- C. H. Dickey . . . . . Aloha Channel
- J. C. Searle . . . . . Kalaninanea  
Mahulu  
Ka Wai lanamalie  
Hiehie  
Wailulu  
Maluhia  
Noa
- O. K. Stillman . . . . . Manoloa, a long  
Channel  
Wailama, smooth  
water
- Miss Wyse . . . . . Loko ia muliwai
- Mrs. J. H. Wilson . . . . . Ala wai , the water-  
way.

PALAMA STREET PLAN

Engineer Welsh again presented Palama street plan with a few changes, the principal one being the inclusion of Kanoa Street extension, omitted in the former plan. Plan was informally discussed, but no formal action taken.

Meeting adjourned at 4:15 p.m.

Respectfully submitted,

Grace Bartlett  
Secretary

Approved

John McInerney  
President

April 2, 1925.

158

The City Planning Commission met in regular session on Thursday, April 2, 1925, at 3 p.m. in the stock and bond exchange, Stangerwald Building.

PRESENT: J. D. McInerny, President  
P. E. Spalding  
G. P. Merison  
A. R. Keller  
Mayor Wilson  
Engineer Cain  
Engineer Welsh  
Secretary, Mrs. Grace Bartlett

ABSENT: H. R. Macfarlane

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: None

HOUSE BILL 371  
ART COMMISSION  
Secretary read copy of House Bill No. 371, introduced into the House by Representative Anderson on March 27, passing first reading and ordered to print. This bill proposed the establishment of an Art Commission with authority to pass on exterior architecture of all public buildings.

Commission endorsed the bill and directed the secretary to so notify Representative Anderson.

DRAINAGE BILL  
Engineer Welsh explained the status of the proposed amendment to the Improvement Statutes which had been drawn up to enable drainage projects to be carried on as separate improvements. He said that Mr. Hollinger of the Legislative Committee of the Board was very much opposed to the change on the ground that if drainage projects are allowed to precede street improvements, the latter improvements would be seriously postponed. The Bishop Estate, however, feel that the opening up of streets in the entire Balama section in connection with the drainage, would make it necessary for them to throw onto the market more land than can easily be absorbed at any one time. According to Mr. Cain, the bill can safely be left in the hands of the Bishop Estate who are vitally interested in same and who are planning to back the proposed amendment to the limit.

## ZONING MAP

The question of a map of the Zoning Districts was again brot up by Engineer Welsh, but action postponed until after the close of the present Legislature pending any changes that may there be made in the Ordinance limits.

NAME FOR  
WAIKIKI CANAL

Names for the Waikiki Drainage Canal were again considered. The name "Ala-wai", meaning waterway, was easily the unanimous choice of the members. In choosing the name special stress was laid on the following points: the name should be a bona fide Hawaiian name; it should be a name easy to pronounce; it should not be too long; it should be appropriate; and it should above all be euphonic. The name "Ala-wai" was submitted by Mrs. J. H. Wilson. Secretary was directed to recommend to the Board the adoption of this name.

STREET WIDTHS  
WAIKIKI DISTRICT

Engineer Welsh asked for a checking up of street widths on the upper side of the Drainage Canal at Waikiki, where the development of certain sections be being delayed until lines and grades can be established.

In checking over the original plan, one important change was agreed upon, - namely, that the width of the boulevard mauka of the park area on the upper side of the canal be increased from 80 to 100 feet. With the elimination of the boulevard abutting the canal on the upper side, and the narrowing of the boulevard on the lower side from 100 to 75 feet on account of the widening of the canal proper, this increase in width was considered advisable. It was also pointed out that this boulevard would be the logical entrance to the Territorial Fair Grounds, and that for this reason every effort should be made to establish a wide right-of-way before the land is further developed. To offset this increase in width, the alternate streets running parallel to same were set at 70 feet instead of at 80 feet.

Meeting adjourned at 4:10 p.m.

Approved-

J. M. C. Jerny  
President

Respectfully submitted-

Grace Bartlett  
Secretary

April 16, 1925.

160

The City Planning Commission met in regular session on Thursday, April 16, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
P. E. Spalding  
A. R. Keller  
Engineer Cain  
Engineer Welsh  
Secretary, Mrs. Grace Bartlett

ABSENT: Mayor Wilson  
H. R. Macfarlane

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS Secretary reported two communications, as follows:

Ala Moana  
Boulevard

1. From Robert W. Shingle, President of the Senate, advising that the communication from the Commission in re Ala Moana Boulevard development had been placed on file with the special committee of Oahu Senators.

Kaimuki  
Business  
District

2. From Benjamin L. Marx, in behalf of the Kaimuki Improvement Club, objecting to the creation of a business district surrounding and including the Kaimuki Public Park, which is the only park in the Kaimuki district, and also objecting to the method of obtaining the required area of 500,000 square feet thru including 120,000 feet of the Kaimuki Park.

The Commission expressed the opinion that the question involved was purely a matter of legal interpretation and not within the jurisdiction of the City Planning Commission, who neither can nor desires to interfere with the creation of any business district provided the petition for such is truly representative of the wishes of the required area ownership.

Reply to this effect was ordered sent to Mr. Marx of the Kaimuki Improvement Club.

ZONING  
ORDINANCE  
AMENDMENTS

Mr. Cain reported his findings in regard to amendments proposed to the Building and Zoning Ordinance by the American Association of Engineers.

Altho the bulk of the changes are minor changes in wording only to clarify the present ordinance, Mr. Cain made special mention of four more important changes:

First, that the area necessary to be included in a business district created in a residential section be reduced from 500,000 square feet to 100,000 square feet, exclusive of all government property.

Second, that a new type of building be allowed in the industrial district with a metal frame and corrugated sides and roof, which may be built to within five feet of a property line and 10 feet from any neighboring structure. Under present regulations, a building covering 6000 square feet cannot be constructed nearer than 20 feet to a property line.

Third, that the stress requirements for reinforced concrete and structural steel be brought up to present standard.

Fourth, that overhanging eaves on second-class structures be constructed of masonry or some non-combustible material rather than lath and plaster, allowed under the present ordinance.

Mr. Cain pointed out that the changes proposed practically involved the legal re-writing of the entire ordinance, and would require much time for its completion. In order to secure more immediate relief for those affected, he suggested that recommendations concerning two or more pertinent sections be put into legal form and submitted to the Board at this time, and that similar procedure be followed later with the other sections.

This met with the approval of the Commission, which directed Mr. Cain to go ahead on this basis, presenting certain amendments in legal form to the Commission for their approval as soon as possible.

ALA-WAI

Secretary reported that the name "Ala-wai", submitted by Mrs. Wilson, and recommended to the Board by the Commission, had been duly approved and adopted by that body.

In this connection it was suggested that letters of appreciation be sent to those submitting names.

Revised plan of streets on upper side of Ala-wai was submitted for verification by Engineer Welsh.

KAPALAMA  
STREET PLAN  
OFFICIALLY  
O.K.'d

Kapalama Street plan received the official O. K. of the Commission on motion of Mr. Cain and second of Mr. Denison, the same to be submitted to the Board together with report, recommending that certain streets be immediately established by ordinance, set-back, or such other means as will establish the plan if approved.

Meeting adjourned at 4:30 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved-

James J. McInerney  
President

April 23, 1925.

163

The City Planning Commission met in regular session on Thursday, April 23, at 3 p.m. in the stock and bond exchange, Stangenwald Building

PRESENT: J. D. McInerny, President  
P. E. Spalding  
G. P. Denison  
A. R. Keller  
H. R. Macfarlane  
Engineer Cain  
Engineer Welsh  
Secretary, Mrs. Grace Bartlett

ABSENT: Mayor Wilson

VISITORS: Mr. Hart Wood, Engineers' Association  
Mr. Edwin B. Chillingworth, Real Estate Agent

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: None.

SUBDIVISION No. 28  
Mr. Chillingworth presented a rough sketch of proposed subdivision of property off Kalihi Street, in Kalihi Valley, with provision for one blind street 20 feet in width, and no sidewalk area. Matter was referred to Engineer Welsh for investigation and report at next meeting.

SUBDIVISION No. 29  
Engineer Cain presented plan of subdivision of property off King Street across from the Moiliili Baseball Park, within the Waikiki Improvement District, submitted to him by P. E. R. Strauch. Plan contemplates the cutting thru of block in original plan with an intermediate street, 40 feet in width. Matter was referred to Engineer Welsh for investigation and report.

SUBDIVISION VIOLATIONS  
Mr. Cain made mention of the large number of subdivisions springing up all over the city in violation and evasion of the subdivision statutes. He suggested that an issue be made at this time, and that a list of all illegal subdivisions be made and reported to the Board of Supervisors for investigation and action, even tho such investigation may lead to some revision of subdivision requirements. Suggestion was approved.

ZONING ORDINANCE  
CHANGES

Mr. Cain presented certain of the more important changes contained in the recommendations of the Engineers' Association, and gave detailed explanation of the nature of revisions.

Section #113

The first change discussed dealt with the creation of a separate class of building in the industrial district, as described in minutes of previous meeting, this provision being made more especially to meet the needs of the pineapple canneries. On motion of Mr. Denison and second of Mr. Macfarlane this change was approved, altho emphasis was laid on the fact that the proposed construction would not withstand fire, and would be impractical except in conjunction with the recommended sprinkling system.

Section #124

The second change discussed was a decrease in size of business district. In this connection it was noted that Mr. Abshire, building inspector, was working on an amendment affecting this section, which might logically come within the present comprehensive changes and possibly make unnecessary any separate amendment. Secretary was directed to communicate with Mr. Abshire and extend to him an invitation to be present at the next meeting of the commission when this section would be more thoroely discussed. In case it is impossible for Mr. Abshire to personally attend the meeting, it was suggested that he be asked to send in a copy of his ordinance together with any comments or explanations he wished to make.

Section 168

Changes in Section 168 in regard to parapet walls, requiring that overhanging eaves on second-class structures be constructed of masonry or some non-combustible material, was approved by the Commission.

Section 94

The provision of Section 94, Par. 22, changing the definition of "Dwelling" from "a home of not more than three separate and distinct families", to "a home of not more than two separate and distinct families occupying not more than one floor or the home of not more than four separate and distinct families occupying not more than two floors", etc. was felt to be one that should not be made except in cooperation with the Board of Health. Secretary

was directed to find out from Dr. Trotter how he and the Board of Health would feel toward such a change.

Meeting adjourned at 4:20 p.m.

Respectfully submitted

Grace Bartlett  
Secretary

Approved-

James McInerney  
President

April 30, 1925.

The City Planning Commission met in regular session on Thursday, April 30, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
P. E. Spalding  
H. R. Macfarlane  
A. R. Keller  
Engineer Welsh

ABSENT: Mayor Wilson  
Engineer Cain

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Secretary reported two communications as follows:

C. H. Dickey  
"Ala-wai"  
1. From C. H. Dickey, objecting to the name "Ala-wai" for the drainage canal at Waikiki on the ground that the word "wai" refers to fresh water, the proper word for salt water being "kai". Communication was received and placed on file.

Dr. F. E. Trotter  
Building Ord.  
Par. 22-Sec. 94  
2. From Dr. F. E. Trotter of the Board of Health advising the Commission that the change in Paragraph 22 of Section 94 of the Building Ordinance, recommended by the Engineers' Association, does not in any way conflict with the requirements of the Sanitary code, and on the other hand would assist them in preventing buildings from being constructed with interior rooms. He would recommend the adoption of this amendment. Communication was received and placed on file.

SUBDIVISION  
No. 28  
KALIHI VALLEY

Engineer Welsh reported his findings in regard to the Kalihi Valley subdivision presented by Mr. Chillingworth. According to Mr. Welsh the street in the subdivision would be a short one ending abruptly in the face of the cliff and would serve only a few residents. The lots, however, would still be of sufficient depth if provision is made for a wider right-of-way, or sidewalk area. The Commission was unanimous in its decision to continue its policy of approving no streets with less than a 40 foot right-of-way, any deviation from this rule to be made only thru the Board of Supervisors and over the heads of the Commission. Secretary was directed to so notify Mr. Chillingworth.

SUBDIVISION  
No. 29  
KING STREET  
WAIKIKI

In the matter of King Street subdivision in Waikiki Improvement District, the Commission considered it wiser to defer action until it can be ascertained from Mr. Bigelow and the Waikiki Improvement Commission just what detailed plan is to be adopted for this section mauka of the canal. Secretary was directed to communicate with Mr. Bigelow and recommend a meeting of the two commissions in joint session.

*Change in  
route of car  
line suggested*

The changing of the street car lines from McCully Street over to Alexander Street extended or some other more convenient street in order to meet Kalakaua Avenue at the present bridge and so make necessary the construction of one bridge across the canal instead of two, - was informally discussed, but no action taken.

NUUANU AVENUE  
VERSUS PUUNUI

Mr. McInerny made mention of the continued need for another street between Nuuanu and Puunui between Wyllie and the Country Club. Engineer Welsh was asked to bring to the next meeting a map indicating possibilities for a new street.

ZONING ORDINANCE

Because of the absence of Mayor Wilson and Engineer Cain, discussion of the proposed amendments to the Building and Zoning Ordinance was postponed until next meeting.

Meeting adjourned at 4:00 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved-

John McInerny  
President

**FLASH NO. 5**

May 7, 1925.

The City Planning Commission met in regular session on Thursday, May 7, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

## PRESENT:

J. D. McInerny, President  
G. P. Denison  
P. E. Spalding  
A. R. Keller  
H. E. Macfarlane  
Mayor Wilson  
Engineer Cain  
Engineer Welsh  
Secretary, Mrs. Grace Bartlett

## ABSENT:

None

## MINUTES:

Minutes of the previous meeting were read and approved.

## COMMUNICATIONS

Secretary reported three communications as follows:

SUBDIVISION  
No. 29

1. From Mrs. Tonoyo Nekomoto, making application to cut a road thru the property in the rear of John Kumalae's home on King Street, known as the McKinley Park Tract, proposed road to be 40 feet in width. It was noted that this communication refers to subdivision No. 29, taken up a previous meeting, and action deferred until a meeting of the Waikiki Improvement Commission is held.

KAIMUKI  
BUSINESS  
DISTRICT

2. From Mr. Ed. Towse asking if it is not possible for the Commission to ask for a city ordinance provision forbidding the establishment of a business district where the results will be the erection of shops and stores facing or in the immediate vicinity of parks and school houses. Matter was discussed, but no action taken.

SALARY  
INCREASE  
APPROVED

3. Notification from the Clerk of the Board that the salary increase asked by the Commission for its secretary, had been granted.

SUBDIVISION  
NO. 30

Subdivision of property on the other side of the island opposite the public baths at Hauula was presented by Dai Yen Chang. Plan included 40 foot streets. On motion of Prof. Keller and second of Mr. Cain the plan as presented was approved, provided some provision is made at the end of the two blind streets for a turning space.

NUUANU-PUUNUI  
STREET CONNECTION

Engineer Welsh presented map of the Nuuanu-Puunui district giving possible sites for new street connection between the two district. Mr. Welsh said that practically any street site chosen would cut thru some of the large old home sites, which fact would almost surely form a block against such improvement.

To remedy this, it was suggested by Mr. Cain that a street plan for this section be worked up and established before any attempt is made to get any rights of way for street purposes.

The following sites were suggested:-

Bates Street Extension for lower Nuuanu; Andrews Street extension in the new Kawanakoa Tract above Judd Street; and Maui Street Extension of some other extension in block between Wyllie Street and lower side of the Sherman home. The most logical connection between Puunui and Nuuanu was felt to be in the upper Nuuanu section, and somewhere in this last named block.

Engineer Welsh was directed to work up street layout for this section and present at next meeting.

GOLF COURSE

According to Mr. Cain the bill lately before the Legislature to make possible the possession of property by the city immediately upon condemnation, was passed, but so amended as to give no relief on this point.

Engineer Welsh was authorized to make a complete report to the Board of Supervisors on findings of the Commission in the matter of Golf Course site, and to recommend the Kalihi Valley site.

ZONING  
AMENDMENTS

Amendment to that section of the Zoning Ordinance which provides for the size of a business district was sent to the Commission by Mr. Abshire, Building Inspector, and read and explained by Mr. Cain. In this amendment Mr. Abshire would offer a compromise on the size of district, setting same at

200,000 square feet of privately owned property, the Engineers' Association asking a decrease from 500,000 to 100,000 square feet.

One other important provision in this section was that the creation of a business district should be by ordinance rather than thru the approval of the Building Inspector.

Action was deferred until next meeting when it is hoped that Mr. Abshire can be present to discuss these changes as well as others he is contemplating.

LEGISLATION  
AFFECTING  
COMMISSION

Status of bills in the legislature affecting the Commission directly or indirectly was asked. Engineer Cain said that Mr. Goo of his office was checking up on these at the Capitol and making copies of those that affected the Engineering Department, and that he would have check made of those affecting the Commission.

Meeting adjourned at 4:10 p.m.

Respectfully submitted-

Grace Barlett  
Secretary

Approved-

John C. Inemy  
President

May 14, 1926.

The City Planning Commission met in regular session on Thursday, May 14, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerney, President  
G. P. Denison  
F. E. Spalding  
H. R. Macfarlane  
A. R. Keller  
Mayor Wilson  
Engineer Cain  
Engineer Welsh  
Secretary, Mrs. Grace Bartlett.

ABSENT: None

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: None.

STREET CONNECTION BETWEEN NUUANU AND PUUNUI

Engineer Welsh presented street layout for the Nuuanu-Puunui district above Wyllie Street. This plan calls for an extension of Maui Street to Nuuanu Avenue; extension of Kauai Street thru the small park in the Puunui section to Namauu Street and then to Nuuanu Avenue, intersecting same at entrance to Jack Lane; extension of Hawaii Street to Nuuanu Avenue; and a new street to be run from the mauka end of Rooke Street along the makai border of the Country Club property and extending to Nuuanu Avenue. This street is the much discussed Circle Drive. Plan also includes two mauka-makai streets between Nuuanu and the stream, and the extension of new street now planned thru the Burbank Tract to connect with Maui Street extended. For immediate relief the extension of Hawaii Street was suggested as offering the fewest obstacles. On motion of Mr. Denison and second of Engineer Cain it was recommended that the plan as presented be approved by the Commission and referred to the Board for adoption, together with the recommendation that Hawaii Street be the first street in plan to be carried thru. Motion carried.

GOLF SITE

Engineer Welsh reported that he had interviewed three of the Supervisors in the matter of golf site in Kalihi, namely, Messrs Bodge, Cunha, and Hollinger. The only objection voiced was by Mr. Hollinger, who expressed himself

as still interested in the development of Koko Head Park and wished to investigate that possibility more in detail before giving his approval to the Kalihi site. The legality of the city charging for the use of a golf course was questioned by Mr. Hollinger, but in conference with the Attorney's department Mr. Welsh said that he had found no justification for such objection.

Final action was postponed until next meeting Mr. Welsh in the meantime interviewing the other members of the Board.

WAIKIKI  
RECLAMATION  
COMMISSION

Mr. Denison reported a meeting of the Waikiki Improvement Commission just prior to the meeting of the Planning Commission, at which the street plan as previously presented to the Commission by Engineer Welsh was formally approved, with two minor changes in street widths. He also reported that the change in alignment of Puokalani Street adjoining the Lemon Estate property, in order to save some of the large trees, was approved.

ADDITIONAL  
TRANSIT  
AUTHORIZED

An additional transit for the City Planning Engineer's office was authorized on motion of Mr. Denison and second of Prof. Keller.

Meeting adjourned at 4:15 p.m.

Respectfully submitted

Irwin Bartlett  
Secretary

Approved

Tom Inerney  
President

May 21, 1925.

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The City Planning Commission met in regular session on Thursday, May 21, at 3 p.m. in the stock and bond exchange Stangenwald Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
H. R. Macfarlane  
A. P. Keller  
Hart Wood  
J. M. Young  
Engineer Welsh  
Secretary, Mrs. Grace Bartlett

ABSENT: Mayor Wilson  
Engineer Cain  
P. E. Spalding

VISITORS: Mr. Pierce of the Bishop Estate  
Mr. H. Fuchino

MINUTES: Minutes of the previous meeting were read and approved.

Recognition was taken of the sudden death of the mother of Engineer Cain, and on motion of Prof. Young and second of Prof. Keller flowers were directed sent for the funeral.

APPOINTMENT OF HART WOOD AND JOHN MASON YOUNG ON COMMISSION The appointment by Mayor Wilson of a practicing architect and a practicing engineer on the Commission was announced, the appointments being duly approved by the Board of Supervisors on May 19, namely: - Mr. Hart Wood, architect, and Mr. John Mason Young, Engineer.

COMMUNICATIONS Secretary reported three communications as follows:

1. From Clerk of the Board, notifying the Commission that street plan and drainage system for Palama district had been referred to the Road Committee on May 12.

2. From the Clerk of the Board, notifying the Commission that the request of Engineer Welsh for three weeks additional time over and above his vacation period to enable him to look into various phases of city planning activities in the states had been granted.

3 weeks  
additional  
vacation  
Eng. Welsh.

CITY HALL  
PLANS

3. From the Clerk of the Board, notify the Commission that the matter of drafting plans for a new city hall on the city hall site had been ordered referred to the Planning Commission, the entire cost of the building, which shall include fixtures, etc., not to exceed \$1,000,000.

SUBDIVISION  
NO. 31

A proposed subdivision of property in Wahiawa was presented by Mr. H. Fuchino. This property was specified on plan as Lot 36 and portion of Lot 1 of Land Court Application No. 12. Plan was referred to Engineer Welsh for investigation and report.

SUBDIVISION  
NO. 29

The proposed subdivision of property in McKinley Park Tract, Mōlīlīlī, King Street, presented by communication from Mrs. Nekomoto at an earlier meeting, was brought up again for action. The following motion was made by Prof. Keller, seconded by Mr. Macfarlane, and unanimously carried: That inasmuch as the comprehensive plan for the Waikiki Reclamation District has already been officially approved by the Waikiki Improvement Commission, the City Planning Commission does not feel justified in approving plans for that section which are contrary to same.

SUBDIVISION  
NO. 32

Subdivision No. 32, of property on Kahala Cliffs Road, Black Point, was presented by Mr. Pierce of the Bishop Estate Office, and on motion of Mr. Macfarlane and second of Mr. Wood, that part of plan which includes lots # 46-65 and road contiguous to same, was approved.

## GOLF SITE

Mr. Welsh reported that he had interviewed all the supervisors in the matter of golf site, and that they had all agreed on the advisability of gathering data and preparing description of properties involved for the use of the attorney's department in preparing condemnation proceedings, and that this information should be complete before the matter is officially presented to the Board for action. It was also agreed that the matter of publicity should be left with the Board of Supervisors rather than with the Commission.

PUUNUI-NUUANU  
STREET LAYOUT

Reconsideration was given to the plan of street layout for Puunui-Nuuanu district as approved at previous meeting. Mr. Welsh said that with further investigation he was convinced that the immediate extension of Kanai Street, if curved to connect with Jack Lane at Nuuanu Avenue, would meet with fewer objections from property owners than would the extension of Hawaii Street, and would also more equally divide that section. This change in recommendation to the Board of Supervisors was approved. It was also agreed that the width of streets in this section be governed by the established policy of the Commission:—namely, a 40-foot minimum for all streets under 500 feet in length; and a 50 foot minimum for all streets between 500 and 1500 feet in length.

CITY HALL

The matter of plans for a new city hall was informally discussed, but no action taken. It was agreed that there were many questions to be settled and information gathered before the Commission would be in a position to act.

ENGINEER  
WELSH LEAVES  
FOR STATES

Mr. Welsh reported that in his absence, Mr. Towill of his engineering staff would be a position to do any investigation work which the Commission might need in connection with subdivisions, etc.

Meeting adjourned at 4:15 p.m.

Respectfully submitted—

*Grace Bartlett*  
Secretary

Approved

*John McJannet*  
President

May 28, 1925.

The City Planning Commission met in regular session on Thursday, May 28, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT:

J. D. McInerney, President  
 P. E. Spalding  
 G. P. Denison  
 H. R. Macfarlane  
 Hart Wood  
 J. M. Young  
 Mayor Wilson  
 Engineer Cain  
 Secretary

ABSENT:

A. R. Keller  
 Engineer Welsh

MINUTES:

Minutes of the previous meeting were read and approved.

COMMUNICATIONS:

*City Hall*

Secretary reported one communication from Building Inspector Abshire, submitting data and suggestions for proposed City Hall. Previous to taking the data under discussion secretary was directed to make and transmit copies of same to members of Commission for examination and study.

SUBDIVISION  
 No. 31  
 WAHIAWA

Secretary read report of findings of Engineer Welsh in the matter of proposed subdivision of property in Wahiawa, recommending that rights of way be left for two streets, in anticipation of further development of adjoining property, - one 60 feet wide, for a continuation of Kilauea Avenue, and the other 40 feet wide for a new street.

On motion of Mr. Spalding and second of Mr. Denison the plan was approved as recommended with the exception of the 40 foot right of way, which was considered unnecessary due to the fact that adjoining property belongs to the pineapple company, and any subdivision of same is a very remote possibility.

CITY HALL  
Report of  
Architects'  
Committee

Mr. Hart Wood reported that the committee of architects chosen from the membership of the Engineers' Association had met and was prepared to present a report thru Mr. C. W. Dickey.

The report contained the following suggestions as to methods of performing the architectural work:-

First- that a competition may be held in which a limited number of architects are invited to participate, the competition to be conducted in accordance with the rules of the American Institute of Architects.

Second- That the architectural work may be turned over to an association of the architects of Hawaii which organization can be formed for this purpose.

The Committee expressed itself in favor of the second method for the following reasons:

A legal competition cannot be held until the money for architectural fees is actually available. This will cause considerable delay. The competition will cost the Territory at least \$20,000. On the other hand the association of local architects, being already on the ground and in touch with the Board of Supervisors, will be in a position to study the problem immediately and begin the preparation of plans. This will save much valuable time and the design of the building may be used to good advantage during the bond campaign. By having the work done by an association of architects their combined ideas, experience and ability are made available.

A plan of this kind was successfully followed in the planning of the new City Hall in Los Angeles and the planning of \$8,000,000 worth of schools in the city of Buffalo, N. Y.

Report was signed by Messrs. Emory, Rothwell, Cohen, Furer, Fishbourne, Wood and Dickey.

A lengthy discussion followed, centering on the question of legality of proposed methods.

Should the first method be employed, difficulty was foreseen in inviting a limited number of architects. It was suggested by Mr. Dickey that in case competition is insisted on the local architects be allowed \$1.00 each to cover

expenses, while outside competitors be compelled to enter at their own expense.

Should the second method be employed, there arose the question as to whether the city might employ a special organization of architects, where fee exceeds \$1000 without submitting work to competition.

Instances were cited where the drafting of plans for certain school buildings had been assigned to architects without competition. The Mayor and Engineer were both convinced that this practice was illegal, though no objection had been raised. Mayor Wilson felt sure, however, that such a procedure would be questioned in the case of a million dollar project such as the City Hall and the project legally blocked.

Before taking any definite action, the Commission agreed to await an opinion from the attorney's office on the legality of working under the second method. Also on the legality of employing an association of architects if a stipulated fee is set.

AMENDMENTS  
TO ZONING  
AND BUILDING  
ORDINANCE

The remainder of the meeting was devoted to a discussion of the changes proposed by Building Inspector Abshire to Section 124 of the present Building Ordinance relating to the creation of business districts.

Mr. Abshire said that he wished to retract his recommendation that the necessary area be decreased from 500,000' to 200,000' and asked that the requirement be left at 500,000 square feet with the added provision that public property could not be included as at present.

He would recommend that the fee to cover cost of advertising, printing and checking titles of ownership, be raised to \$100.

When all requirements have been met Mr. Abshire would have business districts created and set aside by ordinance rather than thru the building inspector's office, thus making it possible to list these changes in annual building code, and making information available to all. Under the present rules, according to Mr. Abshire, there is no public record of such creation other than that kept in the building inspector's office.

In the case of a business district seeking to be reset into a residential district, Mr. Abshire

would recommend that the same order of procedure be required.

The discussion of these points developed into a more general discussion of the order of procedure in creating business districts, and of the advisability of requiring that a letter of application together with simple area map, as is done in case of subdivision plans, be made direct to the City Planning Commission for preliminary investigation before same is formally presented to either the Board of Supervisors or to the Building Inspector, with signatures, etc. Such procedure, it was pointed out, would give more publicity to proposed business district, and result in a more intelligent signing of petition by property owners.

Growing out of this discussion was the question of status of application in case the Commission refuses to approve of proposed business district. Mr. Cain felt that it was an open question whether it would not be contrary to the principles of democratic government to take away from the people directly interested their right to decide, and place same with a commission whose power is discretionary.

Further consideration was postponed until the next meeting of the Commission.

Meeting adjourned at 4:50 p.m.

Respectfully submitted,

Grace Bartlett

Approved-

James J. Inemy

President

June 4, 1925

The City Planning Commission met in regular session on Thursday, June 4, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
P. E. Spalding  
H. E. Macfarlane  
A. R. Keller  
Hart Wood  
J. M. Young  
Mayor Wilson  
Secretary

ABSENT: Engineer Cain  
Engineer Welsh.

VISITORS: Building Inspector Abshire

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS Two communications were reported as follows:

1. From the Kaimuki Improvement Club urging the immediate extension of Harding Avenue. Secretary was directed to acknowledge same and advise that the project is already under preparation in the department of the City and County Engineer.
2. From the Schumann Carriage Co. urging the attention of the Commission to the revision of Section 112, 113, and 114 of the Building Code, relating to industrial construction. The present provisions, according to Mr. Beall of the Schumann Carriage Co. would involve a construction cost which is prohibitive.

This and other amendments to the Zoning and Building Ordinance were discussed at some length but no conclusions reached.

In discussing the status of what appeared to be two entirely different sets of amendments, Mr. Abshire explained that there was no duplication, the report of the Engineers' association being composed of suggested changes only, covering the whole Building Code, while his own amendments represented a few of the most urgently important changes which he felt should not be delayed while the whole report is being put into legal form.

Mr. Hart Wood made mention of the fact that the Zoning Committee of the Engineers' Association was about to recommend the appointment of a special commission with paid secretary and attorney for revising the entire Zoning and Building Ordinance and bringing it up to date.

Altho the Commission recognized the need for a detailed study of the whole question of Building Ordinance revision, yet it felt that such a study should be made by a committee of the Planning Commission which would automatically have the services of their secretary and those of the City and County Attorney's office without extra expense.

On suggestion of Mr. Spalding, Mr. Abshire was asked to send copy of his proposed changes to the Engineers' Association for their information.

Meeting adjourned at 4:15 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved-

James Henry  
President

June 18, 1925.

The City Planning Commission met in regular session on Thursday, June 18, at 3 p.m. in the stock and bond exchange Stangenwald Building.

PRESENT: J. D. McInerny, President  
P. E. Spalding  
G. P. Denison  
A. R. Keller  
H. R. Macfarlane  
Hart Wood  
Engineer Cain

ABSENT: Mayor Wilson  
H. M. Young  
Engineer Welsh

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Four communications were reported as follows:

SUBDIVISION  
NO. 52  
KAHALA CLIFFS

32

1. From the Clerk of the Board advising of the ratification of plan submitted by the Bishop Estate thru the Commission of the subdivision of Kahala Cliffs property, Black Point. Communication was received and ordered placed on file.

STREET PLAN  
NUUANU-PUUNUI

2. Notification by the Clerk of the Board of the informal approval given by the Road Committee of street plan for the Nuuanu-Puunui district, together with information that the present financial obligations of the city make it inadvisable to act on this improvement at the present time. Communication was received and placed on file.

CRITICISM OF  
ARCHITECTS'  
ASSOCIATION

3. Communication from Mr. Gaylor H. Miller, architect, voicing criticism of the plan suggested by the Committee of architects of the Engineers' Association, relative to the employment of an association of architects to draw plans for a new city hall. Communication was received and ordered placed on file, and secretary directed to advise Mr. Miller that the criticism was considered premature, and apparently based upon the false assumption that the commission had definitely endorsed a concrete plan, when in reality nothing more formal than a report of suggested methods had been received.

4. Communication from a Mr. Albert Davis, architect of New York City asking for full particulars in regard to competition for city hall plans, information concerning which had reached him thru the column of the Honolulu Star-Bulletin. Communication was received and placed on file, and acknowledgement ordered.

LEGAL OPINION  
in re-  
DRAWING OF  
CITY HALL PLANS

Secretary read legal opinion from the office of the city and county attorney, ruling in brief that the services of a firm of architects, organized for the purpose, may be employed to work upon a design for the City Hall without a contract let to the lowest responsible bidder. Also that the employment of their services at a monthly salary would be legal if the amount and kind of work to be performed could be determined in advance.

Quoting from the opinion-

"It is true that in cities of the second class all contracts relating to city affairs shall be let to the lowest responsible bidder after reasonable notice. It has never been held so far as we have been able to ascertain, that the above provisions apply to the making of contracts for the employment of attorneys, physicians, engineers, or others involving professional skill. Certainly an architect's services do involve professional skill, knowledge and judgment.

In the present case, so far as the engaging of the services is concerned, there would be no difference between engaging the services of a firm organized as mentioned in the communication from the Honolulu Chapter, and engaging the services of a person, firm or corporation considered properly qualified to perform the professional services desired.

I am unable to find anything in the second method referred to which would be in violation of the statute requiring a contract to be let to the lowest responsible bidder.

As to the matter of the employment of such a firm on a salary, the difficulty presented is one of practicability rather than legality.

There would be nothing illegal in employing a firm on a monthly salary, providing all the members worked continuously, or if one or more

specified members worked continuously, or if certain classes were employed continuously, or even if certain classified persons were employed at so much per hour.

It would seem, if the salary idea were entertained, that the most feasible manner would be an appropriation of not to exceed a fixed amount for a certain number of months and for the firm to render a statement of the amount of time expended on the work with the agreed amount per day per person for the various classes of work, the total per month not to exceed the amount for that month theretofore appropriated.

I am therefore of the opinion and so advise you that the second method described in the communication of the Honolulu Chapter, American Association of Engineers, does not contravene our statutes.

I am of the opinion that the award of work of this character to a firm would be legal if a stipulated salary were set, only if and to the extent that the amount of work to be performed could be decided upon prior to the designating of and appropriating for such salary".

Following the reading of the opinion, it was moved by Mr. Denison and seconded by Mr. Wood that the special committee of architects be advised of this opinion from the legal department of the city upholding the legality of employing an association of architects for the preparing of plans for city hall, and asked to embody their plans of organization into a more concrete form and present same to the Commission for their consideration. Carried.

LEGAL STATUS  
MR. WOOD

The legal status of Mr. Wood serving in two capacities,- as member of the Commission, and as member of proposed architects' association, was under discussion. It was suggested that it would be wiser for Mr. Wood to take up the question with the attorney's office personally.

## ZONING REVISION

President McInerny reported that Mr. Beall had been to him urging action on zoning revision, especially of those sections affecting the Schumann Carriage Company in their building program.

The Commission felt that the revision asked by the Schumann Carriage Company was so tied up with the whole problem of industrial building code revision that it would be illogical to take any definite action on a specific case.

In view of the fact that the original drafting of the zoning ordinance covered a period of some two years, with public hearings and constant legal assistance, the Commission expressed the opinion that some equally intensive study should be given to the revision of same, and favored the employment of a man whose duty it would be to give this intensive and technical study to the whole question, working in cooperation with the building inspector, his findings to be submitted to the commission from time to time and used as a basis for further study and recommendation.

Action was deferred pending the return of Engineer Welsh.

Meeting adjourned at 4:15 p.m.

Respectfully submitted

Grace Bartlett  
Secretary

Approved

John McInerny  
President

July 9, 1925.

No official action was taken at a meeting of the Commission called for July 9, because of lack of quorum, - Messrs. McInerney, Keller, Denison and Wood being the only members present.

Kahala Avenue Relocation and Widening was informally approved subject to the confirmation of other members.

Communication from the Committee of architects Honolulu Chapter, American Association of Engineers, presenting in more detail the scheme of organization of an association of architects for the proposed new City Hall building, was read but no action taken.

Meeting adjourned at 3:45 p.m.

Respectfully submitted

Mrs. Grace Bartlett  
Secretary

Approved

\_\_\_\_\_  
President.

July 30, 1925.

The City Planning Commission met in regular session on Thursday, July 30, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT:

J. D. McInerny, President  
G. P. Denison  
P. E. Spalding  
H. R. Macfarlane  
J. M. Young  
Hart Wood  
Mayor Wilson  
Engineer Welsh

ABSENT:

Engineer Cain  
A. R. Keller  
Secretary, Mrs. Grace Bartlett

VISITORS:

Supervisor Albion F. Clark

MINUTES

In the absence of the secretary the reading of the minutes was deferred.

COMMUNICATIONS:

The following communications were presented-

KALAHUA AVE.  
RELOCATION  
AND WIDENING

1. From the Clerk of the Board notifying the Commission that plan for the proposed relocation and widening of Kahala Avenue, referred to the Road Committee, had been in turn referred to the City and County Engineer for recommendation.

PALAMA STREET  
LAYOUT

2. From the Clerk of the Board advising that plan submitted by the Commission some weeks ago for a street plan and drainage system for the Palama District had been referred by the Road Committee to the City and County Engineering Department for recommendation.

AUTHORIZING  
PURCHASE OF  
ENGINEER'S  
TRANSIT

3. From the Clerk of the Board advising that request of Commission for authorization to purchase one engineer's transit at an approximate cost of \$469.00 had been favorably reported on by the Finance Committee, and approved by the Board at its meeting on July 24,

SUBDIVISION  
No. 35  
Kapahulu

4. From George S. Kaya, resident manager of the Kauai Savings Development Co., enclosing plan of subdivision of land at Kapahulu. Also report by Engineer Welsh to the effect that plan had been drawn to conform to the street layout of the Waikiki Reclamation District as approved by the Waikiki Improvement Commission and the City Planning Commission, and recom-

mending its approval. Approval of the Commission was given and secretary directed to so notify the Board of Supervisors.

SUBDIVISION  
No. 34  
DIAMOND HEAD

5. From Fred B. Harvey, submitting plan of proposed subdivision of land at Diamond Head by the Diamond Head Land Trust, together with recommendation from the city planning engineer that plan be approved as submitted except that the width of paved area be increased from twenty to twenty-four feet thru the area indicated in red on proposed plan on account of the steep grade, and that the radius of the turn on the Waikiki-makai corner of the entrance be increased from ten feet to twenty feet. Recommendation was approved and secretary directed to so advise the Board of Supervisors.

BILL NO. 46  
HOTEL & APART-  
MENT DISTRICT  
FOR WAIKIKI  
RECLAMATION  
DISTRICT

6. From the Clerk of the Board enclosing copy of Bill No. 46 relating to the creation of a hotel and apartment district in the Waikiki Reclamation District.

Supervisor Clark spoke in behalf of the proposed bill, urging the necessity of making it possible for the owners to realize on their expensive improvements thru the creation of an hotel and apartment district.

In the discussion that followed, the Commission members expressed themselves as strongly opposed to commercializing that area bordering the canal.

It was recommended that the Board of Supervisors be requested to exclude, if possible, all land bordering on Ala-wai Boulevard from the hotel and apartment area; and in case this cannot be done, that an ordinance be framed to regulate the height, design and location with set-back of apartments and hotels constructed within this area, in order to insure a uniformly high character of building layout on the property facing the canal. Also that the strip of land makai of Kapiolani Park and Kalakaua Avenue, bordering the waterfront, be excluded from the hotel and apartment area, and that the Board of Supervisors be asked to formulate plans to some day acquire this tract for park purposes. Recommendation was carried and secretary directed to so notify the Board of Supervisors.

Engineer was requested to communicate with owners of land in Waikiki Reclamation district asking their opinion regarding the establishing of an hotel and apartment house district in that area.

SET-BACK  
BUILDING  
LINES FOR  
ALA-WAI BOULEVARD

Engineer was also asked to consult with the City and County Attorney in the matter of establishing uniform set-back lines along Alawai Boulevard by ordinance.

RELOCATION AND  
WIDENING OF KAHALA  
AVENUE

Commission confirmed the informal approval, given at previous meeting in absence of a quorum, to the relocation and widening of Kahala Avenue as presented by the Bishop Estate.

ZONING REVISION

Engineer Welsh asked if the Commission intended to take any definite action in regard to decrease of fire limits, growing out of recent legislative action. It was agreed that no action should be taken by the Commission until such time as requested to do so by the Board of Supervisors.

LEGAL STATUS  
OF MR. HART  
WOOD AS COMPETING  
ARCHITECT AND COM-  
MISSIONER

Engineer Welsh was instructed to find out from attorney's office the exact status of Mr. Wood serving in two capacities, - as member of the commission, and as member of proposed architect's association for the drafting of plans for the new City Hall building.

Meeting adjourned at 4:25 p.m.

Respectfully submitted

Grace Bartlett  
Secretary

APPROVED

\_\_\_\_\_  
President

August 8, 1925.

190

The City Planning Commission met in regular session on Thursday, August 6, at 5 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerny, President  
P. E. Spalding  
G. P. Denison  
Hart Wood  
J. M. Young  
Engineer Welsh  
Secretary

ABSENT: Mayor Wilson  
Engineer Cain  
H. R. Macfarlane  
A. R. Keller

MINUTES: Minutes of the meetings of June 18, July 9 and July 30, were read and approved.

COMMUNICATIONS Secretary reported five communications as follows:

SUBDIVISION  
No. 33  
Kapahulu

1. From the Clerk of the Board advising that subdivision plan of Kauai Savings Development Company in the Kapahulu District had been referred to the Road Committee.

SUBDIVISION  
No. 34  
Diamond Head

2. From the Clerk of the Board advising that subdivision plan of Diamond Head Trust Company at Diamond Head, had been referred to the Road Committee.

HOTEL AND  
APARTMENT  
DISTRICT FOR  
WAIKIKI

3. From the Clerk of the Board advising that recommendation of the Commission that all land bordering on Ala-wai Boulevard be excluded from the apartment and hotel area, had been referred to the Committee on Schools and Public Buildings.

SHADE TREES  
FOR ANIMAL  
HOME

4. From Mrs. Rhoda Thayer asking the cooperation of the Commission in the matter of securing the planting of shade trees in the vicinity of the new Animal Home on Pohukaina Street. Secretary was directed to refer communication to the Board of Supervisors asking them to turn letter over to proper authorities to secure action.

ARCHITECTS'  
ASSOCIATION  
FOR CITY HALL  
PLANS

5. Communication from C. W. Dickey, Chairman of the Committee of Architects, of the Honolulu Chapter American Association of Engineers, outlining in more detail the scheme of organization for an association of architects for the projected new city hall building.

Quoting-

"It is to be understood that this Committee is acting merely as a committee of architect members of the Honolulu Chapter of the American Association of Engineers and as such is submitting suggestions only.

"The most important element in this scheme is the personnel of the Association of local Architects as upon them depends the success of the project. The Association should, if possible, contain all the local architects who, through their training and experience are qualified to handle this class of work; each one should be given to understand that he personally, as well as the association, will be held responsible for the success of the work.

"The Association should be incorporated under the laws of the Territory of Hawaii and the details of the organization should be left to the Association itself. It should be permitted to formulate its own rules and regulations for the control of the corporation. To achieve successful results, it must have the same freedom in the handling of its internal affairs as an Architect would have in his own office.

"The Contract between the City and County of Honolulu and the Association should embody the following points:

I. The Association should be employed for full architectural services including the preparation of preliminary drawings, working drawings and specifications, full size details and the superintendence of the construction.

II. The Association should agree to begin immediately the study and preparation of the preliminary drawings and to complete them within a reasonable time.

III. The Association should agree that it will on notification by the City and County of Honolulu, begin the preparation of working drawings and specifications and will complete the same, ready for bids, within a reasonable time.

IV. The Association should agree that if the lowest responsible bid received exceeds the limit of cost previously set by the City and County, the Association, without additional compensation, will make such alterations in the plans and specifications as shall be approved by the City and County and as may be necessary to reduce the cost to an amount within the appropriation.

V. The Association should be paid for its full services a sum equivalent to 6% of the cost of the building which sum should be paid in accordance with the method recommended and adopted by the American Institute of Architects.

"As stated above, these suggestions are tentative only and are submitted to serve as a guide and to convey a general idea of what was in the minds of the Committee when the scheme was promulgated. The actual details of the organization and the method of handling the work inside the Association cannot be given until the organization is perfected and the corporation formed. However, among the suggestions which have been made and considered in committee discussions are the following: As soon as warranted the Association should engage a centrally located independent office where most of the actual drafting work would be performed. The Association should elect from among its membership a board of directors, who, in turn, would select a general manager with the duties usually appertaining to such an office. Every participating member of the corporation would be expected to contribute at least one preliminary drawing or small-scale sketch. From among these a limited number might be chosen for further development, or the best features of several plans might be merged into a composite design. It is hoped to carry on the work in such a way that plans can be carefully studied at each stage of their development, not only by the participating architects, but also by members of the City Planning Commission and interested heads of Municipal Departments. By this method, a definitely useful contribution can be made at

each stage of the work so that the accepted design will be a product of the collective thinking of all the participating architects, of all members of the Planning Commission and of all interested officials of our City Government."

(Signed) C. W. Dickey, Chairman,

COMMITTEE OF ARCHITECTS //  
HONOLULU CHAPTER AMERICAN  
ASSOCIATION OF ENGINEERS.

AMENDMENT TO  
PORTION OF  
SECTION 124  
BUILDING ORD.

On suggestion of Building Inspector Abshire, it was agreed by the Commission that a portion of Section 124 of the Building Ordinance should be amended so as to permit small tracts abutting already established business districts, to become business districts when property owners concerned petition the Board for the creation of such district, and the supervisors approve.

The subject was brought to the attention of the commission by the peculiar situation of a tract on Waialae Road at Wilhelmina Rise corner, which is less than 500,000 square feet in area and is located between two business districts, and of no value as a residential district.

Engineer Welsh was directed to interview attorney's office in the matter of drafting such amendment.

KAPIOLANI  
BOULEVARD

The need for an additional thoroughfare to connect the city proper with Waikiki and Hahaione was presented by Engineer Welsh, who expressed the opinion that the way should be paved now for the construction of the proposed Kapiolani Boulevard, leaving King Street at its junction with South Street, absorbing Eustace Street, and continuing approximately parallel with King Street until it crosses Kalakaua Avenue some 400 feet east of Ala-wai and then on mauka until it joins Kapahulu Road at its intersection with Waialae Road.

Inasmuch as the city now owns approximately 45% of the land necessary for the right of way for this boulevard the Planning Commission voted to recommend to the Board of Supervisors that plans be formulated to acquire the remainder of the necessary land before land values rise higher and also before any buildings are constructed along the proposed route.

Mention was made of the fact that that portion of the right of way running thru the Banning Estate land can now be purchased for the same figure for which it recently sold at public auction.

Communication containing above recommendation and map showing land now owned by the city and that remaining to be secured for rights of way was ordered sent to the Board for its next meeting.

BUILDING  
ORDINANCE  
REVISION

The necessity for some definite action on Building Ordinance revision was brot up and the need for special technical help in preparation of this revision was emphasized. Engineer Welsh was directed to confer with the Building Inspector and find out if his department was in a position to prepare such revision. The Commission felt that its members had neither the time nor technical knowledge of the working of the ordinance to be in a position to do this work satisfactorily.

Meeting adjourned at 4:15 p.m.

Respectfully submitted-

*Grace Bartlett*  
Secretary

Approved-

\_\_\_\_\_  
President

August 13, 1925.

195

The City Planning Commission met in regular session on Thursday, August 13, at 6 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT:

J. D. McInerney, President  
G. P. Denison  
E. R. Macfarlane  
Hart Wood  
J. M. Young  
Engineer Welsh  
Secretary

ABSENT:

P. E. Spalding  
A. R. Keller  
Mayor Wilson  
Engineer Cain

MINUTES:

Minutes of the previous meeting were read and approved.

LEGAL OPINION  
ON STATUS OF  
MR. HART WOOD  
VS  
ASSOC. OF ARCH.

The following opinion from N. D. Godbold, Deputy City and County Attorney, in the matter of legal status of Mr. Hart Wood serving as a member of the proposed architects' association for drafting plans for the new city hall, while sitting on the Planning Commission, was presented:

The opinion in abstract rules that "a member of the City Planning Commission can not legally become interested in a contract with the City and County. Quoting-

"I assume that the participation referred to is to be under a contract with the City and County by the terms of which such member is to receive a share of the compensation for the design.

Section 362, Revised Ordinances, City and County of Honolulu, 1923, provides for the appointment of members of the City Planning Commission, other than the ex officio members thereof, by the Mayor with the approval of the Board of Supervisors.

Act 175, Session Laws, 1925, provides that-

"No supervisor and no officer appointed by and/or with the approval of the board

of supervisors of the city and county, shall be or become directly or indirectly interested in or in the performance of, any contract, work or business, or in the sale of any article, the expense, price or consideration of which is payable from the treasury, or in the purchase or lease of any real estate or other property belonging to, or taken by, the city and county, or which shall be sold for taxes or assessments, or by virtue of legal process at the suit of the city and county.

If any person in this section designated shall, during the time for which he was elected or appointed, acquire an interest in any contract, with, or work done for, the city and county, or any department or officer thereof, or in any franchise, right or privilege granted by the city and county, unless the same shall be devolved upon him by law, he shall forfeit his office, and be forever after debarred, and disqualified from being elected or appointed in the service of the city and county; and all such contracts shall be void, and shall not be enforceable against the city and county".

Although members of the City Planning Commission serve without compensation, yet the commission is required to perform certain duties and is invested with advisory powers.

I am of the opinion, and so advise you, that a member of said commission is an officer within the meaning of said Act, and can not legally "acquire an interest in any contract with, or work done for, the city and county . . . . . unless the same shall be devolved upon him by law."

In the case under consideration, the participation in the preparation of a design for the municipal building is not a duty devolving upon a member of your commission by law.

Respectfully,

(Signed) N. D. Godbold,  
Deputy, City and County Attorney.

In the discussion that followed, it was unanimously agreed that Mr. Wood should remain on the Commission until such time as the architects' association is actually formed and he takes some active part in same. For the present his status was considered unchanged.

On motion of Mr. Denison and second of Mr. Macfarlane, it was recommended that the plan submitted by the Committee of Architects should be referred to the Board of Supervisors for consideration and action.

SUBDIVISION  
No. 55  
WAHIAWA

Subdivision of property in Wahiawa owned by Mrs. Macaulay and others was presented thru Wright, Harvey and Wright. Plan was referred to Engineer Welsh for investigation and report at next meeting of the Commission.

BUILDING  
ORDINANCE  
REVISION

Engineer Welsh reported that in interviewing Mr. Stewart, newly appointed building inspector, he had found him ready to undertake the revision of the building code, but desirous of more time in which to study same before make any recommendations.

In the matter of amending a portion of Section 124 so as to make it possible for property less than 500,000 square feet in area, and abutting a business district, to be included in existing business district, Engineer Welsh reported that he had been advised by the Attorney's Office that the proposed revision would inevitably apply more widely than it was intended, setting no limit to increase of business district thru this method. It was suggested that it might be wiser to have drawn an ordinance to take care of the special case in question in Kaimuki, rather than to attempt the revision along lines posed.

The Attorney also advised against attempting to amend a section of the ordinance, a portion at a time.

Engineer Welsh was directed to further consult with the Attorney's Department.

HOTEL AND  
APARTMENT  
HOUSE DIS-  
TRICT AT  
WAIKIKI

It was announced that a public hearing had been called by the Board of Supervisors for Tuesday afternoon on the Ordinance proposing to establish the whole of the Waikiki district makai of Ala-wai, including the beach land makai of Kapiolani Park as a Hotel and Apartment area.

It was agreed that the Commission should be represented at this public hearing to reiterate its opposition to the Ordinance, especially as it affected that land makai of Kapiolani Park, which the Commission felt should be reserved for public park purposes rather than being commercialized.

It was also suggested that the newspapers be interviewed to secure their support and publicity prior to the hearing.

BAND STAND

The status of the band stand at Kapiolani Park was brot up and Engineer Welsh reported that he had investigated and found that bids had been called for, but thrown out on account of the highness, the lowest bid being slightly over \$8,000 when the amount appropriated was but \$7,300. Secretary was directed to follow up any progress made and bring to attention of Commission at a later date.

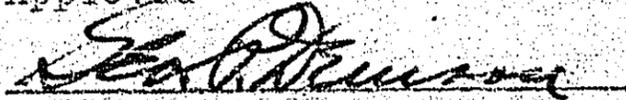
NUUANU STREAM  
COVERING

Engineer Welsh asked the opinion of the Commission on the proposition of covering Nuuanu Stream for parking purposes. He estimated that it could be covered for some \$250,000 and provide parking space for a thousand cars. With 500 cars parked daily at a rental of 25¢ and not more than \$25. overhead expense, he estimated that the city would earn \$100. a day and pay for the improvement within eight years.

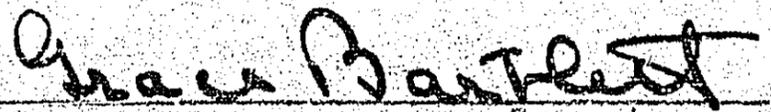
There was some opposition to the scheme on the ground that the stream should be dredged and kept open as an added attraction to the park, and the matter was dropped.

Meeting adjourned at 4:10 p.m.

Approved -



Respectfully submitted,

  
Secretary

August 27, 1925.

The City Planning Commission met in regular session on Thursday, August 27, at 3 p.m. in the stock and bond exchange Stangenwald Building.

PRESENT:

G. P. Denison, Acting President  
 E. E. Spalding  
 A. R. Keller  
 H. E. Macfarlane  
 Hart Wood  
 J. M. Young  
 Engineer Cain  
 Engineer Welsh  
 Secretary

ABSENT:

Mayor Wilson  
 President McInerny

VISITORS:

W. H. McInerny  
 Curtis Shields  
 H. Hurst Seager, City Planner from Christchurch, New Zealand, returning from international conference on Town Planning in New York.

MINUTES:

Minutes of the previous meeting were read and approved.

SUBDIVISION  
 No. 35  
 Wahiawa

Favorable report on subdivision of property in Wahiawa, submitted by A. A. Wilson, was made by Engineer Welsh, and plan was approved by the Commission on motion of Mr. Spalding and second of Mr. Macfarlane.

PLANTING OF  
 HEDGES IN PARK-  
 ING AREA- MANOA

Engineer Welsh reported that his attention had been called to the planting of a hedge in the parking area of property at the intersection of Oahu Avenue and East Manoa Road, which not only violated the improvement laws, but placed an obstruction on a corner where traffic is dangerous. He recommended that the Commission communicate with the Shade Tree Commission calling their attention to this violation, and suggesting that the planting of parking areas should be done entirely under the jurisdiction of the Shade Tree Commission. Recommendation was approved by the Commission.

Mr. Donison here presented Mr. Seager, city planning expert of New Zealand, who spoke on city planning observations during his recent travels.

TALK BY  
Mr. SEAGER

After commending Honolulu's foresight in city planning, with the comment that he had nowhere in his travels found such beauty, he went on to mention a few of his disappointments, which he felt would be shared by other travellers: first, the disappointment at finding no seats in the parks, civic center, or even at Waikiki Beach for the traveller to use to rest and enjoy the beauties of the city; second, the disappointment of finding Honolulu's new buildings planned without provisions for protection from the tropical sun-arcading was mentioned in this connection; and third, his keen disappointment at finding the world famed Waikiki Beach encroached upon by private homes on every hand, and no extent of beach left for the public. This condition Mr. Seager felt to be a very serious one, and he made a plea for some action on the part of the government before it is too late.

Mr. Seager praised the planning of Alewa Heights as an excellent example of contour planning. He also commented favorably upon the plan of speeding up improvements thru the creation of improvement districts, the provision for utility alleys in new plans of the city, and Honolulu's foresight in anticipating a municipal golf course.

He mentioned the use of miniature Eifel towers in England from which were extended the utility wires, doing away with the unsightly poles, and also of the custom of beautifying street intersections by some distinctive feature of planning, such as monuments, fountains, parks, etc., and varying the monotony of uniform rectangular blocks, these distinctive features serving also as land marks to assist the stranger in the matter of orientation.

At the town planning conference in New York this summer Mr. Seager said that the problems of regional planning and zoning were receiving more attention than those of simple city planning.

Meeting adjourned at 4:05 p.m.

Respectfully submitted

Approved

*Grace Bartlett*  
Secretary

\_\_\_\_\_  
President

FLASH NO. 6

September 3, 1925.

The City Planning Commission met in regular session on Thursday, September 3, 1925, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT:

J. D. McInerny, President  
 G. P. Denison  
 P. E. Spalding  
 A. R. Keller  
 H. R. Macfarlane  
 Hart Wood  
 J. M. Young  
 Engineer Cain  
 Engineer Welsh  
 Secretary

ABSENT:

Mayor Wilson

VISITORS:

Fire Chief Thurston  
 E. P. Fogarty  
 E. L. Knickbocker

MINUTES:

Minutes of the previous meeting were read and approved.

PETITION FOR  
 REDUCTION OF FIRE  
 DISTRICT NO. 2

Petition No. 177, signed by owners of property in Fire District No. 2, asking a very sweeping reduction in the limits of the Second Fire District, was presented, together with compromise plan presented by Fire Chief Thurston, recommending that a reduction of fire district be made insofar as it affects purely residential property and property of a similar nature.

In presenting compromise plan Chief Thurston pointed out that property affected in his plan, already residential in character and would probably remain in this class. Also that property taken out of the fire district would automatically revert to residential district without further legislation.

The question was brot up in regard to the status of such property in case owners at a later date wish to petition for a business district. Mr. Spalding suggested that in case the commission favored such compromise plan, there should be some provision whereby any business district hereafter created by petition would automatically become a Second Class Fire District.

AMENDMENT TO  
SECTIONS 112,  
202 and 229,  
BUILDING  
ORDINANCE

On motion of Mr. Denison action was deferred pending an inspection trip thru the present and proposed Second Fire Districts.

Ordinance amending Sections 112, 202 and 229 of the present Building Ordinance, and already passed first reading by the Board of Supervisors, was referred to the Commission by Mayor Wilson.

The Commission was particularly interested in Section 112, proposing an increase in the maximum height of buildings from 75 feet to 150 feet, or from six stories to twelve stories. This amendment was drawn to enable the new Royal Hawaiian Hotel to plan for a building that may eventually reach twelve stories in height.

The Commission discussed in some detail the advantages and disadvantages of sky-scrapers for Honolulu. Mr. Hart Wood felt that from an esthetic point of view, a tall hotel building could be made far more attractive than a lower building. Mr. Cain quoted statistics from the city of New York where he says experts are questioning the economic value of their sky-scrapers, laying stress upon the congestion which is automatically created and the abnormal increase in property values. They are questioning whether the values are not more than off-set by the many serious problems arising.

The majority of the commission members felt very sorry to see the sky scrapers come to Honolulu, protesting that they are not consistent with the typical Hawaiian beauty we are all anxious to conserve, and offer no distinctive feature.

On motion of Mr. Spalding action was deferred for further consideration, with the suggestion that a letter be directed to the Board of Supervisors advising them that the Commission is still to be convinced that the present ordinance should be changed with respect to the height of buildings, and asking them to defer action on amendment until after the Commission has had another week to consider same.

Mr. Wood also questioned Section 229 which provided for ventilation of inside toilets by forced draft. He claimed that in practice this method had not always been found to be satisfactory, and in the case of enforced reduction in running expenses such ventilation system was the natural place to begin economizing. He felt that a natural draft was the safer one.

LACK OF  
SIDEWALKS  
IN CITY

Engineer Welsh brot up the matter of the lack of sidewalks in many parts of the city, and asked what the Commission could do to help in the matter. According to Engineer Cain, the Board of Supervisors have the power to at any time force property owners to construct sidewalks, but have not yet used this power. It was suggested that the Commission prepare a list of needed sidewalks, beginning with the first fire district, and working out from the center until all the city has been taken care of. This method, it was felt, would preclude the criticism of partiality. Engineer Welsh was directed to prepare such list for the consideration of the Commission.

GOLF COURSE

Engineer Welsh presented the finished map of land in Kalihi Valley proposed for use as a municipal golf course. Before formally presenting same to the Board of Supervisors, the members agreed to do a little personal work with individual Board members in order that undue publicity may not be given to the project, creating an abnormal rise in land values in Kalihi Valley, before the Board is ready to act.

Meeting adjourned at 4:15 p.m.

Respectfully submitted

Grace Bartlett

Secretary

Approved-

J. M. C. Inerney  
President

September 10, 1925.

The City Planning Commission met in regular session on Thursday, September 10, 1925, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerny, President  
P. E. Spalding  
G. F. Denison  
A. R. Keller  
H. R. Macfarlane  
Hart Wood  
Mayor Wilson  
Engineer Cain  
Engineer Welsh  
Secretary

ABSENT: J. M. Young

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Secretary reported four communications as follows:

HEDGES IN  
PUBLIC PARKING  
SPACES

1. From the Shade Tree Commission acknowledging letter from the Planning Commission and promising their cooperation in the matter of supervising the planting of hedges, etc., in the public parking spaces in front of private homes.

REDUCTION IN  
LIMITS OF FIRE  
DISTRICT NO. 2

Fire Underwriters

2. From the Board of Fire Underwriters protesting any action to lessen the limits of Fire District No. 2. Map was attached indicating that this district is rapidly becoming a typically commercial area. Protest explained that with the prevailing winds from the mountains the conflagration hazard will be considerably increased if the section in question is excluded from Fire District No. 2.

On motion of Mr. Spalding and second of Mr. Denison, with amendment by Mayor Wilson, the Commission, following a lengthy discussion and study of the map, went on record as not favoring any change in the present Fire limits, but recommending that in case the Board of Supervisors consider it advisable to make a reduction notwithstanding, an ordinance be drafted providing that if at any time this area becomes a business district, it shall also automatically become a Second Fire District.

COMPLAINT IN RE  
CONDITION OF PRE-  
MISES OF PROPERTY  
ON SPENCER STREET

3. Communication from Messrs. Hugo Hope, Peter Anastasopoulos and M.O. Sill registering a complaint on the condition of the premises belonging to Mr. George Marshall and abutting Spencer Street. Mr. McInerney reported that an inspection of the property had shown no condition sufficiently serious to warrant any action by the Commission, the yard in question being Mr. Marshall's back yard and used to store certain lumber and machinery; also that the garbage display appeared no better nor worse than that of the neighboring homes, and in no way a violation of any law. Secretary was directed to acknowledge complaint advising that the matter contained in complaint does not lie within the jurisdiction of the City Planning Commission, and suggesting that they address their complaint to the Outdoor Circle.

*Sub. no. 36  
Approved  
Highway*

PALAMA PLAN

4. *Sub division Dowsett Highway - Approved.*  
Engineer Welsh reported that the Palama Drainage and Street Plan, which had been referred by the Board of Supervisors to Committee for investigation, had been in turn referred back to Engineer Cain's office for approval. In making a final review of the map with Engineer Cain, Mr. Welsh said that they wished to recommend one change of some importance- namely, that the width of road on either side of the Drainage Canal be increased from 40 to 56 feet to provide for a parking space between the road and sidewalk on the canal side of the road. Change in plan was approved by Commission.

BAND STAND  
KAPIOLANI  
PARK

The status of the band stand in Kapiolani Park was discussed and the delay explained. It developed that altho the prize money for the competition had been paid, the architects' fees were still unpaid. Mayor Wilson said that it would not be possible for the city to finance the construction of the bandstand until after the new year, but that the money for architect's fees, etc. could be taken care of, and suggested that the matter be taken up personally with Supervisor Clark, Chairman of the Finance Committee.

Meeting adjourned at 4:15 p.m.

Respectfully submitted

Approved-

*John McInerney*  
President

*Grace Bartlett*  
Secretary

September 24, 1925.

The City Planning Commission met in regular session on Thursday, September 24, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerny, President  
G. P. Denison  
A. R. Keller  
Hart Wood  
J. M. Young  
Mayor Wilson  
Engineer Cain  
Engineer Welsh  
Secretary

ABSENT: P. E. Spalding  
H. R. Macfarlane

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: Secretary reported the following communications as follows:

KALIHI HARBOR DEVELOPMENT  
PUBLIC HEARING

1. From the Board of Supervisors enclosing copy of notice of public hearing called by Major Lanagan, District Engineer of the U.S. Engineer's Office to consider Kalihi Harbor improvement, and inviting an expression of opinion from those interested.

Engineer Welsh reported that Mr. Denison, Engineer Cain and he had been present at the above mentioned hearing, where approval of the general plan was unanimously expressed by those present.

A letter from the Commission endorsing the general plan and calling attention to the dependence of the Kapalama drainage and street plan on the harbor plans for Kapalama and Kalihi basins was authorized sent to the U. S. Engineer's Office for record purposes.

BAND STAND  
KAPIOLANI  
PARK

2. From the Clerk of the Board of Supervisors enclosing report of the Committee on Schools and Public Buildings in the matter of Kapiolani Band stand, which had been adopted by the Board on the 15th inst.

Report recommended that the City Planning Commission should be requested to offer such changes in the plans and specifications submitted by Mr. Hart Wood as would make it possible to contract for the construction of the Bandstand within the sum available for that purpose, namely, \$7,243.90. Letter was referred to Mr. Wood who agreed to make certain slight changes in the specifications and return to the Board for new bids.

SUBDIVISION  
UPLAND PARK  
WAHIAWA

3. Notification from the Clerk of the Board of the approval of plans for Upland Park Subdivision, Wahiawa.

ADOPTION OF  
KAPALAMA PLAN  
BY BOARD OF  
SUPERVISORS

4. From the Clerk of the Board, enclosing report of Road Committee, adopted by the Board on the 15th inst., and recommending the adoption of the general subdivision plan for Kapalama District between the main line of the O. R. & L Co., the waterfront, King Street and the proposed canal. It further recommended that the extension of Vineyard Street be commenced at once, and that setback lines be established on such streets connecting the main thoroughfares of this district, especially School Street, Vineyard Street and Kukui Street, so that these thoroughfares will have, eventually, a uniform width through the city. Also, that the section makai of King Street, including the construction of the canal in that section, be left for development as a private enterprise or by application of the 100 per cent improvement statutes.

PROGRAM OF  
STREET SURVEY  
WORK DISCUSSED

At this point discussion centered around the program for further street survey work in the city. Mayor Wilson questioned whether the Commission was proceeding rapidly enough with the accurate street survey, suggesting that the work should be pushed to the limit of the appropriated fund and definite lines established just as rapidly as possible. He also emphasized the wisdom of having setback lines established by ordinance as soon as possible on many of the more important streets, even tho the city may not yet be in a position to go ahead with improvement work on these streets.

Engineer Cain took issue with the Mayor, expressing the opinion that the general city plan should be merely a general plan at present, delaying the establishment of lines

and grades of the minor streets until the various districts are ready to go ahead with improvement projects. He felt that there was a certain hardship involved in laying down definite lines before an improvement project was in sight and the city was in a position to go ahead with same.

The majority of the commission felt with the Mayor that the survey should be made in detail now, with lines established by ordinance, in preparation for future development and improvements, many of which are now being held up until these lines are established.

At the suggestion of Mayor Wilson Engineer Welsh was directed to proceed immediately with that section mauka of School Street between Lanikila and Liliha where the people are waiting for plan before petitioning an improvement district.

#### GOLF COURSE

Mr. Welsh reported that descriptions of proposed Golf Course property in Kalihi Valley had been completed, but that on advise from ex-supervisor Bodge he had not presented same to the board because of the uncertainty of its being approved during the present stringency in city finances.

Following the advise of the attorney's office, Engineer Welsh suggested the advisability of including an estimate of value of this land in report to the Board, and in order to do this that authority be requested from the Board to expend a portion of the funds allotted to the Commission for the purpose of employing an experienced appraiser, cost not to exceed \$250.

There was some discussion as to whether it was up to the commission to prepare more than the descriptions of property in making their report. The Mayor suggested that the tax office valuation of property should furnish sufficient information to base an estimate without employing an appraiser for this purpose. However, in order to make a more complete report, it was agreed to seek authorization from the Board to spend up to \$250. for such appraisalment.

LAPSING OF  
\$5000 FROM  
CITY PLANNING  
FUND

At the suggestion of Supervisor Clarke, Chairman of the Finance Committee, it was agreed to concur in the lapsing of some \$5000 of the Commission fund before the end of the year in order to enable the Board to appropriate same for other purposes during the present emergency situation. This money, it was pointed out, is already lapsed so far as the Commission is concerned the appropriation being made on a pro rata basis, precluding the use of accumulated unused monies.

Meeting adjourned at 4:15 p.m.

Respectfully submitted-

Grace Bartlett  
Secretary

Approved-

\_\_\_\_\_  
President

October 1, 1925.

The City Planning Commission met in regular session on Thursday, October 1, at 5 p.m. in the stock and bond exchange, Stangenwald Building.

## PRESENT:

J. D. McInerney, President  
 G. P. Denison  
 P. E. Spalding  
 A. R. Heller  
 H. F. Macfarlane  
 Hart Wood  
 J. M. Young  
 Engineer Welsh  
 Secretary

## MINUTES:

Minutes of the previous meeting were read and approved.

## COMMUNICATIONS:

Secretary reported the following communications:

STREET CONNECTION  
 BETWEEN MANOA  
 KAIMUKI AND  
 WAIKIKI

1. From the Kaimuki Improvement Club urging better communication between the districts of Kaimuki, Manoa and Waikiki.

Secretary was directed to notify the Kaimuki Improvement Club of what has already been done by the Commission looking toward such inter-communication for these districts, and to advise that the Commission is glad to make a further study of the same.

In this connection Prof. Keller made mention of the fact that there is considerable land south of the University now in the process of being acquired for public purposes, which will prove of considerable value in street development plans in this section.

LEGAL OPINION  
 BUILDING SET-  
 BACK IN RESIDENTIAL  
 DISTRICTS.

2. Legal opinion from the office of the City and County Attorney ruling as follows: "The Board of Supervisors of the City and County of Honolulu is without authority, under the proper exercise of its police power, to compel a building to be placed at a certain distance from the boundary of a street where such setback is for aesthetic purposes only, and the power of eminent domain granted to the board of supervisors by the territorial legislature fails to grant the right to acquire by purchase, or condemnation, an easement in private land for the purpose of establishing a setback line in a residential district.

STREET LAYOUT  
KUNAWAI DISTRICT

Engineer Welsh presented a tentative plan of street layout for the Kunawai district, lying between School, Judd, Liliha and Lanikila Streets.

In order to preserve intact the proposed school site on the maukai-ewa corner of this tract, Engineer Welsh said that he had found it necessary to shift the mauka-makai streets sufficiently to interfere with their connection with the streets of the Kapalama plan. Discussion centered around the traffic problems likely to result with such plan. On motion of Mr. Wood, Engineer Welsh was asked to make a further study of the layout in view of the comments made and present another report at next meeting.

KING STREET  
CROOK

Following report of Mr. Welsh that the Bishop Estate were waiting the cooperation of the City and County in going ahead with Kapalama Drainage and street plan, communication was directed sent to the Board of Supervisors recommending that the crook in King Street be removed and the grade raised to conform with the approved plans as soon as practicable to enable private interests to proceed with the development of that ~~land~~ according to the plan recommended by the Commission and approved by the Board.

## GOLF COURSE

Engineer Welsh explained that he was somewhat in a quandary as to method of proceeding in the matter of golf course. He said he had been advised by Supervisor Hollinger to present report immediately with descriptions only, the Board to take care of land thru condemnation. On the other hand he had been advised by the attorney's office to await for an appraiser's valuation.

The matter was finally left in the hands of Mr. McInerney and Engineer Welsh to present to the Board when the time and conditions were ripe to do so.

Meeting adjourned at 4:15 p.m.

Approved-

Respectfully submitted-

\_\_\_\_\_  
President

\_\_\_\_\_  
*Grace Bartlett*

October 8, 1945.

The City Planning Commission met in regular session on Thursday, October 8, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerney, President  
G. P. Denison  
P. E. Spalding  
A. R. Keller  
J. M. Young  
Engineer Cain  
Engineer Welsh  
Secretary

ABSENT: Mayor Wilson  
Hart Wood  
H. R. Macfarlane

VISITORS: Mr. Paul W. Kelly

MINUTES: Minutes of the previous meeting were read and approved.

STADIUM AT  
MOILIILI

A communication from Mr. Paul W. Kelly was read presenting the plans of a corporation to build and operate an athletic stadium, either on land facing King Street, immediately makai of the present Moiliili Athletic Field, or on property belonging to the Kaanila Land Trust, south of King Street, east of McCully Street, and west of the Kumalae property.

Mr. Kelly asked for a readjustment of the Waikiki Reclamation plan in order to accommodate this project, especially in the matter of closing all streets which would naturally intersect this land. Plans were turned over to Engineer Welsh for investigation and report.

STREET PLAN  
FOR KUNAWAI  
DISTRICT  
APPROVED

Engineer Welsh presented a revised street plan of the Kunawai district, incorporating some of the changes suggested at previous meeting. Plan was approved on motion of Mr. Denison and second of Prof. Keller, and ordered sent to the Board of Supervisors with recommendation that same be adopted.

UNAPPROVED  
SUBDIVISIONS

Mr. Welsh brot to the attention of the Commission a list of subdivisions recorded by the Territorial Survey Office and Registrar of Documents, but not approved by either the Planning Commission or the Board of Supervisors, Mr. Welsh was authorized to investigate these cases and report findings direct to the Board of Supervisors with the suggestion that an attempt be made to secure a closer cooperation between the Territorial Office and the Board of Supervisors in the matter of complying with provisions of Section 382 of the Revised Ordinances of the City and County of Honolulu.

The advisability of securing legislation that will make it necessary for all subdivision plans to be first approved by the Board of Supervisors before they can be accepted for registration by the Territorial Office, was discussed.

Meeting adjourned at 4 p.m.

Respectfully submitted

*Grace Bartlett*  
Secretary

November 5, 1925.

The City Planning Commission met in regular session on Thursday, November 5, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT:

G. P. Denison, Chairman pro tem  
P. E. Spalding  
A. R. Keller  
Mayor Wilson  
Engineer Cain  
Engineer Welsh  
Secretary

ABSENT:

J. D. McInerney  
H. R. Macfarlane  
J. M. Young

MINUTES:

Minutes of the previous meeting were read and approved.

COMMUNICATIONS:

The secretary reported the following communications:

RESIGNATION  
HART WOOD

1. Notification of resignation of Mr. Hart Wood from the City Planning Commission. Communication placed file.

SUBDIVISION-58  
Waikiki

2. From A. J. Cohn on behalf of Mr. Edward Stiles in the matter of subdivision of property near the Ala Wai. Altho plan submitted did not conform to approved plan for the Waikiki district Mr. Cohn assured the Commission that his client was willing to so conform in case the Waikiki plan is to be enforced on all property owners. Commission confirmed the assurance given by Engineer Welsh to Mr. Cohn that no other plans than the present proposed street plans can be legally approved by either the Planning Commission or the Board of Supervisors. However, in order to secure a more immediate development of the streets, the Commission recommended that the property owners of this district take steps to create an improvement district.

WIDENING OF  
PUUHALE ROAD

3. From A. W. VanValkenburg, Secretary of the Oahu Railway and Land Company, suggesting the advisability of acquisition by the City and County of land necessary for the widening of

Puuhale Road in order to aid in the further development of that section of Kalihi. In this connection he suggested the possibility of a mutually acceptable exchange of Territorial and railway lands which would materially hasten the improvement.

It was moved by Engineer Cain that Mr. VanValkenburg be urged to communicate with the Board of Supervisors direct asking that they bring in a resolution of intention for the widening of Puuhale Road as a preliminary step in anticipation of an exchange of lands. Carried.

SUBDIVISION-37  
Kailua Cocoanut  
Grove Tract

4. From S. H. Choy, of Chong and Choy, Ltd., presenting plan of subdivision of the Third Series of Kailua Cocoanut Grove Tract. It was noted that this was one of the list of unapproved subdivisions reported at a previous meeting of the commission, and referred to the Board for action. On recommendation of Engineer Welsh, who said that plan conformed with policy of the Planning Commission in every respect, subdivision was approved, and referred to the Board of Supervisors for acceptance.

UNAPPROVED  
SUBDIVISIONS

Engineer Welsh reported that he had checked up on list of unapproved subdivisions, and written to the Board of Supervisors giving them the list and recommending that a letter be written by them to the Territorial Registrar of Documents requesting that no plans for subdivisions within the City and County of Honolulu be accepted for recording until they have first been approved by the Board of Supervisors. The matter was referred by the Board to the City and County attorney for investigation and action.

Mr. Welsh was advised by the Territorial Office that territorial law was their guidance, and that by following the provisions of same they could not legally refuse to record subdivisions when brot to them if certain provisions had been complied with. Mayor Wilson stated that he felt this to be a very narrow interpretation of the law, inasmuch as it has been the generally accepted policy to follow the city and county law in cases where the territorial law is silent on any point.

According to the Mayor it becomes merely a matter of cooperation. He cited the case of cooperation

existing between the Territorial Board of Health and the City and County Building Inspector's Office, where they had mutually agreed that no building permits would be issued until the Board of Health had approved. He pointed out that there was nothing in Territorial law to require this act of courtesy, but that it had proved to be thoroly workable, and fully as binding as a written law.

Mr. Denison, as chairman, was directed to address the Governor in the matter, asking the cooperation of the Territory.

ATHLETIC  
STADIUM

Engineer Welsh reported that he had investigated the two sites proposed by Mr. Kelly for the location of an athletic stadium, and could see no reason for objecting to such development of this land and the subsequent delay in opening up of certain intersecting streets as shown in the Waikiki plan, for this purpose.

Commission concurred in report, suggesting its preference for the McCully Street site as less likely to interfere with traffic than the King Street site.

Meeting adjourned at 3:50 p.m.

Respectfully submitted

Grace Bartlett  
Secretary

November 16, 1925.

The City Planning Commission met in special session on Monday, November 16, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: G. P. Denison, Chairman pro tem  
P. E. Spalding  
H. R. Macfarlane  
J.M.Young  
Mayor Wilson  
Engineer Welsh  
Secretary

ABSENT: J. D. McInerny, President  
A. R. Keller  
Engineer Cain

VISITORS: Mr. Hart Wood

MINUTES: Minutes of previous meeting were read and approved.

COMMUNICATIONS: Secretary reported three communications from the Board of Supervisors advising the commission of Board's approval of- (1) Dowsett Highland Subdivision, Nuuanu Valley, (2) Straightening of King Street, between Morris Lane No. 1 and Austin Lane, and (3) Street Layout for area enclosed by School, Liliha, Lanikila and Judd Streets.

Communications from the Board referring to the Commission applications for approval to the following subdivision plans: Banning lands, Castle lands and Lot #21, all of Kailua; and East Manoa Tract, by the International Trust; submitting revised plans for Kapiolani Park bandstand, and referring Resolution No. 539, proposing the establishment of a new center line for Prospect Street.

SUBDIVISIONS-  
KAILUA- Nos.  
39-40-41  
Banning, Castle  
and Lot 21. The Banning land, Castle land, and Lot 21, all of Kailua, were approved tentatively on condition that the streets in these subdivisions are found to connect with those of the Coconut Grove tract at the rear of same. Plans referred to Engineer Welsh for further investigation.

EAST MANOA TRACT  
# 42

Approval was withheld in the case of the East Manoa Tract in Manoa Valley until the street within the tract is increased from 25 to 40 feet in width.

ROBERT SHINGLE  
HOME, MAKIKI  
# 43

Considerable discussion was given to a plan of subdivision of the Robert Shingle home in Makiki, the plan calling for some twenty three lots, of varying dimensions, some as small as 55 X 65 feet, and with a loop driveway thirty feet in width.

Altho the size of the lots is not a matter within the jurisdiction of the Commission, the opinion was expressed that it would be a misfortune to the Makiki district to have this property subdivided into lots so small as to practically create a tenement district. The plan was disapproved, however, because the street intersecting the tract was less than 40 feet in width.

Plan was referred to Engineer Welsh for further investigation and report.

AMENDED BAND-  
STAND PLANS

Mr. Hart Wood was present and presented and explained the changes in specifications for the Kapiolani Park bandstand, made to bring the cost within the figure \$7,250. Changes were approved by the Commission.

CENTER LINE FOR  
PROSPECT STREET

Action on Resolution No. 539, referred by the Board of Supervisors to the Commission, in the matter of establishing new center line for Prospect Street, was deferred, pending consultation with Engineer Cain.

Meeting adjourned at 3:50 p.m.

Respectfully submitted-

*Grace Bartlett*

Secretary

November 19, 1925.

The City Planning Commission met in regular session on Thursday, November 19, 1925, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: G. F. Denison, Chairman pro tem  
F. E. Spalding  
A. R. Keller  
H. P. Macfarlane  
J. M. Young  
Engineer Cain  
Engineer Welsh  
Secretary

ABSENT: J. D. McInerney, President  
Mayor Wilson

VISITORS: G. F. Wright  
Earl Midkiff  
Earl Williams  
Manley Hopkins  
John Grace  
Walter Doyle  
George Mellist

MINUTES: Minutes of the special meeting of November 16, were read and approved.

COMMUNICATIONS: None

KAILUA SUBDIVISIONS The Kailua subdivisions, represented by the Castle and Banning properties and Lot 21 of the subdivision of Lot 11, of the subdivision of land court application No. 323, all of which had been tentatively approved at the meeting on November 16, provided it was found that these subdivisions were so planned that there would be connection with the Coconut Grove Tract at the rear, were returned by Engineer Welsh for further consideration. It developed that between the two pieces of property there lay a stretch of land as yet undivided by Mr. Castle, and thru which the streets of the two tracts would not connect if extended. This would preclude any direct right-of-way to the beach for the Coconut Grove Tract.

Walter Doyle stated that 200 people had bought home sites in Coconut Grove tract with the be-

lief that they would have direct right-of-way to the beach when the land makai of them was opened up.

Manley Hopkins urged that inasmuch as the city and county would eventually have to condemn the intervening land to provide such right-of-way, it was only just and fair that the Castle property owners should anticipate this step and prepare the way now instead of waiting to be forced into it later on.

Mr. Wright explained that the Castle Tract had been opened up as an exclusive tract with special rights and privileges, one of which was a private right-of-way to the beach thru the Banning estate, which Mr. Castle had personally bought for some \$30,000 and which he felt belonged exclusively to the owners of this tract. He said that he felt it was up to the owners of the Coconut Grove tract to negotiate some right-of-way of their own rather than to claim the right to use that of the Castle tract.

Mr. Wright also pointed out that the Coconut Grove tract had been subdivided into acre lots, while the Castle Tract had been subdivided into house lot sizes, and that the connection of all streets in the two subdivisions was hardly a reasonable request.

Engineer Cain explained that while the commission had no authority to demand that Mr. Castle extend his subdivision so as to connect the tracts, yet there were certain provisions that in the interests of the public and in anticipation of the future development of other tracts adjoining, the city should have a right to expect, before accepting a subdivision plan, namely, that the streets within the tracts should fit into some general street system for the whole district.

However, until such time as this strip of land lying between the present Castle subdivision and the Coconut Grove tract is opened up for home purposes and some plan presented to the Commission for approval, the Commission questioned whether they were justified in denying approval of present street layout, and on motion of Mr. Macfarlane and second of Mr. Spalding the three subdivisions above named were approved and recommendation of the Commis-

sion ordered sent to the Board of Supervisors.

SIDEWALK AREAS  
WITHOUT  
SIDEWALKS

Engineer Welsh presented completed lists of sidewalk owners for the two fire districts, Beretania Street between Punahou and King Street junctions, and on King Street, where there are at present no sidewalks, but where same should be constructed as soon as possible. Lists were ordered sent to the Board of Supervisors with the recommendation that same be ordered constructed with a minimum of delay.

Meeting adjourned at 4:10 p.m.

Respectfully submitted-

*Grace Bartlett*  
Secretary

December 3, 1925.

The City Planning Commission met in regular session on Thursday, December 3, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: G. P. Denison, chairman pro tem  
A. R. Keller  
H. R. Macfarlane  
J. M. Young  
Engineer Cain  
Engineer Welsh  
Secretary

ABSENT: J. D. McInerney, President  
P. E. Spalding  
Mayor Wilson

VISITORS: W. W. Thayer and Manuel V. Ferry of the International Trust Company.

MINUTES: Minutes of the meeting of November 19 were read and approved.

COMMUNICATIONS: Secretary reported one communication from the Board of Supervisors by the Clerk, returning the Commission's recommendation for the approval of the Castle land subdivision at Kailua with the request that they be informed whether or not these plans conform to the future road extension program for the Kailua District.

Secretary reported answer sent to the Board advising that these plans had been so considered.

SUBDIVISION-42  
East Manoa  
W. W. Thayer

Mr. W. W. Thayer and Mr. Manuel Ferry of the International Trust were present and asked for a reconsideration of the action of the commission at the previous meeting when plans for subdividing property in East Manoa were disapproved because of the inclusion of a 25 foot right-of-way.

Mr. Thayer contended that since the street contemplated was a dead end street of only 300 feet in length that a 25 foot right-of-way was ample to take care of all demands of this property.

Engineer Cain expressed his belief that the City Planning Commission should not deviate from its policy of 40 foot minimum, suggesting that special cases, involving unusual

hardship, should be taken to the Board of Supervisors, who had the power to override the recommendation of the Commission.

Mr. Cain made a motion that in view of the policy of the City Planning Commission to accept no right-of-way less than 49 feet in width, the plan as submitted be not approved.

There being no second to this motion, Mr. Cain withdrew same and moved that the Commission defer action until after a visit had been made to the property in question. Seconded by Mr. Macfarlane and carried. Trip of inspection was scheduled for Thursday, December 10, in connection with regular meeting.

#### SUBDIVISION LAW REVISION

Engineer Welsh reported that he felt the time had come when the commission should consider a complete revision of the subdivision law, with a view to making impossible the present evasion and violations. As a first step in this direction, he said that the Engineers' Association had suggested that a committee of engineers be chosen to work together with the Planning Commission engineer in preparing this revision.

The Commission members were skeptical of the advisability of delegating this work to a committee of engineers, feeling that this work should be done by a more disinterested group. They also felt that the Commission should serve as a clearing house for suggestions and recommendations from the engineers and other sources. No action was taken.

#### BUDGET FOR 1926

Engineer Welsh presented outline of budget for 1926. On motion of Mr. Cain the matter was referred to President McInerny and Engineer Welsh with authority to prepare such budget.

#### GOLF COURSE

In anticipation of the 1926 budget, Engineer Welsh reminded the commission that no recommendation had yet been made to the Board in the matter of proposed Municipal Golf Course, and that such action should be taken immediately in order to secure some provision in budget for the acquisition of property in question.

Matter was left in the hands of President McInerny and Engineer Welsh to make recommendation to the Board whenever, upon investigation, it was deemed expedient to do so.

KAPIOLANI  
BOULEVARD

It was also suggested by Engineer Welsh that the Commission do some follow up work in the matter of securing provision in budget for the acquisition of land necessary for the development of Kapiolani Boulevard. Engineer Cain agreed to include this item in his engineering budget, even tho he admitted that there was not enough money in sight to accomplish the projects already under way.

Meeting adjourned at 4:10 p.m.

Respectfully submitted

Walter M. Bartlett  
Secretary

December 10, 1925

The City Planning Commission met in regular session on Thursday, December 10, 1925, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

**PRESENT:** J. D. McInerny, President  
G. P. Denison  
A. R. Keller  
H. R. Macfarlane  
J. M. Young  
Mayor Wilson  
Engineer Cain  
Engineer Welsh  
Secretary

**ABSENT:** P. E. Spalding

**VISITORS:** Mr. Guy Rothwell and Mr. C. W. Dickey, of the Allied Architects Association.  
Mr. Wade Warren Thayer and Mr. Manuel V. Perry of the International Trust Company.

**MINUTES:** Minutes of the meeting of December 3 were read and approved.

**COMMUNICATIONS** Secretary reported communication from the Board of Supervisors by its clerk, advising of the acceptance by the Board of the Castle subdivision at Kailua on condition that plans coordinate with other subdivision plans in that district.

Also communication from A. J. Cohn in the interests of property belonging to Mr. Edward Stiles at Waikiki, advising that because of the fact that the majority of the lots in proposed subdivision face on the boulevard it is not necessary at this time to build a street within the subdivision, but that the owner is willing to sell to the city and county land for road purposes if the city is ready to go ahead with road plan.

Letter was referred to Engineer Welsh for investigation and report.

**CITY HALL PLANS** Mr. Rothwell and Mr. Dickey were present in the interests of the Allied Architects association asking the present status of city hall plans, and advising that the association is now prepared to undertake the work of drawing plans for a municipal building.

They explained the cooperative method proposed for carrying out their plan, assuring the Commission of its confidence in the successful

working out of plans for a municipal building thru the personnel of this association. They explained that the plan had already been put to the test in drawing up plans for the Pacific Club building, and had been found to be entirely practicable.

The Allied Architects association include the following:

Emory & Webb  
 Rothwell, Kangetter & Lester  
 C. W. Dickey  
 W. A. Heen  
 Herbert Cohen  
 Davis & Fishbourne  
 Hart Wood  
 Furer & Fotter

Engineer Welsh explained that the plan as outlined by the allied architects some months ago had been sent to the Board of Supervisors with the request that they endorse plan before the commission went further in program of drawing up plans, but that to date they had ~~not~~ received an answer.

President McInerny was instructed by the Commission to take up the matter with the Board of Supervisors and find out just what authority is vested in the commission to carry on this project.

BUDGET FOR  
 1926

Engineer Welsh reported that he had asked for a thousand dollars increase for the year 1926 in order to take care of a second survey party, with automobile, in order to speed up the work of permanent street survey in the city.

BUILDING  
 SET-BACK

President McInerny reported that the Outdoor Circle had interviewed him protesting the building of a store abutting the street at the corner of King and Piikoi Streets. It was pointed out by Mayor Wilson, however, that there was no remedy in sight in cases of stores abutting the street unless the city was willing to buy the set-back strip.

EAST MANOA  
 SUBDIVISION

At this point the meeting adjourned to make an inspection of property in East Manoa, subdivision plans for which had been disapproved at an earlier meeting because of 25 foot street width.

Following the inspection of this property, the Commission, on motion of Engineer Cain, and second of Mr. Denison, voted to hold fast to its former

decision,- namely, that the Commission does not approve of any streets less than 40 feet in width.

It was pointed out to Mr. Ferry that a re-arrangement of the lots would make it possible to subdivide without the inclusion of any intersecting street.

Respectfully submitted

Grace M. Bartlett  
Secretary

Approved:

Tom McNemy  
President

December 17, 1925.

The City Planning Commission met in regular session on Thursday, December 17, at 3 p.m. in the stock and bond exchange, Stangenwald Building.

PRESENT: J. D. McInerney, President  
G. P. Denison  
P. E. Spalding  
H. R. Macfarlane  
A. R. Keller  
J. M. Young  
Mayor Wilson  
Engineer Cain  
Engineer Welsh

ABSENT: None

MINUTES: Minutes of the meeting of December 10 were read and approved.

COMMUNICATIONS: Secretary reported three communications, as follows:

1. From the Board of Supervisors by its clerk, referring to the Commission the matter of designing of a warrant for use by the City and County Auditor's Office. No action was taken.
2. From the Board of Supervisors by its Clerk, in reply to request of Commission for additional instructions regarding plans for the proposed municipal building, advising that the Board is not interested whether the plans are prepared by the Allied Architects of Honolulu or any one else as long as the plans are secured.
3. From Wright, Harvey and Wright, submitting plan of subdivision of land lying between Kaimalu Drive and Coconut Grove Tract, Kailua.

CITY HALL PLANS -  
DISCUSSION OF  
PLAN OF ALLIED  
ARCHITECTS

The meeting was given over almost entirely to a discussion of the advisability of employing the Allied Architects to draft plans for the new municipal building. In order to answer some of the questions arising in regard to the practical working out of the proposed plan, Mr. Dickey was sent for, and the plan of operation presented in detail and discussed very thoroughly.

Mr. Dickey explained that the association would expect to work in very close cooperation with the Commission at all times, and that their offices would be open at all times to both the Commission and City officials, and that suggestions and constructive criticism would be welcomed. Also that the plans would represent the ideas of many, and not be the product of any one architect or firm of architects, individual identity being lost in the bigger plan.

There were two questions which the Commission felt it vital to thoroughly understand: the first, whether the association would hold itself responsible to deliver satisfactory plans even though it might involve the doing over of the work many times, was answered in the affirmative. The second, whether all registered architects in the city of Honolulu had been approached and offered an opportunity to join the association, was answered in the negative. However, Mr. Dickey explained that the association was open to any registered architect who was willing to cooperate and to share expenses and losses as well as returns of the association. Although not officially authorized to do so, Mr. Dickey said he felt sure that the association would be glad to make formal invitation to all registered architects to come into the association under such conditions. Mr. Dickey agreed to take the matter with the association and report to the Commission at a later meeting. Further action was postponed until this report has been received.

SUBDIVISION-44  
Kailua

Engineer Welsh presented plan of subdivision of land lying between Kainalu Drive and Coconut Grove Tract, Kailua. Plan showed one connecting street between Coconut Grove Tract and the Castle Tract. Engineer Welsh recommended that two more street connections be made. The Commission agreed that the street layout for this district should be considered as a whole rather than as individual tracts, and in so doing it was felt advisable that Mr. Welsh should take the matter up with Mr. Castle and recommend such connecting streets. Action was deferred pending the report of the engineer.

GOLF COURSE

It was reported that the Golf Course Resolution had passed the Board of Supervisors unanimously at its meeting on December 15.

Meeting adjourned at 4:30 p.m.

Respectfully submitted-

Gran M. Barfield  
Secretary

Approved-

Tom J. Jerny  
President

CITY AND COUNTY OF HONOLULU  
 PLANNING DEPARTMENT  
 MICROFILM CERTIFICATION

REEL NUMBER:

3

Number of  
 Images:

250

FLASH	TITLE
START	PLANNING COMMISSION MINUTES
1	January, February, March, April, 1924
2	May, June, July, August, 1924
3	September, October, November, December, 1924
4	January, February, March, April, 1925
5	May, June, July, August, 1925
6	September, October, November, December, 1925
END	

CERTIFICATION

I HEREBY CERTIFY THAT THE MICROPHOTOGRAPHS APPEARING IN THIS REEL OF  
 FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.

May 4 1971  
 Date

Marie L. Myerburg  
 Signature of Operator

**END**