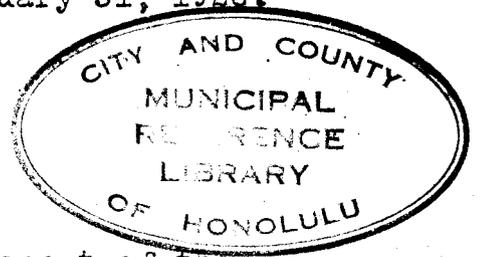


Honolulu City Planning Comm.

January 31, 1926.



The Honorable Mayor of the City and County of Honolulu.

Dear Sir:

I have the honor to submit herewith report of the City Planning Commission for the year 1925, and of expenditures of monies appropriated for this purpose by the Honorable Board of Supervisors of the City and County of Honolulu.

GENERAL FUND:	Salaries and Expenses, 6 mos . . . . .	\$1500.00
	Expenses, 6 mos. . . . .	<u>1406.90</u>
	Amount lapsed . . . . .	93.10

PERMANENT IMPROVEMENT FUND:

Engineering Expenses and Incidentals on Permanent Outlays . . . . .	24,000.00
Amount Expended . . . . .	<u>16,637.09</u>
Amount lapsed . . . . .	7,362.91

In explanation of the above figures, attention is called to the fact that the appropriation for Salaries and Expenses, covering secretary's salary and office expenses, was transferred on June 30 from the General Fund to the Permanent Improvement Fund, and combined with the engineering appropriation for permanent street survey work. This accounts for the unusually small amount expended under General Fund during this year.

In May, two additions were made to the personnel of the Commission, following provisions of Ordinance No.249, amending section 362 of the Revised Ordinances of the City and County of

lulu, 1923, relating to City Planning Commission, which states:- never the Mayor shall deem it necessary or expedient to increase the personnel of the City Planning Commission he may, with approval of the Board of Supervisors appoint two additional

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members, one of whom shall be a practicing engineer, and one a practicing architect....."

To fill these positions the Mayor appointed Mr. Hart Wood as a practicing architect, and Mr. John Mason Young as a practicing engineer, to serve on the Commission for a term of two years, and these appointments were confirmed by the Board of Supervisors on May 19, 1925.

Because of the ruling of the Legislature under Act 175, Session Laws 1925, which states 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 . . . . price or consideration of which is payable from the treasury . . . .", Mr. Wood asked that his name be withdrawn from the Commission in order that he might be free to participate in plans for the proposed Municipal Building.

The above ruling which caused the resignation of Mr. Wood is also responsible for a continued vacancy, since architects qualifying for membership in the Commission are equally interested with Mr. Wood in the drafting of plans for the municipal building.

There would appear to be one possible solution, however, namely, that Mr. Young, who is qualified to serve as either an architect or an engineer on the Commission, be designated as the architect member, thus leaving the vacancy in the engineer's place rather than in the architect's place. It is anticipated that thru some such rearrangement the Commission will soon have nine active members in its membership personnel.

The personnel as it stands on December 31, is as follows:

- Appointive Members: J. D. McInerney, President
- P. E. Spalding
- G. P. Denison
- A. R. Keller
- H..R. Macfarlane
- J. M. Young

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Ex Officio.Members: Mayor John H. Wilson  
City and County Engineer, Louis S. Cain

Administrative Officers: President- J. D. McInerny  
Engineer- Chas. R. Welsh  
Secretary- Mrs. Grace Bartlett

Early in January Mr. Chas. R. Welsh was officially appointed as City Planning Engineer at a salary of \$400 per month, his services prior to this time being taken care of on a per day basis.

The following scale of wages was established for the personnel employed on permanent street survey work under the direction of Engineer Welsh:

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

In August the salary of the secretary was increased to \$200.00 per month.

Altho beginning work under an appropriation designated as Permanent Street Survey, it soon developed that many projects were being turned over to the Commission by the Board for investigation and development which could hardly be classified under such title, and the appropriation was changed at the request of the Commission to enable a wider scope of work. The appropriation now reads- "City Planning Commission Engineering Expenses and Incidentals on Permanent Outlays".

A great variety of subjects have come before the Commission for study and discussion during the year 1925. Some of these have been of greater importance than others; in some cases action has been definite and immediate, while in others there has been much study and discussion but no tangible results. The following list will be suggestive of the type of activities under consideration:-

Ala Moana Development  
Art Commission on Public Buildings  
Athletic Stadium, Moiliili  
Bandstand Competition, Kapiolani Park  
Building Set-Back  
City Hall Plans  
Central Fire Station  
Garbage Collection  
Golf Course  
Harding Avenue Extension  
Judd Street Improvement  
Kahala Avenue Widening and Extension  
Kaimuki Business District  
Kalihi Harbor Development  
Kapalama Drainage  
Kapiolani Park Drainage  
Kapiolani Boulevard  
McKinley High School Landscape Gardening  
Nuuanu Stream Covering  
Puuhale Road Widening  
Sewage System for city endorsed  
Sidewalk Ordinance  
Street Connection between Manoa, Waikiki and Kaimuki  
Street Plans:  
    1. Kapalama  
    2. Kunawai  
    3. Nuuanu-Puunui  
Subdivision plans submitted  
Subdivision Law Violation  
Subdivision Law Revision  
Waikiki Reclamation District:  
    Change in certain street widths  
    Hotel and Apartment District  
    Name for Drainage Canal  
    Re-routing of car line over swamp area.  
Young Street Extension  
Zoning:  
    Amendments to Ordinance  
    Decrease in Fire Limits  
    Protest two-family dwellings in Manoa

Out of this list there are certain projects which should perhaps receive more than passing mention. These are taken up in alphabetical order and not in the order of their importance.

#### BANDSTAND COMPETITION

In our report for the year 1924 mention was made of a competition being conducted by the Commission to secure plans for a bandstand at Kapiolani Park to take the place of the old stand now demolished. The mauka-ewa corner of the plot near the old lily pond within the park proper was chosen for the bandstand site.

Altho it was an open question whether so small a project would attract many architects to enter a competition, six very commendable plans were entered in the competition with the result that Mr. Hart Wood secured the first prize of \$100, while the firms of Furer & Potter, and Fishbourne & Davis, were tied for second place. At the suggestion of the competing architects the second and third prizes were combined and divided equally between the tied competitors.

There has been some delay in the actual work on the construction of the bandstand due to the fact that the prize plans had to be slightly modified by Mr. Wood when it was discovered that all bids for the work ran over the allotted price. The modifications were very slight, however, and Kapiolani Park will soon have a bandstand of outstanding beauty and service.

#### BUILDING SET-BACKS

The Commission is still interested in the establishment of building set-backs for the newly developing land, especially in the Waikiki section, along the canal, but it has found little encouragement legally in accomplishing this. According to the Attorney's ruling, - "the city and county of Honolulu is without

authority, under the exercise of its police power, to compel a building to be plac@d at a certain distance from the boundary of a street when 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." Altho a voluntary setback building line is by far the most practicable, it is very difficult to find any group of property owners who are unanimously willing to initiate such a setback. The question is therefore temporarily tabled, but not forgotten, pending an increase in public spirit among the property owners involved in such an improvement, or a willingness on the part of the City and County to pay for land required, or a change in the law to enable the City to demand such setback.

CITY HALL PLANS

In May, the Board of Supervisors turned over to the Commission the matter of drafting plans for a new municipal building, to be located on the corner property facing King, Punchbowl and Hotel Streets, and to cost not more than \$1,000,000 including furniture and fixtures.

The Planning Commission maintains that Honolulu's first City Hall building should be a monumental structure, one planned in anticipation of a very much larger Honolulu, and one that Honolulu will be proud to place in its Civic Center. The Commission also maintains that while it is important that the physical features of the plan should be the latest and most approved in similar buildings on the mainland, it is equally as important that the style of architecture should harmonize with the prevailing types of the civic center, if there is such a type, or at least be distinctive of Honolulu rather than of some mainland city that has an entirely different setting.

To this end, it is considered essential to obtain the very best architectural skill possible in the preparation of these plans.

While an open competition at first appeared to be the only sure way to secure these results, there is now being considered the advisability of employing a group of twelve architects of Honolulu who have organized themselves into what is called "The Allied Architects Association", in an attempt to combine the best of Honolulu's architectural talent and skill for the purpose of drafting plans for the municipal building as well as for other outstanding buildings of the city, especially those of a public nature.

In case the work is turned over to such a group of architects, it is understood that they will hold a competition within their association for preliminary sketches, the best one or two being chosen as a foundational plan, and then worked over to embody the best features of all, the final plans or plans representing the combined efforts of all the architects. The Association has assured the Commission that they will seek to work in cooperation at all times with the Commission, Building Inspector, Board of Supervisors, and other city officials, and also that their work will not cease until they have succeeded in turning out satisfactory plans.

The legality of the employment of a selected group for work of such importance and involving so large a financial outlay, rather than holding an open competition, has been questioned, and the matter put to the City and County Attorney for ruling. Col. E. K. Masee, deputy City and County Attorney, has ruled that "Altho it is true that in cities of the second class all contracts relating to city affairs must be let to the lowest responsible bidder, yet it has never been held that the above provisions applied to the employment of men or groups of men for services involving professional skill".

Plans and ideas are still in a state of evolution, and the Commission can report nothing more definite than satisfactory progress at this time.

#### CENTRAL FIRE STATION

A new site for the central Fire Station at the head of Bishop and Kukui Streets extended was recommended to the Board in January, to take the place of the old site at the corner of Fort and Beretania where congestion from street car lines and automobile and foot traffic is creating a dangerous location for a safe get-away for the fire engines in case of fire, and where an adequate enlargement and development of the plant to take care of the needs of a growing Honolulu is practically impossible. The recommendation of the Commission was not, however, adopted by the Board.

#### AESTHETIC FEATURES

It is sometimes difficult to draw any definite line between the strictly city planning work and the Outdoor Circle work. The unsightly display of garbage on the sidewalk areas has been protested and amendments to present ordinance recommended, but with no definite result. The cleaning of sidewalk areas, particularly in front of undeveloped property, has received some attention. The Engineer Department of the city and county is now ~~luxuriously~~ cleaning these sidewalks and charging cost of such improvement to the owners of abutting property, in cases where the property owners have not taken the initiative. The indiscriminate planting of hedges and trees in the parking spaces between property lines and paved sections of street has also been protested and referred to the Outdoor Circle.

#### MUNICIPAL GOLF COURSE

On December 19, the Board of Supervisors approved the recommendation of the Planning Commission and passed a resolution to start proceedings in <sup>eminent</sup> ~~imminent~~ domain for the acquisition of 102.26 acres of land in Kalihi Valley to be used as a public park

and municipal golf course.

When the Board of Supervisors in February asked the Commission to undertake to locate a suitable site for a municipal golf course in the city of Honolulu, it seemed beyond the realm of possibility that the people of Honolulu would be sufficiently interested in the idea to back such a project. It must be admitted that the Commission itself was dubious of the advisability of urging a municipal golf course in the face of the many more immediately important and pressing improvements which are now waiting funds for initiation, and especially in view of the large initial cost involved in securing land for the development of a golf course.

After a little study and investigation, however, the Commission became thoroly convinced that Honolulu should have a municipal golf course, and also more thoroly convinced that if Honolulu is to have such a course in the future, the land must be secured before the inflation in land values makes such acquisition impossible, and also while there is yet available an acreage sufficient in size and located near enough to the center of population to accommodate an 18-hole course.

Several sites were under consideration by the Commission, including Koko Head, Kaimuki, Moanalua, Kalihi and Waikiki, but in all districts but Kalihi the logical requirements of a successful golf course could not be met:- namely, the sites were too far away from the center of population to be available for the golfer who does not own a machine; or they were in sections too dry for proper development; or they were too small in area to accommodate an 18-hole course; or, most important of all, they were in sections already developed to such an extent that they were financially out of the reach of the city.

The Kalihi site fulfils all the requisites of an ideal course, and the Commission makes no reservation in recommending this site. The general lay of the land and topographical features are almost a duplication of those found in the Nuuanu Country Club course, and with the benefit of the experience gained in the develop-

ment of those grounds, there should be but few real obstacles in the way of a satisfactory development of the Kalihi course.

The initial cost will be heavy, and must be borne by the City or raised thru bond issue. However, following the practice of municipal golf courses in the states, it is anticipated that the course can become self supporting by the levy of a very nominal greenfee. It is also planned that the course will eventually repay the original cost. This has been done and is being done on the mainland, where golf is a game for a few months of the year, and the Commission feels confident that Honolulu should be able to do at least as well if not better, with golf an all-the-round sport.

The Commission has completed its work on this project, surveying and recording each parcel of property involved. It is now in the hands of the Attorney's Office preparatory to condemnation proceedings, and in the last analysis it is going to be up to the people themselves whether Honolulu shall have a municipal golf course, or lose its opportunity thru delay.

#### STREET-LAYOUTS

Street layouts have been prepared by the Commission for the following districts- Kapalama, Kunawai and Nuuanu-Puunui .

The Kapalama street layout was prepared in combination with the Kapalama Drainage project and represents a project of considerable size and involving large financial investment. This plan includes the straightening of the crook in King Street at the cane fields between Morris Lane No. 1 and Austin Lane, the establishing of 10 foot alleys to take care of public utilities, and the inclusion of a 56 foot road on either side of the drainage canal to provide for a parking space between the road and sidewalk on the canal side of the road.

On September 15, the Board of Supervisors adopted the general street plan for Kapalama District between the main line of the O. R. & L. Co., the waterfront, King Street and the proposed canal. It further approved the immediate extension of Vineyard

Street, and the establishment of set-back lines 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 thru the city. The Board also adopted the recommendation of its Road Committee 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 percent improvement statutes. This improvement will go forward whenever the property owners of this district are ready to initiate such improvement project on the 100 percent improvement basis.

In October the Commission prepared a street plan for the district mauka of the Kapalama district, enclosed by Liliha, Lanikila, School and Kunawai streets, and connecting with the Kapalama Plan. This plan was adopted by the Board on November 3, and the property owners are already taking steps to initiate an improvement district for the purpose of carrying out the improvement project on a 100 percent basis.

In order to more adequately connect the two district, the Planning Commission directed Engineer Welsh to prepare a street plan for the district lying between Nuuanu Street and Puunui Street. Plan prepared by Engineer Welsh and approved by the Commission in May called 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 curving to connect with Jack Lane at Nuuanu Avenue; 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. Plan also included two mauka-makai streets between Nuuanu and the stream, and the extension of the new street already planned thru the Nurbank Tract to connect with Maui Street extended. This street plan was approved by the Board in June, but action on improvement was considered inadvisable at that time due to the many other financial obligations of the city.

SUBDIVISIONS

Twenty subdivision plans have been presented to the Commission for approval during the year. Of this number nearly half have been plans for subdividing large property holdings in the country districts. These recent developments of large country areas emphasize the need for a street plan of the districts outside the city proper,- a Regional Plan.

The Commission is anxious to prevent a duplication in the country districts of the problems facing Honolulu proper today in the ill planned and congested streets which must be either eventually rectified at great cost or left to be endured, and this requires a carefully worked out street plan for these areas in anticipation of their development.

The Commission regrets to report that many pieces of land have been subdivided during the year without the approval of either the Board of Supervisors or the Planning Commission. While in some instances this has been done thru ignorance of the law, there appears to have been many cases where the law has been knowingly ignored and violated. The Commission has taken the initiative in checking up on certain of these violations which have come to its attention, and there is at present a long list of violations filed in the office of the city and county attorney awaiting for investigation and prosecution.

There is prevalent the idea, backed by some of our attorneys, that the subdivision law is not legal and cannot therefore be enforced. If this is so, the present law should be investigated and revised where necessary until it can be made a workable law. A law which cannot be enforced becomes little better than no law at all, inasmuch as the subdivider who is honestly trying to abide by the law is severely penalized for his honesty, while a premium is placed on the man who is keen enough to practice evasion. It is anticipated that steps will be taken during the coming year to re-

medy this condition.

Following is a list of the subdivisions in order they have been received by the Commission for investigation:

No. 26-	Kalihi, intersection King and Middle Sts. . . . .	Jan. 8
No. 27-	Dowsett Tract, Lots 41, 42 & 43 . . . . .	Dec. 18 ('24)
No. 28-	Kalihi Valley . . . . .	Jan. 23
No. 29-	King Street, McKinley Park Tract . . . . .	Apr. 23
No. 30-	Hauula . . . . .	May 7
No. 31-	Wahiawa . . . . .	May 21
No. 32-	Kahala Cliffs Tract . . . . .	May 21
No. 33-	Kapahulu . . . . .	July 30
No. 34-	Diamond Head Land Trust . . . . .	July 30
No. 35-	Wahiawa, Upland Park . . . . .	Aug. 13
No. 36-	Dowsett Highland Tract . . . . .	Sept. 10
No. 37-	Cocoanut Grove, 3rd Series . . . . .	Nov. 5
No. 38-	Waikiki, facing Ala-wai, by Edw. Stiles . . . . .	Nov. 5
No. 39-	Banning property, Kailua . . . . .	Nov. 16
No. 40-	Castle property, Kailua . . . . .	Nov. 16
No. 41-	Lot 21, Kailua . . . . .	Nov. 16
No. 42-	East Manoa Tract . . . . .	Nov. 16
No. 43-	Robert Shingle property, Makiki . . . . .	Nov. 16
No. 44-	Kailua, Castle property between Cocoanut Grove and Kalama . . . . .	Dec. 17
No. 45-	Nanakuli . . . . .	Dec. 31

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WAIKIKI DRAINAGE CANAL

The Waikiki Drainage Canal has at last been dignified with a name thru the efforts of the Planning Commission. Suggestions were invited thru the medium of the daily newspapers for a "short, euphonic Hawaiian name that would be easy to pronounce". Out of a group of some fifteen names submitted the name "Ala-wai" meaning "waterway", was easily the unanimous choice of the Commission. The name "Ala-wai" was approved by the Board of Supervisors in April and is now the official name of the canal.

HOTEL AND APARTMENT DISTRICT FOR WAIKIKI

An ordinance proposing the creation of an hotel and apartment district for the entire Waikiki Reclamation district was protested by the Commission which believed that the land facing the Ala-wai should be excluded from an hotel and apartment area, or at least that some regulation of height, design and location of same should be made by the Board of Supervisors in order to insure an uniformly high character of building layout on property facing Ala-wai; also that the strip of land makai of Kapiolani Park and Kalakaua Avenue, bordering the sea, should be excluded, and that plans be formulated to some day acquire this tract for park purposes. A public hearing was held on this Resolution, with the result that altho the land facing the Ala-wai was included in the Hotel and Apartment District, the land facing the sea at Kapiolani Park was eliminated, and reserved for park purposes.

WAIKIKI STREET PLAN

Prior to its final adoption by the Waikiki Reclamation Commission on May 14, several changes were incorporated into the plan for street layout for the reclamation district. The canal was increased from 150 to 200 feet in width, and the makai boulevard was reduced from 100 feet to 74 feet in width. The boulevard directly mauka of the canal was eliminated to permit of a wide park-

ing area, sloping down to the canal edge, while the boulevard on the upper side of the park was in turn widened from 80 to 100 feet. This boulevard is the logical approach to the Territorial Fair Grounds and the increase in width was considered necessary in order to take care of the traffic incident to the Territorial Fair. One thru street extending from Kapahulu Road to the down town section was continued at 80 feet, while the alternate streets were reduced to 70 feet.

#### ZONING

The Zoning Ordinance has again been under fire this past year, due to the authorization of the Board of Supervisors by the Legislature to reconsider the limits of the second class fire district, with a view to reducing same, providing that there shall be but one change, and that same shall be made within six months from date of legislative authorization.

At the request of the Board of Supervisors the Commission took under advisement various plans of making this reduction, with the result that the commission finally went on record as favoring no change in the fire limit. However, the Commission did recommend that in case the Board of Supervisors insists upon making a reduction, notwithstanding, an ordinance be drafted providing that if at any time the area in question becomes a business district it shall also ~~automatically~~ become a Second Class fire district. Action on the matter by the Board was delayed until after the allotted six months had expired, and the ordinance establishing the second class fire district automatically remains unchanged.

At the request of the Building Inspector and the Engineers' Association, much time was given to a discussion of a revision of the entire Building Code with a view to "eliminating certain inconsistencies, clearing doubtful passages, and making certain changes in the light of experience with the present building ordinance".

In view of the fact that the original drafting of the ordinance covered a period of years, with public hearings and constant legal assistance, the Commission maintains that an equally intensive study should be made before any revision is undertaken, especially since many of the suggested changes are far-reaching in character.

Also since the zoning ordinance and the building ordinance have been combined into a "Building Code" which includes many details which are primarily matters for the Building Inspector, rather than the Commission, to regulate, the Commission questions the advisability of revision being initiated by this body. It would recommend that this preliminary work be undertaken by some one person working in cooperation with the Building Inspector and Attorney's Office, the Commission acting only in an advisory capacity until such time as the revision is in a definite and tangible form for discussion and action.

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Each year there is a noticeable increase in cooperation and backing by the community. This is a healthy sign and the natural outgrowth of a better understanding of the functions of city planning and its place in city government. No doubt a large factor in creating this better understanding has been the weekly articles contributed by Engineer Chas. R. Welsh in the Sunday edition of the Honolulu Advertiser in explanation of the problems and development projects as they come before the Commission. Mr. Welsh has also given several talks before various clubs and organizations of the city which have asked for instructional information.

An impetus has been given to city planning thruout the United States this year thru the publication of a city planning magazine which is to be the official organ of "The American City Planning Institute" and "The National Conference on City Planning";

and to be devoted to a discussion of the city planning problems that are being met and solved in the cities all over the mainland. At the invitation of the editors of the magazine the work of the Honolulu Commission was given publicity in the second issue of the magazine thru an article contributed by its secretary.

Attached herewith is a report by Engineer Welsh of the work done on a Permanent Street Survey during the year 1925.

Respectfully submitted

CITY PLANNING COMMISSION

by \_\_\_\_\_  
President.

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Honolulu. City Planning Commission.

Annual report. Honolulu: 1920-1958.

Annual.

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1. City planning - Oahu.
2. Honolulu - City planning.