

The dawning of the year 1880 found Honolulu humming with talk of the soon-to-be constructed Palace for King Kalakaua. Architect T.J. Baker, (later to achieve a much different kind of not^eriety), was the first to publicly exhibit plans for the structure, describing it as being "American Composite" in design.

The building was to be 140 feet by 120 feet at ground level, surmounted by a tower 80 feet high. \$80,000 had been appropriated for its construction and furnishing, and without doubt it would be the most imposing building yet constructed in Hawaii.

Much in the way of new machinery for manufacturing and construction was finding its way to Honolulu, as noted in this story of the day:

"The many improvements and labor saving machines gradually being introduced into the establishments of our best mechanics are worthy of note, as, besides being a matter of curiosity in the various complicated mechanical movements displayed, they also assist in the production at low rates of many articles, both useful and ornamental, thus benefiting the community at large and besides show that the watchword of our mechanics is progress. One of the latest introductions is a blindmaking machine, or rather two machines, a Morticer and Borer, imported by Mr. George Lucas

and now in operation at his shop on the Esplanade; it is well worthy of a visit from the curious."

A new era in communication ^{was born} ~~dawned~~, as ^{commercial} telephone service became available, with "quite a number" of Honolulu's citizens signing ^{ed} up as subscribers, ^{and} They were connected with government offices, the Post Office, the Police and Fire Stations, and of course with one another. Owner/Promoter of the new system was one C.O. Berger.

~~Still another enterprise, of such basic value that it would also be known one day as a "utility", was born when~~ ^{At about the same time} the Minister of the Interior contracted with the agent Of the Boston Gas Company to supply the material for lighting the 83 lamp posts installed on Honolulu's public thoroughfares. It was noted at the time that, "private parties who may desire them may obtain lamp posts, with lamp and attendance, at an agreed monthly rate".

The name of the agent for the Boston Gas Company? None other than C. O. Berger.

~~Though he may not have been aware of it, the Minister of the Interior also ~~had~~ established Hawaii's first bidding procedure, placing the following advertisement:~~

~~" TENDERS FOR PLASTERING WANTED: For cement work on the exterior and plaster work on the interior of the New Palace. Specifications of the work may be seen at the office of the Supt. of Public Works, and tenders marked "Tenders for Plastering" may be lodged with the Minister of the Interior on or before Monday the 5th day of July next. The Minister of the Interior does not bind himself to accept the lowest, or any tender."~~

~~A few days later~~ ^{it} was ~~A few days earlier~~ ^{it} had been reported that an Appropriation

of \$30,000 had been made for construction of a new road over the Pali to Koolau.

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A new residence for the Hon. Charles H. Judd ^{which} was nearing completion on Punahou Street, ~~and~~ drew much praise in a story of the day:

"The house, which is two and a half stories in height, has the most complete sanitary arrangements of any built in the city, the rooms being all large and airy and fitted with all the modern appliances to aid in the continuous supply of pure air. The plumbing, (done by Mr. Frank O'Brien) has brought to public notice many new ideas in sanitary plumbing, the most noticeable of which is the cylinder trap used for the prevention of sewer gas, each trap being separately connected with waste to sewer, and having an air ventilator to such a position as to prevent syphoning; and all the other attachments are made and finished in a thorough manner. The probable cost of the building when ready for occupancy will be in the neighborhood of \$25,000. "

Government officials found themselves earning public accolades when they banished a legion of Honolulu's laundry-men to ^a uniformly constructed group of buildings built specifically to

house them, ~~and~~ located on the river bank between Smith and King Streets. The tables were turned a few days later however, with the editorial reminder that;

" Holes in the board sidewalks along Nuuanu are getting so numerous and so large, that the Road Supervisor might be heartily thanked, by many, if he would only see to their being remedied."

The foundations were laid for a large hall for the new Roman Catholic School. Designed by architect C.J. Wall, the building was to measure 100 feet by 60 feet, and would feature a concave ceiling sweeping from a height of 18 feet at the walls and ends to 23 feet in the center.

Also under construction was the handsome new mansion being erected for Her Highness Ruth Keelikolani. The building contract was secured by S.D. Burrows, who had been born in Lahaina, Maui and had spent his carpenter's apprenticeship in Brockton, Massachusetts. Located on Emma Street, the new building contained plaster work so ornate that it elicited the following editorial comment;

"One department of the work...has lately been completed.

This is the plastering which, from the style of internal finish adopted, assumes an important place in the construction. The building is plastered internally throughout, and the plaster is made the medium of ornamentation of very elaborate character. The contract for this work was undertaken by Mr. Bowler. Before Mr. Bowler began his career as a plasterer here, no attempt to produce ornamental work, or even the commonest moulding, on the spot, had been made. Such plaster mouldings and center pieces as were to be found here had been imported from California. Before that expedient was thought of, or was available, clumsily-turned wooden centers were used in plastered ceilings. In his work on various buildings, but especially in that of H.H.R. Keelikolani's, Mr. Bowler has shown that anything which is attempted in this line in other parts of the world, can be expected here." In the Hall, the Keystones of the arches which cross it, and the supporting brackets at the sides attract notice at once. The latter are of a strikingly handsome pattern, the details of which are borrowed from the capitals and pediments of Doric architecture. On the wall line is a moulding of the egg and dart pattern, on the drop from the ceiling a ball ornament, and between them a wide ribbon of oak-leaves,

while as a border to the ceiling itself is a twining vine. These four lines of ornament make a happy combination, which is repeated throughout the lower floor. There are three elaborate centers in the Hall, but those of the parlors throw the others into the shade, being 5 feet 3 inches in dia. These are of handsome designs of scroll and arabesque work, with fruit pieces in the immediate centers, the whole ceiling being paneled in plaster. The roof of the vestibule or inner entrance porch is plastered in imitation of a groined roof. In the bedrooms and dining-room the ceilings are as elaborate as in the parlors, but the simplicity of the white plaster is now hidden beneath elaborate and for the most part, very successful painting, the design of which follows that of the plasterwork, but is far too elaborate for ready description. Mr. Bowler, in conjunction with others, has the contract for the cement and plasterwork of the Palace. In this they have already made a start, but when their work is likely to be available for description as finished work they are not able to say."

The value of building materials entering the port of Honolulu for the year 1880 was placed at \$82,287..

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Architect J.T. Baker mentioned for his early role in the

design of Iolani Palace, had somewhat more dubious attention drawn to other examples of his work when the following editorial appeared on Honolulu's streets. The date was January 1, 1881.

"The citizens of Honolulu have watched with satisfaction the gradual replacement of worn-out wooden buildings by structures of stone and brick, improving the appearance of the city and reducing its dangers from fire. It is vexing however to learn that many of the buildings which contribute most to give a substantial appearance to the town are not by any means all that they seem and are, through the use of inferior materials in their construction, giving annoyance and causing expense to their proprietors. This is said to be chiefly the case with the buildings erected by a contractor, J.T. Baker, who is no longer here to be made responsible for his "laches". The Bank, and the premises of Messrs. Balles & Co., Tregloan, and Dillingham & Co., also the corner store which formed part of what is known as Brewer & Co.'s block, were erected by this individual. In all of them the use of inferior materials has rendered repairs necessary - foundations have sunk, walls cracked and mortar washed out. In Messr. Dillingham & Co. store, this mischief is proving serious in its character. The coral stone put in for foundation is decomposed and

is like so much chalk, and the mortar which is in some places three or four inches thick has been so badly combined as to crumble away when touched. Naturally such foundations give way. Were the walls that rested on them to spread and crack, immediate repairs would be necessary to prevent the building from falling into a dangerous condition. The moral of this story, for the man about to build is have your own clerk of the works and let him be a man who knows his business. What he costs you he can always save you twice over, by protecting you against the ignorance or fraud of your contractor."

Obviously the need for proper regulations and a strong contractor organization were already apparent.

Rapid progress was reported for work being done in the interior of the new palace, with considerable newspaper space once again devoted to singing the praises of Messrs. J. Bowler and Company, the plastering contractor. Also noted were the tasteful designs of Mr. Moore, who was overseeing the work at the palace itself, as well as that being conducted at the "factory" of Mr. George Lucas, the general contractor.

In March of 1881, Lewers and Cooke announced that they had taken possession of their fine, new premises on Fort Street. The internal

fittings of the store were said to be unusually handsome, and as part of the opening ceremonies, the first check written was for a \$50 donation to the American Relief Fund.

Who could have suspected that ^{another dictating} ~~he~~ die for the future of Waikiki

Beach was cast with the following modest announcement:

"TO THE LOVERS OF SEA BATHING. MR. JAMES DODD wishes to call the public's attention to the complete facilities he has now made, for conveying the lovers of sea bathing to his Long Beach Baths at Waikiki. He has gone to the expense of renovating the sea side house, making the same a most delightful bathing establishment, including a neatly laid bridge extending out over the sandy bottom, about 40 feet. The rooms are neatly arranged with necessary toilet articles, and ladies and children will always have careful attention paid them by a lady in attendance. The bus will convey passengers from his stables whenever desired, and on Sundays at 6 and 11 a.m. and 2 and 4 p.m. The ride itself is most inviting to say nothing of the healthful enjoyment these sea baths afford. We have no doubt but that Mr. Dodd's baths will be highly appreciated, and as the expense involved is small, ladies and gentlemen and families, should embrace such delightful opportunities." (~~This is probably the first commercial resort at Waikiki.~~)

On May 13, 1881, the good ship "Musca" arrived from Drammen, Norway, by way of Valparaiso, Chile, a voyage which had taken 171 days. She brought 238 Scandinavian immigrants, among them many "artisans and mechanics", ~~terms commonly used to describe building tradesmen in the vernacular of the day.~~ A newspaper account of the arrival alluded to the fact that "the Norwegians are very nice folks for labor or settlement in the country...but they come very high to employers' \$129 for each adult, man or woman, notwithstanding that the government pays half the cost of the woman."

Mr. James Campbell's new buildings on Fort Street were much admired for their fine appearance, as were those of the neighboring merchants, C.E. Williams and S. Magnin.

Mr. E.S. Cunha announced that he had added a saloon to his place of business on Merchant Street. Builder and designer was G.W. Lincoln, who employed the services of painter E.C. Rowe, and wood-graining artist Mr. Jarman, the latter only recently arrived from San Francisco.

During this year the foundation for the Home for Indigent and Helpless Hawaiians (Lunalilo Home) was laid with Masonic ceremonies. It was built of stone quarried from the South flank of Punchbowl, said to be the "best stone...for building purposes that has hitherto been

quarried here". Mr. C.J. Wall was the designer. His plans were modified by the board of Trustees and carried out by R.R. Lishman. Total length of the building was 275 ft. At its widest point it was 52 ft. and at the height of the tower was 88 ft. The contractor for the project was E.B. Thomas.

In Lahaina, Maui an ingenious mechanic and artist named Pond who was skilled in the working of woods and metals become possessed with an apprehension that he would be buried alive. So either to prevent, or to anticipate such a fate, he constructed a tomb and vault in the old American burying ground at that city. Within the vault he placed a coffin of elaborate workmanship in fancy woods, all his own design and execution, and tastefully lined and cushioned. In addition to this preparation, some articles of furniture were placed in the vault; a chair and table, and a sofa, and here the expectant occupant of this quiet little house came to sit and spend many a contemplative hour. Mr. Pond occasionally removed the lid that covered his final couch and lied down, seeming to "invite the dread angel so feared by all mankind, to come and lull him into his last repose".

By July of 1881 "Keona Hale" the mansion of H.H. Ruth Keelikolani

on Emma Street was almost ready for occupancy. The grounds in front were tastefully laid out according to a design prepared by Mr. S.K. Kaai, who also re-designed the decorations on the lower floor to make them more elaborate than the designs submitted by the building's architect.

The daughter of Robert Lishman, one of the leading builders in the city had spurned the advances of a young swain, Mr. R. Mclean. She thought him clumsy and incompetent. So the fellow came over to Lishmans' house and shot himself with a revolver. The infatuated young man fired four shots-one ball cut his right ear, and entered the back part of his neck; another ball penetrated the abdomen; and a third inflicted a slight surface wound. It was said that the only comment the builder made to his daughter was "I told you he was a bungler".

The construction of the Royal Palace was ^{coming} under considerable criticism, particularly the front and back entrances. "These are not the flights of marble steps which are associated in mens' minds with the idea of a palace, but are constructed of iron, the space between step and step being occupied by a light iron grating, so as to give light to the main corridor of the basement. Though these iron steps may prove durable, the paint upon them will not, and they will never look well".

Claus Spreckels, having found success in the sugar and dairy industries decided to build a mansion on Punahou St. "This handsome structure, with its lofty towers, presents an imposing appearance and is the most conspicuous object in the South-eastern part of town." It is situated on a plot of ground formerly belonging to the Trustees of Oahu College. The house is placed about 300 ft. back from the street. The site was purchased at the auction sale of Punahou lots for \$5,000. The house is of two stories with an attic. Above the third floor, over the main entrance rises a handsome tower. The main building is of wood on a brick foundation about 60 x 52 ft and is surrounded by a verandah 13 ft wide and at the second story by a balcony 11 ft wide. The ground floor is about 7 ft above ground level. The height of the room on the first floor is 16 ft, on the second floor it is 15 ft, and of the attic 10½ ft. The total cost of this palatial mansion is estimated to be about \$460,000- a low figure for a structure of such proportions and superiority of finish.

It was reported that the banking firm of Bishop and Co., had "a new partner in the person of Samuel Mills Damon Esq. The bank has long been identified, as a leading influence, with the business interest of the country; and however opinions may differ as to its modes of operation,

it has proven in times to financial exigency a means of warding off a crisis, and rallying public confidence. Mr. Damon brings to the bank an excellent financial training, an eminent character for integrity, and a courteous spirit, that must add strength to the institution."

Perhaps the first "bid results" ever published in Hawaii appeared in this article on November 19, 1881:

IT WILL BE INTERESTING TO THE public to know that the tenders for widening Queen Street were as follows: R. Lishman bid for alterations in brick, \$1,567, or in old material, \$1,057. Accepted. HARRISON & PEDLER, in brick, \$1,675. E. THOMAS, in stone, \$1,635, or in brick, \$1,760. GEORGE LUCAS, in brick, \$1,990. ENTERPRISE PLANING MILL, \$2,590. C. KAVANAGH, \$2,884.

In February of 1882, it was announced that communication by telephone with Waimanalo had been completed, and that shipping intelligence from that port would now be posted daily in Honolulu.

The dream of a pineapple industry first became reality when Messrs. Ackerman and Muller of North Kona, Hawaii put up some sliced pineapple in tins. "The fruit thus prepared was found to be of excellent flavor, and the slices are firm and of a good bright colour", it was reported. The factory was at Kaawaloa, in the heart of a famous pineapple growing district

The first electric light seen in Hawaii was installed aboard the steamer "Iwalani". The lamp was a large one, giving a light equal to 4,000 candles. The dynamo was driven by steam while the ship was at its landings in November of 1882.

Wire window screen was first used in a Honolulu building by J.H. Bruns Jr. It was described as a "network of fine light wire gauze of a green tint, impervious to the pertinacious attacks of our insidious household enemy of 1882".

By 1883 a road had been built along the length of Waikiki Beach. There was a racetrack at Kapiolani Park and many of Honolulu's citizens were quick to appreciate the beauty and desirability of the location as a place to build an out-of-town residence. One of the most attractive was the home of Col. G.W. MacFarlane on the further shore of the shallow bay opposite the park. It was described as a "Hawaiian Villa", ^{and had been built} ~~the~~ ^{by} contractors ~~were~~ Wood, Lycan and Johnson.

The still-common problem of trying to work with an inadequate budget was obviously already a factor in Honolulu prompting the _____ to quote this article from the California Architect and Building News:

"The prevailing sentiment in regard to the expense of building is in many respects erroneous. Owners more generally, at the commencement of operations settle upon a sum to be expended, seldom equal to, and more frequently largely below the actual value of the thing contemplated. It is but seldom that an amount is stated sufficient for the purposes contemplated. More is generally asked for than can possibly be obtained for the sum named, without loss to someone-if the attempt is made to comply with the demand made. Two prominent facts in this connection are worthy of notice, first that thousands of failures ending in pro ratio settlements, have occurred, not so much by wastage and squandering of contract moneys as from absolute shortage in the contract amount, less than actual values. The bread and butter price at which the work is undertaken will not permit the slightest departure from rigid economy in every particular, nor permit less than slavish attention to the work at hand. The profit margins are as a rule inadequate to the

slightest indulgence other than close application in time and personal labor, and attention on the part of the contractor. It is only ~~xxx~~ by the exercise of every saving possibility that a majority of buildings are completed with money enough to pay bills for material and labor."

Cultural progress of the growing city was much in the news, with the report that a contract for laying the foundations of the proposed new library building had been awarded to Mr. E.B. Thomas, the low bidder. The award was made, however, with the stipulation that Mr. Thomas would have to lay his foundations on a bed of solid coral, which after extensive digging he indicated might be as far as 100 feet down. He stated that unless the Building Committee could see fit to modify the terms of his contract, he would probably have to give it up.

On June 9, 1883 the spacious new brick warehouse of the Oceanic Steamship Company was completed under the able hand of Mr. Henry Schussler. It was reported that the floor of the 100 x 200 foot building was "composed of stone firmly laid in the earth and covered with cement, this kind of floor being known as 'concrete' among builders."

One new enterprise which sprang up was apparently somewhat short-lived:

"A china man named Aku was charged at the Police Court with keeping a disreputable house. A number of witnesses for the prosecution

showed clearly that the house was neither more nor less than a brothel and the evidence was of a most disgraceful character and entirely unfit for publication. The defendant, by the advice of his counsel, pleaded guilty and was fined a hundred dollars and cost. Fortunately such instances are rare in Honolulu, and this is probably the first case of its kind that has ever been heard here."

152 German immigrants arrived aboard the ship "Iolani", and it was reported that the 39 laborers among them appeared "healthy and vigorous".

A commission composed of six Hawaiians, accompanied by Mr. J.A. Hassinger, Mr. Dayton and Jacob Brown went to Kalihi to decide upon the best route for a new road in that valley.

Honolulu's imports of building materials for 1883 were valued at \$153,103

Honolulu Iron Works continued to enjoy a fine reputation for quality workmanship and innovative design in the manufacture of machinery for a wide variety of agricultural and commercial applications. Following a visit ~~to~~ to the firm's premises in 1884, it was reported that the firm was "turning out a pair of large boilers for the steamers "Likelike" and "Kilauea Hou", and that 150 men were currently on the payroll. The Pacific Commercial Advertiser also reported that Honolulu Iron was the first enterprise to be incorporated in the Kingdom.

Some of the ^{town's} ~~city's~~ smaller entrepreneurs experienced good days and bad days. This was obviously one of the latter:

"An unfortunate fellow, ambitious to secure a load of building supplies, drove a double team of horses into an alley leading from King Street. The material was worth about \$1.50. In attempting to back in, the poor fellow crashed through a large window, smashed an express wagon, demolished an outhouse, and, after loading up, came upon a cesspool, which gave way, leaving the driver and load standing knee-deep in night soil."

In moving his offices to the rooms above Messrs. Bishop & Co.'s bank, Mr. Jacob Brown, Secretary of the Hawaiian Bell Telephone

Company found that his safe could not be carried up the staircase. It was decided to "hoist it up by a pair of shears, and pass it through the window", an exercise which went off "with ease and alacrity under the supervision of Mr. Thomas Sorrehson". A large crowd gathered on Merchant Street to watch the "novel contrivance".

Mr. McInerny bought the Snow property on Fort Street, and announced plans to build a two story building similar to the "handsome pile" which lay opposite, the Campbell Block. The cost of the lot was \$35,000.

The schooner Waimalu landed with a number of huge stones cut from the quarry at Waimanalo, and destined for use in building the new English Church.

On May 24, 1884, it was noted that, "The lowest tender offered for building the basement story of the new Police Court and station house was made by Mr. J.F. Bowler, \$10.40 per yard, to whom the contract was awarded". Less than a month later it appears that Mr. Bowler may have created a few problems for himself.

"Ever since the work of excavating on the site of the new Police Court was commenced, there has been a constant danger to life and limb in that neighborhood. Blasting has been resorted to, but evidently placed in charge of men who are totally unfit to undertake such work... ~~About half past 4 o'clock there was a loud explosion, and pieces of rock were sent flying in all directions. On the premises māakai, now occupied by Messr. A.W. Pierce and Co., there were pieces of stone picked up weighing seventeen pounds... The work is being conducted by prisoners, who are superintended by a haole boss.~~ ^{(stet} He will likely be a candidate for the ranks if he is allowed to continue his blasting operations in this careless manner."

From Honokaa, Hawaii came word that Messrs. Sullivan and Warner had completed the works on the new school house in a manner very satisfactory to the committee,

^{but obvious}
More problems surfaced in the report which the ~~finance committee~~ ^{they submitted}
made to the Legislative Assembly of 1884.

"..In examining the expenditure under the special appropriation for bridges and landings and Government buildings, your Committee finds that the manner in which contracts were made and approved for many of these things must be characterized as disgraceful.

The contracts to build landings at Honokaia, Honomalino, Honokaa, and Koholalele were given to MESSRS LAWRENCE & FREETH on specifications drawn up by themselves. The contracts were signed by J. W. BUSH, Minister of the Interior, without the approval of the Superintendent of Public Works and without any effort to reduce the cost by allowing that he had made estimates of the cost of these landings before the appropriations were made, but in each case the contract was made at a higher figure than the estimate, and on completion the work was not as good as provided for in his estimates.

A contract was made with E. B. THOMAS to build a kerosene oil store house for \$4,800. It adjoins the old oil store house, so that only one side and two ends were required for the new building, and a roof of corrugated iron and iron shutters for the door. Also the sum of \$1,069 was paid to MR. LAZARUS for hauling 611 loads of stone; all of this

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extra stone being used for the floor and approach to the building, and to fill a low place outside. Besides this, in order to complete the cement floor, it was necessary to spend \$914 for labor and material. It is difficult to see where so many loads of stone could have been put. The estimate made by Mr. Stirling for the cost of this building, including the cement floor complete, was \$4,250. This estimate was handed in to the Minister of the Interior before the contract was made, but was evidently ignored.

A contract was also made by Mr. Bush with E.B. THOMAS to rebuild the wall in the rear of the Palace for \$2,878, and the work was accepted and approved by Mr. Bush, and the money paid, while the wall stands to this day in an unfinished condition, and the terms of the contract (which is now the Interior office) are unfulfilled. The cost of this wall was estimated by Mr. Stirling at \$1,800 complete.

A large number of bridge contracts were awarded by Mr. Bush to JAMES G. HAYSELDEN, among them Bulkhead at Kaneohe for 250... Waimalu Bridges for 4,750 and 2,250... Wailuanui Bridge on Maui for 1,150... Nawiliwili Bridge on Kauai for 1,200... (the rest of these projects are all on Kauai) Hanalei Bridge 12,600... Anahola Bridge for 4,040...

Opeula Bridge for 2,050... Hanamaulu Bridge for 575... Wailua Bridge for 17,500... Waimea Bridge for 14,500. TOTAL aprox. \$70,240.

Preparatory to making the contract MR. JAS. G. HAYSELDEN was paid \$396 for surveying certain streams on Kauai, viz., Wainiha, Lumahai, Hanalei, Anahola, Waiua, Nawiliwili and Waimea, and when the Wailua bridge was put up, it was found to be 31 feet too short, although it was the full length required by the contract, which was founded on the survey by MR. HAYSELDEN, and an extra sum of \$1,500 was paid to the Pacific Bridge Co. to make the extension, and \$100 to F.M. BUTLER for extra abutment.

There are many other instances of contract work which seem to have been paid at the same extravagant rate.

In the case of the bridge at Wailuanui, Maui, for which \$1,125 was paid, a carpenter living in that locality told a member of your Committee several months ago that he went to the Road Supervisor in Makawao and offered to contract to build the bridge for \$250, but was rejected.

In the case of the Waimea bridge, your Committee has evidence that months previous to the commencement of the work of construction, an

experienced bridge builder, Mr. TENNENT, went to the Minister of the Interior and proposed to build the Waimea bridge for the sum of \$9,000, offering good and sufficient bonds that the work should be completed in a manner satisfactory to the Minister or his deputy. This offer was refused and the contract, as above stated, awarded to JAS. G. HAYSELDEN for the sum of \$14,500.

If the contract prices paid for the other bridges, mentioned above, bear the same relation to the prices for which they could have been contracted, as in this case, the country has been defrauded of over \$26,000 by an incompetent or dishonest official. Your Committee are sorry to have to say that in view of the manner in which the contracts were awarded, and the facts connected therewith, they do not see how they can avoid the conclusion that these contracts would not have been awarded at such prices unless some profit accrued therefrom to the Minister who signed them."

The opening of the new library, which had been designed by Isaac Moore, prompted the following:

"The corner of Alakea and Hotel sts. last night presented a very gay appearance, on the occasion of the opening of the new Library building.

Between two and three hundred of our best citizens were present in the rooms, which were thrown open for the first time, and the Royal Hawaiian Band discoursed its sweet music on the vacant lot adjoining. Every one admired the rooms which, under the superintendence of Mr. Thomas, have been most perfectly finished. Of the pretty building we need say nothing. It is a little monument to the intelligence of the city.

The new Library building faces on Alakea st., is excellently ventilated and was last night adorned with a scroll, "Welcome - Aloha". It has a gallery led up to by an ornate staircase, is lit elegantly and in size is 22 x 30 feet. The main reading room is 32 x 38 feet, and on one side are 44 shelves and 11 sections for the repose of books of reference periodicals and newspapers, which must not be taken out of the room. This, like all the other rooms, is beautifully wainscotted in white cedar and redwood. None of the work is painted. All the window cases and other effects are also finished in redwood. The room is lit by four three light chandeliers of elegant design. On one side are three large double windows, and on the other side three smaller ones. The frescoing throughout is deserving of most favorable mention, and is the work of Mr. RUPPRECHT. The social room or "fumoir" will invite the lover of a game of chess,

or draughts or a devotee of the cigar to pass a pleasant hour, and the building bespeaks for itself rest, quiet and repose. All the ceilings are 16 feet in height, the floors are stained modestly and the ventilation is excellent."

Earthquakes have never been uncommon in the islands and in order to accomodate them several members of Honolulu's building fraternity advocated the adoption of a unique Japanese construction technique. Rocks slightly rounded at the top were placed where the corners of the house were to be and the corner posts, rounded at the end, rested on these. The timbers were all pinned together, not nailed, so as to allow considerable movement without coming apart and in the central portion of the building the timbers were particularly heavy to act as ballast. In high towers were sometimes hung huge beams which swung from the roof and reached to within a foot of the ground, ostensibly preventing the building from being overturned either by earthquake or storm. Honolulu papers reported that the oldest building in Japan, the Treasury at Nara, was built in exactly this manner. ~~September 16, 1884~~

By the latter part of 1884, Palolo valley was starting to be developed. Phillip Milton, with the help of Chinese labor built a stone

wall 2½ miles long enclosing a large tract of land lying on the Ewa side of the valley. It was 5 ft high and 3 ft wide at the base.

The neatness of his handiwork would cause latterday "experts" to identify it as being pre-contact, or the work of Menehunes.

The return of Mr. Robert Lishman, the builder, was expected soon. He had gone to England to select stone to be used in building St. Andrew's Cathedral.

~~A dispatch revealed that Mr. Murota had been appointed Resident COUNSUL for the Empire of Japan at Honolulu, and that he could be expected to arrive on the same steamer which would bring the first lot of Japanese immigrants.~~

Near year's end the Irwin building was completed, prompting the following announcement:

"On Wednesday of last week MR. GEO. W. LINCOLN, turned over to MESSRS, W.G. IRWIN AND CO. the handsome building adjoining the Wilder premises, and extending 123 ft. along Fort St. towards Merchant st. The building is of brick, finished with a cement facing, and is two storys high, the front of the ground follr being of iron, with large plate glass lights...On the right hand side as one enters are two

large fire and burglar proof vaults, each 5½ ft deep, 12 ft long and 8 ft high, lined throughout with iron, which has been set in brickwork 2 feet thick, the whole mass resting, as does the entire building, on a foundation of concrete built up from the coral rock...This room is wainscoted all around to a height of 4 ft. and is finished, as are all the rest, in hard white plaster, or kalsomine which, as well as the ornamental cornice work was done by Mr. J.D. RAMSEY.

Opposite the head of the stair are a number of water-closets fitted with the newest and best appliances for preventing any escape of foul air. Opposite these are convenient sink, where lamps, etc. can be trimmed.

The whole building is fitted throughout for gas, and thoroughly plumbed, this part of the work being done by MESSRS. BROWN AND PHILLIPS. It covers an area of nearly 7,500 sq. ft. and is thoroughly fire-proof throughout.

Mr. Lincoln has had the contract for the entire building from its foundation up. He commenced work on it last May, and finished it December 1st. The whole work has been done in the most thorough manner, and reflects great credit upon the builder. Particular attention has been paid to adapting the front to the grade of the street, and with the best

results. Mr. Lincoln is to be congratulated upon the satisfactory completion of his contract, and the city of Honolulu can boast of its new building."

New credit policies were evolving ^{in Hawaiian commerce} and it was noted that

"the plan of having monthly instead of quarterly settlements of accounts is one that is quietly growing in favor in Honolulu with good results.

For a long time small dealers have insisted upon the enforcement of the 30-day rule, and now the larger firms are wheeling into line...

An obituary revealed that

MR. CHAS J. WALL, the well known architect and builder, died suddenly at

his residence. He had been a resident of the islands about 5 years, coming from the U.S., and engaging in business as an architect and builder.

The Palace Music Hall, and Kaumakapili Church were erected on his plans.

Mr. Wall was a native of Ireland, and left a widow and 9 children."

Advertising for bids was becoming more and more common, this one appearing in December, 1884.

"Sealed proposals will be received at the office of the Minister of the Interior until 12 noon on Sat., the 28th of Feb. 1885, for the construction of the works herein named.

Plans and specifications may be examined at the office of the Minister on and after the 9th day of Feb., 1885.

The works to be constructed are---

First-The basin of the Storage Reservoir, i.e. removing all trees and other vegetable growths, and excavating and removing all earth and rock within the indicated lines.

Second-Building a dam of first class rubble masonry laid in full beds of hydraulic cement.

Third-Laying the line of 15 and 12 inch pipes and setting gates between the storage reservoir and that of distribution, and from the latter to the point of connection with the pipe system of the city. Note: This work may be divided and let in two or three sections.

Fourth-Constructing the distributing reservoir consisting of an excavation lined with hydraulic cement, concrete or brick work laid in full hydraulic cement beds and joints, the cross wall and bays to be similarly constructed and the whole roofed over.

All proposals must be endorsed "Proposals for (doing the particular work for which the bid is made).

A bond must be executed by the contractor with two approved sureties conditioned upon the faithful performance of the contract....

Chas T. Gulick, Min. of Int."

The development of railroads was closely linked with the economic development of the Kingdom. The first railroads were on the island of Maui and the first of these to commence operations was the Kahului and Wailuku Railroad. The line began running in 1879, and the following year it was extended to Hamakuapoko, and its terminus located at Paia. The track was of 3 ft gauge and its entire length was 11 miles. There were no bridges or cuts to speak of nor were there any sharp curves along the railroad's entire length. It served seven sugar plantations, along with the stores and homes situated within its radius. Its rolling stock consisted of 2 American locomotives of Baldwin make, 2 passenger and 60 freight cars. This line brought into Kahului in 1884 from the plantations to the east and to the west, 15,000 tons of sugar for shipment, and took outward, lumber and merchandise in the amount of 20,000 tons. The line had four stations, the central one at the shipping port of Kahului, another at Spreckelsville and the terminal ones at Paia and Wailuku.

Two years later in 1881 work began on the Kohala railroad, on the island of Hawaii. It started from Mahu Kona its shipping point, In the length of the line there were 17 bridges, one of which was 84 ft high. There were 6 station houses along the line. The rolling stock of the

road was 3 locomotives (2 Baldwin and 1 Ransome & Rapier) 4 passenger cars, 1 caboose, and 34 box and 5 flat freight cars. The Maui road was planned by Capt. T.H. Hobron. The Kohala line was the result of the efforts of S.G. Wilder.

1885 was a quiet year for building activity in Honolulu. The Bishop Hall of Science was completed at Punahou School, as were the station house and the troublesome police court on Merchant Street. The new government building, Kapuaiwa was dedicated, and gas pipes were being laid for the purpose of supplying light to its lobbies.

James Armstrong submitted the low bid of \$595 for the construction of a new dwelling for the light house keeper at Diamond Head.

There was not nearly enough activity to keep all of the "mechanics" busy, and quite an exodus of them was noted.

Building materials imported amounted to only \$56,301.

Surely the most notable event of 1886, and one which would dictate the rebuilding of much of Honolulu's central core was the infamous "Chinatown Fire".

"Honolulu was visited with the most serious conflagration known in her history, almost obliterating that portion known as "Chinatown:"

destroying property estimated at one million of which but \$316,675 was insured. The fire broke out on Hotel st. near Smith's lane at about 3 p.m. and burnt with such rapidity that by 8 p.m. when, with the fall of the old Bethel Church its fury abated, it had made a clean sweep from Paiko (a block, Nuuanu st. to the Nuuanu stream, and as far east as the old International Hotel and Castle and Cooke's Buildings; going down seaward as far as a line drawn from the Sailors Home to the upper part of the Iron Works premises, and so on beyond Maunakea st. to the water. Marines from the English men of war Satellite and Heronine-which vessels were in port at the time- rendered efficient aid to the Fire Dept. and authorities in staying the flames and saving property...Maunakea st. is being rapidly rebuilt in brick, many of the buildings being in large blocks, which is greatly improving the appearance of the city."

Rebuilding efforts caused

The value of building materials for the year was ^{to climb to} \$103,950.

A retrospective report for the year 1887 sums up much of the year's building activity:

"The building improvements consist of "the Friend" building, Damon Block, and Hoffschlager Building on the old Bethel lot; The Thomas Block on King st., from Castle & Cooke's to the corner of Nuuanu st.; the McInerny Block, corner of Fort and Merchant sts., occupying the whole

of the old Snow property; and adjoining it, on Fort st., W.E. Foster is completing his new building. Castle & Cooke's store has also been modernized by improvements and repairs. Brewer's new block on Hotel St., now in course erection, will materially improve that part of the city. All the above buildings are two storied brick. The McInerny Block is a creditable edifice both to owner and builder, and will, on completion, be the handsomest business block in the city. The Kam school, referred to in our last, is so far completed as to commence its services for Hawaiian boys, though the main building is yet to be erected. At Punahou a new building for the President's residence has been added this year. On King St beyond Thomas Sq. the fine residence of Mr. M Hyman shows a new style for cottage homes. Reference was made in the last annual to plans for a new edifice for the Bethel congregation on the corner of Richard and Beretania sts. This has been abandoned through the union of the Fort st and Bethel Churches as a new organization, under the name CENTRAL UNION CHURCH, WHICH was consummated Nov. 13, 1887. The question of an edifice for the new Church may be one for consideration in the near future."

~~\$16,215~~ worth of building materials were imported for the year.

In 1888, after many years of delay, the new light at Barber's point was put into service.

~~OK/March/23d/~~

In early March completion of the hydro-electric plant at Nuuanu was completed, and on March 23d Honolulu's streets were lit by electric light for the first time.

Building activity remained at a low level, and many carpenters and other tradesmen enlisted in new fields of endeavour. One account of the year's economic output said;

~~"There is little to note in new edifices.~~

"In building improvements there is little to note in new edifices. This inactivity has been serious to the artisan class of the community, and has had the effect of quite a number seeking labor and homes in other lands. Business in all lines has been quiet throughout the year; even the holiday period failing to show its usual activity.

An inter-island telegraph system was being planned, as was the Oahu Steam Railroad. The latter was by way of a franchise granted to Mr. B.F. Dillingham ^{by the last legislature,} and its first line would run from Queen Street to Pearl River, a distance of nearly twelve miles.