

The year 1950 hailed a decade of significant change within Hawaii's building-development industry, and one which would see many projects curtailed due to shortages brought about by the escalating military conflict in Korea.

Ground was broken for the new Pacific Refinery plant in the Kapalama district, which would produce butane, liquified petroleum, road asphalt, and oil for producing city gas. Presiding at the dedication ceremonies was Pacific Refiner's president, E.E. Black.

Fearful of the shortages and restrictions which might result if America declared all-out war in the Korean situation, many developers were accelerating their building time schedules, and contractors were looking to City Hall to obtain building permits. One of them was contractor/realtor Ernie Nowell, who was planning to build 70 homes in section six of the new Aina Haina subdivision. Cost of the homes would range from \$6,400 to \$8,700. Newspapers reported that "A new sub-dividing firm, L&L Homes, Ltd., has let a \$400,000 contract to Contractor A.C. Lum for two Windward Oahu projects. One, 17 homes on Kalaheo Avenue, Kailua, is estimated to cost \$152,000, and the other, 29 new homes on Kaneohe Bay Drive, \$250,000."

Businessman Henry B. Wolter announced that his new building at the corner of King and Alakea was ready for occupancy. Built of the "new colored hollow stone", the structure was kept to a single story by "the increased cost of construction and material shortages", but footings had been poured of sufficient strength to accommodate three additional floors at some later date. Originally acquired by Wolters' father in 1869, the building was erected on the site of the Occidental Hotel, recently demolished. The contractor was Oahu Builders, and plans were by Al Tom, with M.K. Makino collaborating on structural design.

On April 10, 1951, at their regular quarterly meeting, the members of the General Contractor's Association voted to increase their employee's work week from 40 to 48 hours, and their board of directors was asked to convene "immediately" to set the effective date. Since the maximum work week was set by law at 45 hours, letters had gone to both the Territorial and the City governments requesting the change, accompanied by a note from chief city engineer Karl A. Sinclair, who found their request "well grounded". Association executive secretary Gordon Scruton was quoted as saying, "We have long since scraped the bottom of the barrel so far as skilled help is concerned."

The contractors also asked permission to use non-citizen labor on municipal projects.

A Federal agency known as the National Production Authority was charged with controlling private construction so that critical materials would be available to the military, and severe restrictions were imposed on luxury housing, big apartments, industrial plants and public works projects of a non-essential matter. Local N.P.A. director Fred R. Kingman announced that no home costing more than \$35,000, (including demolition and site work), could be built without explicit N.P.A. permission.

On January 15, 1951, the government/^{also} imposed a strict/^{30-day} ban on non-essential construction of hotels, stores, banks and other commercial buildings. It was announced that thereafter, new buildings would be authorized only if they furthered the defense program, were essential to public health, welfare or safety, or would alleviate or prevent hardship.

Amid this oppressive environment of regulation and restriction, one hapless fellow seemed to have it even worse than the rest:

"Milton J. Goo, a general contractor has been distressed at the money he has lost on contracts undertaken in menhune strongholds.

His pilikia began when the Hawaii national guard took over Diamond Head Crater and gave him a contract to level the crater floor and plant grass. He had trouble all the time in Diamond Head. His men would leave a patch of ground nicely smoothed out at night. The next morning they would return to find it in heaps and little foot prints all about. His army friends said the footprints were those of the wild dogs, but Mr. Goo and his workmen could see small human footprints. The dog talk didn't fool them. His trucks were forever breaking down; his men had accidents such as nail pokes, cinders in their eyes and stomach upsets. For the past nine months Mr. Goo has been engaged in removing cinders from Koko Crater, a contract on which he works in between other jobs. He never has pilikia on the other jobs and he makes money on them. To date, the cinder contract has cost him more than \$3,000 to repair equipment. He has used three different bulldozers on that job inside Koko Crater. As soon as he gets a bulldozer at the cinder heap, something goes wrong. The machine just won't move. He hauls the bulldozer out of the crater and it works O.K. His men park a truck inside the crater at night, in the morning it has moved into a new position. His men have had rocks fall on them and they don't like the way Mr. Goo's dog howls as soon as

she gets inside the crater. Mr. Goo is just about to give up the job. Two contractors before him had to give it up. He figures that the menehunes are working with Pele who does not want her old crater homes disturbed. No one has seen Pele, but they feel her presence.

There is a lone Hawaiian living in an old house nearby. This man seems to understand Pele and the menehunes. He says he has seen the menehunes walking at night with lights along the ridge of the crater and he sometimes hears music in the early morning hours.

A Japanese farmer once tried raising pigs inside the crater. The pigs never got fat and the farmers family had three serious illnesses while the pigs were there.

That's Mr. Goo's story. He surely would appreciate a tip on how to get along with Pele and her friends, the menehunes."

Work was underway at Queen Street on the Makai Arterial Highway, and contractor Hawaiian Dredging Company was driving concrete piles ranging from 30 to 90 feet in length, under the direction of chief engineer Edward B. Loomis. Construction superintendent was Manuel A. Souza.

In January of 1952 it was announced that due to government restriction, construction volume in 1951 had fallen below the 1950

level of \$46,691,815, reaching only \$42,633,344. Of the permits issued, 2022 were for single family dwellings, 43 for two family, and 71 for multi-family. Commercial buildings accounted for only \$3,936,000. That same month the G.C.A. went on record strongly opposing a proposal to nearly double the fees imposed for building and electrical permits.

An article in the Honolulu Advertiser of April 27, 1952 quoted general contractor J.M. Tanaka as saying that the reason he didn't have any labor problems was because he understood his men, and they understood him. The article also described how Tanaka, one of 14 children, had grown from rude beginnings in his father's draying business to become one of Honolulu's largest contractors. Among the major projects cited in which Tanaka had been involved were the water line between McCully Street and Gulick Avenue, the road from Olaa to Mountain View on the Island of Hawaii, the road from the Castle Office to Waimanalo, and the Waiialua Bridge on Kauai.

At Date Street the Board of Water Supply encountered unstable soil conditions while laying a 30 inch cast iron water main, design engineer Keith K. Wallace applying a method first used in swampy Florida to solve the problem.

"When the trench was being excavated timber sheathing was driven along its sides to hold back the adjacent semi-fluid mud. Then, when the tip of the mud pool was reached, timber piles, 6 x 12 inches, were driven down through the mud until they were firmly stabilized. There are two parallel rows of these heavy piles, four feet apart. The piles were connected linearly by continuous 6 x 12 inch stringers and crosswise connections were made by 8 x 8 inch saddle blocks, resting on the stringers, and which will support the 30 inch main.

When the job nears completion the trench will be backfilled in the usual manner with the stable surface material compressing and resting upon the underground mud, just as the old coral fill did. And at that time, with the big pumps taken off the job, the wooden bridge across the lade of mud will be under water, and according to Wallace when wooden structures are completely and permanently submerged there is very little, if any deterioration."

The project was part of a \$2,000,000 expansion to "service the rapidly developing district Southeast of Kaimuki", and was under the general supervision of William S. Fincke.

In 1953, the Federal Housing Administration awarded two contracts under the Critical Defense Housing Program. The first, for 513 units went to a firm called Aliamanu Homes, and another for 183 units to Tharp-Fitzsimmons. Aliamanu Homes was owned by Likins-Foster, a mainland firm which was headed locally by V.B. Likins, president; T. Jack Foster, Jr., vice president, and Max Westbrook, project manager.

Aliamanu Homes in turn sub-contracted with another firm, Economy Homes to set up an "assembly line", and Hawaii's first factory housing venture was launched.

"The production line yard of Economy Homes, subcontractors, is located at 867 Ahua Street. Part owners are W.E. Seaman, H.E. Chenoweth and Jesse M. Jackson. For this project Economy Homes is leasing the plant and equipment of W.E. Seaman. At present, 152 houses are on the production line, most are nearing completion rapidly and the 11 acre yard presents a picture of a well laid out subdivision. Jackson estimates this method will cut \$1,500 - \$1,800 from each house being built. Blueprints are unnecessary because each crew does the same work over and over. A crew of 135 men, working at their specialties, are geared to time table averaging four completed houses

a day, according to Jackson. In a spacious mill a crew does finishing work, producing cabinets, doors, windows, window screen and other interior parts by the hundreds. A crew in a shed nearby does nothing but turn out rafters. There are 100 different rafter parts in the two styles of houses being built. There is a pattern for each part and once the power saws are set, the men cut out the required number of rafters all day. Nearby, other men cut lumber by the hundreds for floor joists, flooring walls, roofing and partitions. A special crew distributes parts to specified spots in the yard. A floor joist crew begins the construction cycle by putting together the floor foundation on temporary concrete blocks. It is followed by the rafter crew, the roofing crew, the ceiling crew and finally the partition crew. The final touch by the finishing crew is installation of cabinets, windows, doors and other parts. Carpenters who install cabinets do nothing else as in all other steps in the building cycle. Finally a three man trailer crew hauls the completed houses to the site about three miles away. Finger lifts and 'King Kongs' are used to unload a house in 10 minutes at the site if the ground is level. Houses are built from the floor up by Economy Homes while the general practice in Hawaii is to put in the roof after the foundation.

As Jackson says, "new wrinkles are being introduced in the construction business here. It's more logical and faster to build from the ground up."

Foster would go on to become a major developer in Hawaii, where he developed the Foster Village subdivision, and the Foster Tower highrise apartment at Waikiki. Later he would also develop the gigantic Foster City complex in Northern California. George Tharp and Ed Fitzsimmons, principals of the firm which bore their names, also became well-known members of Hawaii's building-development fraternity.

"Prestressed" was the newest word in the construction industry, and two experimental beams were cast by Pacific Construction at Nordic Construction's yard at Damon Tract, where they would undergo load testing. A newspaper account pointed out that "During situations in which steel could not be obtained, these concrete beams could still be made."

In October E.E. Black submitted the low bid for construction of the Kalihi Tunnel, with a price of \$4,518,582. Before it was completed, the project would claim the lives of five workmen in a cave-in, and would throw one of Hawaii's most respected building

firm's into the midst of serious public controversy.

(need more on this)

Contractor Ben Hayashi reported that grades for the new Robert Louis Stevenson School had turned out to be four feet higher than originally planned, and, blaming the City for the surveying error, asked for \$65,000 in additional compensation.

Hawaiian Dredging was building the giant new \$10,000,000 generating plant for Hawaiian Electric at Ala Moana, and the first Volkswagen appeared on Honolulu's streets. It was 1954. Radford Terrace Housing was being constructed by _____, and _____.

In May, a fledgling publication was introduced, its avowed purpose to serve the building industry with a timely and reliable source of news and bidding information. It was called the Builders Weekly, and was the brain child of one Hal Styles. It carried no advertising, and a yearly subscription cost _____. Its first issue featured a front page biographical sketch of engineer Arthur Atkinaka, Superintendent of Buildings for the City and County of Honolulu. There were 18 jobs listed in the magazine's bid schedule. A few months later an enterprising young lad named Don Over would be hired as an advertising salesman.

Architect Haydn Phillips was designing a four-story building for Pacific Insurance on Ala Moana Boulevard, and Law and Wilson were planning the new facilities for the Fuller Paint Company. Wimberly and Cook were in working drawings with an as-yet unnamed 17-story apartment hotel at the Ala Moana Yacht Harbor, collaborating with engineer Richard Bradshaw. The building would later be called _____, and would be built by _____ for _____.

A roofing job at Kaneohe attracted bids from Peerless Roofing Company, Merrit Laws Roofing Company, Honolulu Roofing Company, Bill Will's Roofing and Sheet Metal, J. Russell Hudson Roofing Company, Fred E. Lunt Roofing Company and Richard's Roofing and Repair. Peerless Roofing was low, with a price of \$6,733.

Hawaii Builder's Supply Company announced receipt of their first shipment of colored Universal Rundle bathroom fixtures, and American Factors, Ltd. was informing builders that as loan agents for the John Hancock Mutual Life Insurance Company, they were now able to make veterans' loans up to \$20,000. The terms were no money down, 30 years to pay, with an interest rate of _____. The man to contact was Mr. Charles Wade.

A year earlier, in 1953, engineer William C. Vannatta, had been appointed by Mayor John H. Wilson to serve as Chief Engineer for the City and County Department of Public Works. Among others, his staff included Harold W. Butzine at the Bureau of Plans, Raplee Cummins and Hamilton Rodrigues at the Division of Road Maintenance and George C. Wallace at the Division of Sewers.

In November Bishop Estate opened its brand new Waiialae Shopping Center. Designed by the internationally acclaimed architectural firm of Victor Gruen and Associates, in association with Rothwell and Lester of Honolulu, the \$2,000,000 project had been built by Walker-Moody Construction Co., Ltd.

Hawaiian Dredging submitted the only bids for dredging at Ala Moana Beach Park and for widening and deepening the Ala Wai boat channel. They would later install an overhead pipeline across Ala Moana Boulevard, and would pump coral to fill "Blue Pond", a swamp which is now the site of the Ala Moana Shopping Center.

Fentron Industries of Seattle named Larson and Buck Glass Company and Lewers and Cooke Ltd. as co-distributors of their line of sliding aluminum doors, and David Ai of City Mill announced the appointment of Ralph Watson as contract hardware consultant.

He would report to John Grinnon, manager of City Mill's hardware department. Architects Merrill, Simms and Roehrig were asking for bids on the Capital Investment building at the corner of Richards and Merchant Streets, as was Vladimir Ossipoff, for remodeling of the Willows Restaurant. A good indication of the competitive nature of Honolulu's building fraternity was manifested in the bid results for the new Bishop Estate office building at Halekauwila and Kakaako Streets. (see attached)

An article was published which detailed the important role of professional architects in Hawaii, with Hart Wood and William C. Furer receiving special mention:

"Mr. Hart Wood, FAIA, and Mr. William C. Furer, F.A.F.A., are Hawaii's only members to the College of Fellows of the American Institute of Architects. Mr. Wood was conferred membership in the Fellowship in 1948 for his outstanding contribution to Hawaii's architecture, while Mr. Furer was recognized for his outstanding service in establishing and developing the Hawaii Board of Registration for Professional Engineers, Architects and Land Surveyors, at the national AIA convention in 1953."

5-20-54 Relig.
Bid Results Announced—Convent
 Cost, \$58,940.00
 St. Stephens Convent, Kaneohe,
 Oahu
 OWNER—Catholic Diocese
 Low Bidder—C. W. Winstedt, Ltd.,
 809 Ahua Street
 Complete Bids May 29, 1954 were:
 C. W. Winstedt, Ltd. \$58,940.00
 South Pacific Con-
 tracting \$62,843.00
 Pacific Construction
 Co., Ltd. \$62,800.00
 Harry I. Kobayashi \$63,757.00
 G. J. Oda Contract-
 ing Co., Ltd. \$65,850.00
 Ben Hayashi, Ltd. \$66,377.00
 K. Nagata, Ltd. \$69,512.00

5-20-54 Res.
**Bid Results Announced—Remodel-
 ing and Additions**
 Cost, \$19,847.00

Diamond Head Circle
 OWNER—Mr. R. K. von Holt
 ARCHITECT—Johnson & Perkins,
 2943 Kalakaua Avenue
 Low Bidder—T. Takahashi, Ltd., 79
 North School Street
 Complete Bids May 20, 1954 were:
 T. Takahashi, Ltd. \$19,847.00
 K. & M. Sakamoto \$20,376.00
 Paul Morihara \$21,527.00
 Paul Osada \$21,985.00
 Modern Contract-
 ing Co., Ltd. \$22,700.00

5-21-54 Comm.
**Bid Results Announced—Contract
 Awarded—Office Building**
 Cost, \$284,000.00
 Halekauwila and Kakaako Street is
 OWNER—Bishop Estate
 Low Bidder—E. E. Black, Ltd., 1067
 Kawaiahao Street
 Complete Bids May 21, 1954 were:
 E. E. Black, Ltd. \$284,000.00
 Hawaiian Dredging Co.,
 Ltd. \$296,584.00
 Nordic Construction,
 Ltd. \$296,631.00
 Pacific Construction

Co., Ltd. \$298,840.00
 Oahu Construction
 Co., Ltd. \$299,000.00
 United Construction
 Co. \$305,000.00
 J. W. Glover, Ltd. \$305,595.00
 Ben Hayashi, Ltd. \$305,620.00
 J. M. Tanaka \$313,238.00
 Walker-Moody Con-
 struction Co. \$318,000.00
 Contract Awarded to E. E. Black,
 Ltd., 1067 Kawaiahao Street

5-21-54 Mil.
**Bid Results Announced—Contract
 Awarded on Bid Items No. 4—Con-
 versions of Buildings K-28 & K-29**
 Cost, \$63,265.00

U. S. Naval Ammunition Depot,
 West Lock Branch, Oahu (Iro-
 quois Point)
 OWNER—U. S. Navy
 Low Bidder—South Pacific Con-
 struction Co., Ltd., 956 Kawaia-
 hao Street
 Complete Bids May 21 1954 were:
 South Pacific Contract-
 ing Co., Ltd. \$63,265.00
 A. L. Kilgo Company \$67,780.00
 John A. Scully \$69,500.00
 Nakakura Construc-
 tion Co. \$72,654.00
 United Construction
 Co. \$79,652.00
 Contract Awarded to South Pacific
 Contracting Co., Ltd., 956 Kawai-
 ahao Street.

5-21-54 Mil.
**Bid Results Announced—Construc-
 tion Grease Trap and Drain Line**

U. S. Naval Air Station Barber's
 Point—Enlisted Men's Mess Hall
 and Galley
 OWNER—U. S. Navy
 Low Bidder—C. W. Winstedt, Ltd.,
 809 Ohua
 Complete Bids May 21, 1954 were:
 C. W. Winstedt, Ltd. \$1,075.00
 United Construction
 Co. \$1,657.00
 Charley Ho \$1,683.00
 Modern Contracting
 Co., Ltd. \$1,866.50
 Deen Morita Plumb-
 ing Shop \$2,400.00

Another architect, Haydn Phillips, had completed the design for a home for Dr. and Mrs. Louis Buzaid, and was calling for bids for its construction. Located at Kaikoo, Diamond Head, the house would consist of four bedrooms, four baths, a two-car garage and a lanai, and was estimated to cost \$35,000.

The Ralph M. Parsons Company of Los Angeles, California was awarded the contract to design a new bulk storage facility and a fuel pipeline connecting Pearl Harbor and Hickam Air Force Base.

In July of 1954 the Pacific Land Hui, headed by Clarence Ching, (?) purchased 282 acres of Waipahu land from the Hawaiian Pineapple Company for \$1,250,000, announcing that it planned to build 800 three bedroom homes in response to the housing demands created by returning Korean veterans. Prices for the homes, which were located at 5500 square feet fee simple lots, was projected at around \$13,000.

The high-rise future of Waikiki was quickly becoming evident with the Waikiki Biltmore, the Princes Kaiulani and the Rosalei Apartments all under construction.

Construction volume for 1954 reached \$100 million dollars, and more than 10,000 workers were employed. It was estimated that 74 million feet of lumber and 10 million feet of canec were consumed.

Ben E. Nutter, Superintendent of the Territorial Department of Public Works, issued a report indicating that his department's fiscal activity totalled \$1,562,565.00. Nutter also served as Territorial Highway Engineer.

Architect Ted Vierra was planning a new \$4.5 million airport for Honolulu, and engineer Walter Thompson was working on two subdivisions, a 32-lot project for Island Homes called Manoa Uplands, and 50 lots for the Dowsett Highlands Land Trust. Bids were opened for subdivision improvements for the 327 unit Aina Koa Subdivision, and Territorial Contractors was low with a figure of \$996,014.95. The job included roads, water system, storm drains, street lights, sidewalks, curbs, gutters, a 500,000 and a 300,000 gallon reservoir, a water pumping station, and other necessary appurtenances. There were two bids received on a job to remove surplus buildings from Camp Catlin. Tajiri Lumber and Supply Company bid \$3,600, and Frank Fasi bid \$4,800. Neighbor Island projects of the day included the

Kona Palms Hotel, the Hilo Campus of the University of Hawaii,
and the Eleele Shopping Center on Kauai.

Mid-1955 saw the completion of the Princess Kaiulani Hotel,
and on June 11th the Honolulu Star-Bulletin carried this story:

"Several hundred thousand men hours went into the construction
of the Princess Kaiulani Hotel. Thanks to closely coordinated
efforts, Pacific Construction Company, the contractor, was able to
complete the building ahead of schedule. Much credit goes ^{to} reliable
sub-contractors who performed each specialized function of a rigid,
closely timed schedule. Suppliers, too, followed through with precise
timing so all work and installations could be made without delay or
interruption. Long before the hotel site was selected, Nat Whiton
was retained to do intricate underground drilling and the hotel itself
rests on a foundation of piling that goes almost as deep beneath the
ground as the building towers above. The Botanical Garden was created
by Kawahara Nursery and Landscaping Co. which also installed a typical
tropical garden and supplied Japanese landscaping about the pagoda
near the pool... T. Sasaki, plasterer contractor, engaged a crew of
36 men for the job of lathing and plastering the entire hotel building
and the shops fronting Kalakaua Avenue...Koa and Philippine mahogany

cabinet work in the Pikake Dining Room and many other places in the hotel was built by Corbaley's Cabinet Shop. Honolulu Sash and Door Co. created the bar and woodwork for the 11th floor public rooms, the front desk in the lobby, and other specialized accessories. Ornamental iron railings on the lanais, plus other miscellaneous iron and structural steel work were manufactured and installed by K.J. Lilie and Co. Terrazzo flooring by P. Grassi-American Terrazzo Co. Sawai Brothers Painting Co. handled exterior and interior painting for the hotel, utilizing many types of texture work in their assignment."

In an exchange of accusations between city and county, contractor and architect, citizens' groups and irate Kapiolani businessmen's Sea Board Finance Company agreed to demolish the walls of its new Kapiolani Boulevard building, which was still under construction. The \$360,000 project caused an uproar when it was discovered that the building extended five feet closer to the sidewalk than it was supposed to.

By November of 1955 work was underway on both the Nuuanu Pali and the Wilson Tunnels. The two projects were a study in contrasts.

On the Pali tunnel a drift of 200 feet, (the "drift" being the initial bore), was completed in just eleven days, and working conditions were described as "ideal". On the Wilson Tunnel it took four months to push a drift just 145 feet from its starting point, water and mud combining to create a near-insurmountable adversary. On the Pali tunnel 75 pound charges of dynamite were used to attain 40 feet of progress per day by contractor J.M. Tanaka's men. On the Wilson Tunnel, workers for E.E. Black cautiously inched through a cave-in which, a year earlier, killed five men. Job superintendents were Charles S. Peterson for Tanaka and Frank Peters for Black.

Honolulu's population continued its rapid upward spiral, and there was much emphasis on the building of schools, libraries, hospitals and other public facilities. Contractor H.T. Hayashi was awarded the contract for building the new Waianae High School for \$1,092,894, marking the first time that a public school project had exceeded a million dollars in building cost. Heide and Cooke announced that a mechanical and refrigeration engineer named Fred Kohloss had joined their firm, and Vermiculite of Hawaii successfully demonstrated the application of Zonolite plaster by machine.

Moses Akiona, Ltd. won the bid for improvements to Kam IV Road, and K. Nagata began work on the club house at the Pali Golf Course. The latter cost \$20,154.00. The first increment of the development of Waimanalo Farm Lots went to Jas. W. Glover, with well drilling to be performed by Samson and Smock. Rental units continued in short supply, and it seemed that hardly a week went by which did not include the start of construction of a two or three story walk-up building that had been designed by engineer C.J. Kim. Competition for this type of construction was hot and heavy, as evidenced by this bid result tally from one of Kim's projects, dated February 29, 1956:

"Sato and Nagao	\$66,800.00	S. Kitajima	\$78,113.00
Hirano Brothers	68,650.00	Ching Pui & Leong	78,569.00
T. Okubo	71,000.00	T. Takahashi, Ltd.	78,700.00
K. and M. Sakamoto	73,590.00	Nakakura	
		Construction	78,930.00
Shuji Miura	76,480.00	K. Nagata, Ltd.	78,980.00
Bilt-Rite Construction	76,786.00	Robert Kaya	80,865.00
Town Construction	77,950.00	Nonaka and Okubo	82,240.00
Charlie Ho	77,997.00		

The Kahului Breakwater was out for bid, and Lewers and Cooke announced the reorganization of its Structural Division into three separate operating functions. Robert M. Ehrhorn would be in charge of construction materials, Arnold E. Fromme would handle architectural metals, and William P. Jenkins would be responsible for glass and allied metals. Beadle Carter and Company introduced Pan-Abode Homes

to Hawaii's builders, which featured a pre-notched method of assembly, utilizing 3" x 6" cedar planks. A one bedroom model, including windows, doors, interior trim and hardware cost \$2,100.

In April 1956 Henry J. Kaiser started construction on his Hawaiian Village Hotel complex, admitting that he was "going ahead without finished plans". In one week nearly 1,000 cubic yards of concrete were poured, going into the ground floor of the first hotel building, and into the floor slab of the radical new aluminum dome which was to be used as a theatre/auditorium. Kaiser was quoted as saying that architect, Ed Bauer, "is going out of his mind, but he is really pleased".

The first Parade of Homes was held in September of 1956.

The sponsors of the show were the Home Builders Association of Hawaii and the Honolulu Advertiser and its co-chairmen were E.F. Fitzsimmons and Herbert T. Hayashi. Firms participating included American Factors, City Mill, Hawaiian Builders, Island Lumber and Lewers and Cooke. Among the contractors participating were: Hideo Tamura, Kenneth Shioi, J. Murakami, Richard Lee, and Robert Tanaka. Harold Hicks was the contractor for a Lewers and Cooke Model Home called "Sunshine" on Kalaheo Avenue, Kailua.

Contractor Ben Hayashi formed a subsidiary known as Vagtborg Life Slab Hawaii, announcing that the University Square Building and the St. Andrews Priory Classroom would both utilize this relatively new construction technique. Honolulu Wood Treating Company completed its plant at Sand Island, and began advertising that "Wolmanized wood was now immediately available". Heretofore treated material had been shipped from the mainland. The Appliance Division of Honolulu Seed Company was named Island distributor for the Revco line of built-in appliances, and Furniture Hawaii, another of its divisions, announced that they would be handling the Herman Miller furniture collection. The parent firm of Pacific Lumber Company was sold on the mainland, and it was announced that they would close in early 1957. In June 1956, the Navy negotiated a \$17,000,000 contract with Hawaiian Dredging and Construction for expansion of aviation facilities on the island of Midway, adding to the many other outer Pacific projects in which Honolulu's contractors were involved. In July Builders Weekly magazine changed its name to Builders Report, announcing that it also had a new set of owners. Managing editor was

Charles "Buck" Gregory. Architect Gordon Bradley designed a new veterinary clinic in Kailua for Dr. Donald H. Wong, marking Hawaii's first use of prestressed concrete roof slabs. The "double-T's" were designed by engineers Park and Yee Ltd., and were manufactured by Concrete Engineering Company. Contractor was C.W. Winstedt. (note...good pic 7/9/56) The International Market Place was being built in Waikiki, and Ewa Plantation announced that it would build 100 new employee homes. Honolulu Wood Treating's Clint Hallstead was quick to point out that all of them would utilize Wolmanized lumber.

Pacific Construction won the million dollar contract to build the new Hawaiian Trust building at King and Bishop Streets, a structure which would be the first here to use bolted steel construction techniques and would be the city's tallest office building to date. Architecture was by the firm of Wimberly and Cook, with associate Paul Jones, and the structural engineer was Richard R. Bradshaw. (note...good ad for used equip 7/30/56)

Honolulu Iron Works announced the appointment of Arthur C. Neely as manager of its Tractor and Equipment Department, naming Anthony Shanahan as sales engineer. In August the F.H.A. released figures showing that permits for residential construction had

increased 39% over the previous year. Large numbers of military personnel were being relocated in Hawaii from bases in the Far East, and it was estimated that the rental-unit vacancy factor in Honolulu was less than 1%. Plans were released for construction of 1326 units of Capehart Housing at Schofield barracks, 100 units at Fort Shafter, and 164 units at Tripler Hospital. (note...funny stag party pic 8/6/56) With a combined value of more than \$26,000,000, these three projects were by far the largest of their type that Hawaii had yet seen, the Schofield portion being the largest single contract ever awarded for a project in Hawaii. The bidder's list numbered more than one hundred firms, and included some of the world's largest international builders. It was announced that the J.W. Glover, Ltd., E.E. Black Ltd., Pacific Construction Company and Castle and Cooke, Ltd. would be bidding as a "hui", under the name Hawaiian Capehart Constructors.

Much of the future activity of Hawaii's building community was forecast when the Oahuan Apartment was completed at Heulu and Makiki Streets. It was Honolulu's first / ^{cooperative} apartment venture and had been designed for developer Kep Aluli by architect Ed Bauer.

Its contractor was Y. Ogami. John C. Myatt of the Territorial Highway Department announced that Hawaii's first attempt at selling improvement bonds had been successful, raising 12½ million dollars. He predicted a sharp increase in public works construction by year's end.

In October Bruce Vesey of Building Specialties, Ltd. announced the formation of the Honolulu Chapter of The Producer's Council, with himself as president, and with the following officers and committee chairmen; Vice President, Walter Gibson of Honolulu Iron Works; Secretary, Larry Haneberg of Haneberg and Company; Treasurer, Ed Kilsby Jr. of Aluminum Products Hawaii; Membership Lyle Foster of American Factors; A.I.A. Liason, Bill Jenkins of Lewers and Cooke; Programs, Bob Eckert of Johns-Manville; and Publicity, Martin Ashley of Honolulu Gas Company. Their first meeting, held jointly with the A.I.A., took place at noon on November 12 at the Reef Hotel. (note good wage rate table 10/1/65)

Moses Akiona, Ltd., was awarded the contract to build a new highway between Lahaina and Wailuku for \$653,687.96, and James M. Tanaka submitted the low bid of \$524,929.03 to build the Vineyard Thoroughfare section between Nuuanu and Lusitana Streets. American

Factors revealed that it would build a large new warehouse complex in Kakaako, and Resnick Industries announced that it had acquired the former site of the Wilsonite Brick factory in Waimanalo, and would soon begin mass producing its "Menehune Maid" homes there. Joseph Resnick was president of the promising venture, with Glen Fredholm as vice president. Fredholm had also designed the manufactured homes that the firm would sell.

Hawaiian Dredging Company lengthened its name and gave recognition its primary activity, becoming Hawaiian Dredging and Construction Company, / the same week that all bids were rejected on the Tripler and Fort Shafter portions of the Capehart Housing Program. While the projects were being redesigned and reduced in size, the giant Schofield Barracks /^{portion} was awarded to Theo. G. Meyer & Sons of San Francisco, on a total bid of \$22,823,793.

At year's end Buck Gregory editorialized in Builders Report that architects were complaining that bids are coming in too high, and that "it appears that they will have to start negotiating more of their projects if something can't be done". He asked for suggestions, and we can only surmise what some of the must have been.

January 1957 saw a Hawaiian construction labor force of some 4,000 workers. "Across the board" wage increases had recently been negotiated, and some of the new rates were; carpenters, \$2.45; common laborers, \$1.55 per hour; painters, \$2.15 per hour; and plumbers, \$2.60 per hour.

Architect Paul Jones announced his affiliation with Lemmon, Freeth and Haines, A.I.A., (note good pics of Kaiser dome erection 1/4/57) and Home Welding Company was named Territorial Distributor for Stran-Steel buildings. Bids were called for the Anderson Air Force Base project on Guam, anticipated to be in the \$10,000,000 range. The Honolulu Junior Chamber of Commerce was making plans for their first "operation Home Improvement Home Show", to be held at the newly-completed Kaiser Dome. The Hawaii Chapter of the AIA announced an extensive program to celebrate the 100th Anniversary of the Institute's founding, which included a lecture by Alfred Preis entitled, "Art and Architecture".

(note...good G.C.A. Banquet pics in 2/25/57)

In February it was noted that Wallace J.D. Lai, formerly general manager of Pacific Lumber Company had formed his own firm, Mid-Pac Lumber Co., Ltd. Vice Presidents were Richard Choy, John K. Whitmarsh

and Raymond Moreira.

On March 5, 1957, Superintendent of Public Works William M. Wachter announced that some \$17,000,000 worth of new highway work would go out to bid during the fiscal year, and that 196 miles of new highway would be built by 1961. A few weeks later the architectural firm of Wimberly and Cook, A.I.A., announced that George Whisenand, formerly chief underwriter in the Hawaii office of the Federal Housing Administration, had joined them as an associate.

Much in the way of building activity was scheduled for the new district of Waiialae Kahala. The second increment of the shopping center was out for bid, as were several sections of the golf course subdivision. (note...good cover pic of Pete Wimberly 4/15/57)

Daniel, Mann, Johnson and Mendenhall, an international architectural/engineering firm announced the opening of a Honolulu office, naming Davis Alexander as manager. Prestressed concrete and hyperbolic paraboloids were the "buzz words" of the day. The latter material was popping up on new projects all over town, while the former design was employed at the Motor Imports Building, the Waikikian Hotel and the Kau Kau Jr. Drive Inn, all designed by

Wimberly and Cook. Bids were opened on the section of the Pali road running from Carter's Corner to the Reservoir, with James W. Glover, Ltd. low at \$1,370,014.20. The "bridesmaid" was Hawaiian Dredging and Construction Company Ltd. at \$1,372,000.00. Bids opened at 2:00 on Thursday, May 23, 1957, and the contract was awarded at 3:30 the same day. (note good pic of roof in Haw. Village in ad in 6/3/57)

In June it was announced that all Army and Air Force construction in the Pacific area would be controlled out of Honolulu under the new command "Pacific Division Corps of Engineers". The move would add millions of dollars to the island's construction potential.

In June of 1957 it was reported that F.H.A. insured housing had dropped from an all-time high of \$47,164,000 in the first five months of 1956, to \$22,468,500. The same mood was reflected across the nation, as housing starts hit their lowest ebb since 1949.

An advertisement announced that Masayuki (Mike) Kido had been named sales manager of Edward R. Bacon Company. On the Big Island contractor S.K. Oda was erecting the Kuwaikahi Bridge, which utilized ten 80' long steel beams manufactured by Terminal Steel Company

in Honolulu. (note...good pics in 7/8/57). A report issued by Ralph S. Inouye, Superintendent of the Department of Buildings, indicated that school construction would reach a record \$12,000,00. The 1,000,000 gallon Pohakapu water reservoir went out to bid, with an alternate for building it out of prestressed or standard reinforced concrete. Contractor James M. Tanaka was low, with a price of \$127,490.97 in prestressed, and \$143,616.20 in reinforced concrete.

In August it was announced that F.H.A. had lowered its down-payment schedules.

At the low end of the scale, an \$8,000 home would now require \$240 down, while at the high end, one costing \$20,000 would take \$2,400. The average F.H.A. insured home in Hawaii cost \$12,000. More military housing was rumoured, and fears of a labor shortage caused industry leaders to "seriously consider" the implementation of an apprenticeship program.

Developer Bill Blackfield broke ground for the 570 unit Pohakapu residential complex on Windward Oahu, and Don Over was named editor of Builders Report of Hawaii. Unemployment on Oahu dropped to 2.5%, and the architectural/engineering firm of Law and Wilson celebrated their tenth anniversary. "Transpacific Associates"

was formed, made up of architects Frank Slavsky, Richard Dennis, and John Carl Warnecke of San Francisco. Park and Yee, consulting engineers, were also part of the combine. An ad for Mack Trucks featured two cartoon characters talking, the caption reading "...and she pulled Red Hill with fourteen 'legal' tons at better than 20 M.P.H.!" Frank Rothwell of South Pacific Contracting Company announced his firm's appointment as distributors for the new "Butler" line of pre-engineered steel buildings.

In September it was reported that representatives from the Southern California firm of Welton Beckett and Associates had flown in to Honolulu, and it was rumoured that they were working on a/ Kaiser sponsored \$6,000,000 resort area on the Windward side of Oahu. Seaside Park Homes, a 38-unit subdivision, opened in Waianae, and was the first to use double-wall "stud" construction. Architects were Wood, Weed and Associates, Ltd. The first issue of a new publication called Construction Preview was in the works, and more Capehart Housing was put out for bid. Honolulu Iron Works announced that the machinery had been ordered to accomodate "roll form" corrugating of steel and aluminum, and bids were opened for the second bore of the Wilson Tunnel. The results were; E.E. Black Ltd., Gibson and Reed,

was broken for the \$1,000,000 Windward City Shopping Center (note good pic 1/6/58) which had been designed by architects Wimberly and Cook, and would be built by Nordic Construction Company. The thin-shell roof design of the Foodland Market located in the complex would later receive national acclaim.

It was announced that Clarence Short, who had been in charge of the home-building program and the credit department of American Factors, Ltd., would join the William Blackfield organization as vice president and general manager. He replaced acting manager Mitsuyuki Kido. Nationally it was predicted that the prime interest rate would drop from $4\frac{1}{2}\%$ to 4%. Transocean Air Lines advertised \$109.00 fares to the mainland, \$225.00 to Guam and \$339.20 to Tokyo.

The St. Louis planning and engineering firm of Harland Bartholomew and Associates, which had maintained offices in Honolulu since 1947, announced that resident manager Donald Wolbrink had been named a full partner. In February, the city's \$33 million operating budget was approved, including \$1.8 million for the expansion of Waikiki Beach. Highway expenditures included \$1.3 million for new construction, but only \$150,000 for resurfacing city streets. An

application for Federal Aid on the second phase of the Wilson Tunnel project was rejected in Washington, and plans for a new jail at Halawa hit yet another financial snag. The latter project also continued to provide much in the way of political controversy with Supervisor Masato Doi saying it might be "five or six or ten years" before any money would be allocated by the Territory.

Supervisor Clesson Chikasuye said that the twenty acre site was twice the size needed, and Supervisor Herman G.P. Lemke countered that it was "just right".

Edward J. Morgan, manager and chief engineer of The Board of Water Supply announced a construction program costing \$684,100, and delays in Federal funding threatened to kill the City's proposed \$24.9 million slum clearance project at Kukui.