

# THE KAKAAKO CONNECTION

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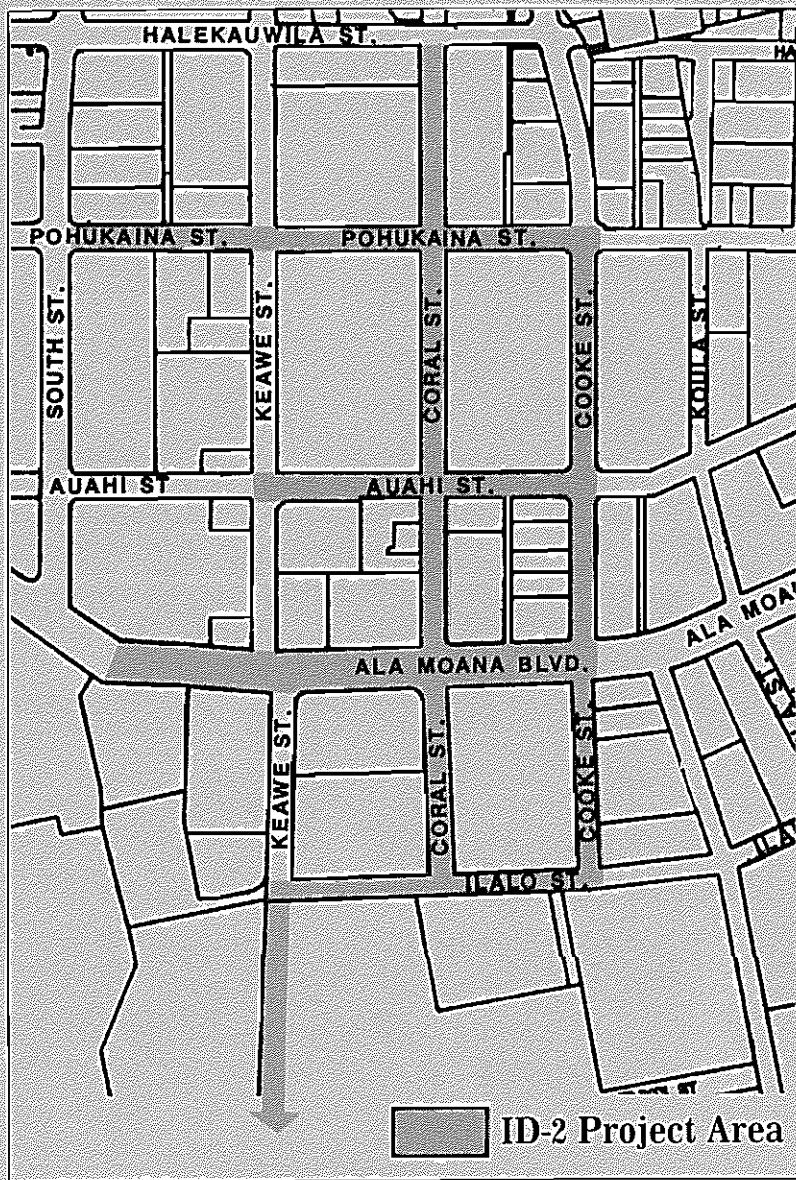
## ID-2 CONSTRUCTION WORK TO START ON ILALO STREET IN OCTOBER

The Hawaii Community Development Authority will start infrastructure construction work along Ilalo Street—between Coral and Cooke Streets—and off-hours water line work on Cooke Street—between Auahi and Pohukaina Streets—in early October, marking the onset of the Kakaako Improvement District 2 (ID-2) Project. Parking on these segments of Ilalo and Cooke Streets during hours of construction will, for the most part, be prohibited.

As shown on the map at right, the ID-2 Project will also involve roadway and utilities construction work on Ilalo Street, between Coral and Keawe Streets; Cooke, Coral, Pohukaina and Auahi Streets; and Ala Moana Boulevard, between South and Cooke Streets. It will involve the installation of major drainage, sewer and water pipes, undergrounding of electrical and telephone lines, widening of streets, and the construction of sidewalks and gutters. Because the staggering of starting dates, length of construction and types of construction will vary on these streets, the HCDA will hold a public informational meeting to explain the details of the project on Thursday, October 6 at 7 p.m. in the State Capitol Auditorium. Parking will be available in the State Capitol basement and in areas surrounding the Capitol. ■

## “OFF-HOUR” CONSTRUCTION TO BE USED FOR PORTION OF ID-2 PROJECT

“Off-hour” construction work for some portions of the Improvement District 2 (ID-2) Project will be used in an attempt to minimize traffic and parking impacts for businesses and to speed up the construction. The HCDA will install drainage and water line improvements along Cooke Street, from Auahi to Pohukaina Street, during off hours. (Off hours are Mondays-Fridays, 6:30 p.m. to 5:30 a.m.; Saturdays, 6 p.m. to midnight; and 24 hours on Sundays and holidays.)



Although off-hour construction is higher in cost, HCDA Executive Director Rex Johnson explains that “portions of Cooke Street exhibit a temporary and limited need for off-hours construction primarily due to existing traffic conditions. Along this segment of Cooke Street (between Auahi and Pohukaina St.) and for all businesses within the ID-2 project area, there is a need for on-street parking.” Johnson says additional off-hours or overtime work during the progress of ID-2 will be considered as the necessity arises. ■

# HEDEMANN'S EARLY IMAGES OF HAWAII: New Book Offers Views of Kakaako's Historical Iron Works

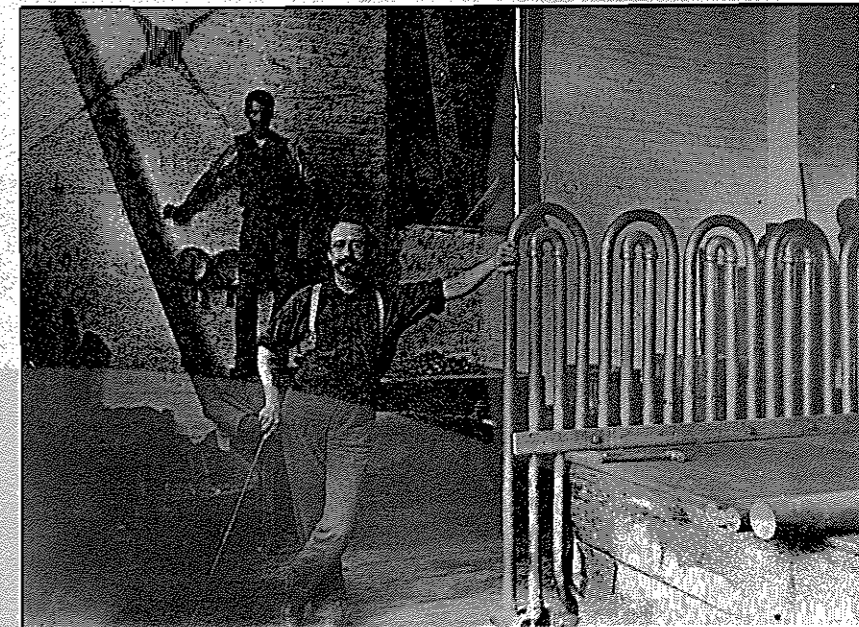
**T**he activities of an industrializing Honolulu — with many views of Kakaako's historical Iron Works — are some of the subjects photographed by amateur photographer Christian J. Hedemann in the late 1800's. These photographs will be published in a 208-page album-style pictorial book entitled, "A Photographer in the Kingdom: Christian J. Hedemann's Early Images of Hawaii". The book, written by Lynn Ann Davis with Nelson Foster, is being published by the Bishop Museum Press and will be on sale at the museum's Shop Pacifica and at local bookstores starting in early November 1988. Hedemann and his new bride left Denmark in 1878 bound for opportunity and adventure in the Sandwich Islands. He carried with him a small camera and his intention was to return to his home land at the end of his three-year Hana Sugar Plantation contract with a collection of images of life in the Islands. Instead, Hedemann decided to make Hawaii his home. His photographs, the bulk taken between 1880 and 1900, capture life on a sugar plantation in Hana and inside the industrial mills, and depict the politics and drama of the monarchy period, and the trials and tribulations of his own personal life. Unlike other photographic books which concentrate on great moments in Hawaii's history, Hedemann's art preserves the everyday occurrences of life on an island kingdom.

Through the courtesy of the Bishop Museum Press and authors, Lynn Ann Davies and Nelson Foster, we present selected photographs and a very short text excerpt from "A Photographer in the Kingdom", Chapter 7.

"WELA KA HAO — THE IRON IS HOT!" begins, "The latter part of the 1890's brought critical turning points for the Hawaiian Islands, the Honolulu Iron Works, and Christian Hedemann. Shortly after [Alexander] Young's return from Europe, he formally retired, and Hedemann was appointed manager of the Works in February, 1896. Different as he was from his voluble predecessor, Hedemann developed a distinct managerial style and built a reputation for the Iron Works centering on "neatness and dispatch."



Alice, Erling and Christian Hedemann in a Wood Electric Automobile, George Castle house, Kalakaua Avenue, circa 1901.



The Honolulu Iron Work's Coppersmiths, circa 1888.



Judd Wharf, Nuuanu Avenue, circa 1888.

**A**t the Iron Works, where management was advocating annexation and a Hawaiian worker was paid less than a haole, the friction was engendering labor problems that would come to a head at the end of 1898. Meanwhile, the Iron Works was gearing up to meet the equipment demands arising from the impending change. As Hedemann observed in retrospect, annexation meant "the assurance of permanent duty free import of [island] products to America," and that, in turn, generated capital to allow further renovation and expansion of the plantations, bringing highly lucrative times to the Hawai'i sugar industry as well.

Besides, repairing and fabricating mill equipment, the Iron Works continued to introduce innovations to meet the plantations' evolving needs. To his pleasure, Theo Davies was in time to witness a milestone at the Iron Works — the unveiling of its first nine-roller mill, built for Honomu Plantation. This imposing unit of gears and rollers "seemed a treasured and beautiful thing to many of the men who had to do with its construction," noted Davies. "One of the men remarked . . . it seemed a pity that such a production should be destined to be hidden away in a gulch in Hawaii." By increasing the number of tandem rollers and improving the mill engines and gearing, in two decades the Iron Works had made it feasible to extract juice from cane so completely that the bagasse was dry enough to burn immediately, providing power for the milling operation.

Davies now had essentially relinquished operational control of both the Iron Works and the Theo H. Davies Co., the holding company that oversaw all his investments in the islands. His son Clive would someday be the boss, but leadership in the interim rested clearly with Hedemann and his counterpart at the Davies Co., F.M. Swanzy. With the support from Davies and Swanzy,

Hedemann was beginning to study possibilities of expanding the Iron Works complex and developing an orientation toward export markets. "It became evident to me," he noted, "that the time would soon come when [sugar] development must come to an end" due to the islands' limited suitable acreage. Relatively few new mills would be erected in the future, and rebuilding old ones could only carry the Iron Works so far. To explore export options, he took a three-month trip to Louisiana in the winter of 1897, making the rounds of sugar plantations, observing and discussing problems in sugar manufacturing, and gauging interest in the Iron Works' equipment. He had often paid such information-gathering calls on island owners and engineers, and in ensuing years these journeys would frequently take him much farther afield.

Hedemann's findings must have been positive, for after his return in February of 1898, the Iron Works board approved the largest capital development in the history of the company. Plans called for construction of a huge new plant on the plains of Kaka'ako, on a land parcel leased from Bishop Estate. The new location would preserve the Iron Works' access to the harbor, important both for convenient shipment of its products and for performance of marine repairs, and would also afford enough acreage to accommodate all of the Iron Works' shops then scattered over several blocks in downtown Honolulu. Consolidating the Works was aimed both at increasing operational efficiency and at fulfilling the management's desire to reduce its employees' drinking, which was of legendary proportions. The new plant was to be surrounded by a high fence to provide "a check on the presence or absence of employees during business hours," according to initial reports on the move, and the company was prepared to "fight to the last ditch against any proposal looking to the establishment of a saloon anywhere near the new Works."

Announcement of the move was delayed, coming after Davies left town in March. As usual, the financier hosted a party for the ironworkers before departing, and this one, bigger than ever, was dubbed the "monster dinner." Three tables were set at the "independence park pavilion," and 225 men were served "a genuine banquet," with dinner music furnished by Ferdinand's mandolin club. As usual, Hedemann did not speak, deferring to Davies, Davies delivered an oration during the "period of coffee and cigars" that touched on many themes familiar from past years, particularly the need to take pride in one's work and in wearing "the badge of the Honolulu Iron Works." He appealed specifically to the 175 Hawaiian workers to stand firm in shaping the "welfare and future of the land." In a pointed message to the haole workers, Davies quoted scripture: "'Seek ye the peace of the city whither I have carried you.'"

On March 16, 1898, as the Kaka'ako plans were being finalized, the U.S. Senate Committee on Foreign Relations approve the treaty of annexation and forwarded it to the full Senate. Whatever else the new plant was going to do, it would position the company perfectly for the business boom that annexation assured. "With annexation of the Islands to America in 1898 a new period of great prosperity came to Hawaii," Hedemann recalled his memoirs. "The plantations grew, [and] the old factories were either rebuilt or new ones, erected. The Honolulu Iron Works followed this development and built new and large shops at Kakaako under my direction . . . [Thereafter] I believe we rebuilt and erected about 30 factories in Hawaii during a period of 5 to 10 years." ■



View of Diamond Head from Punchbowl, shot in 1889.

Copies of "A Photographer in the Kingdom" are available by sending \$38.50 (for hardcover) or \$19.50 (for softcover) to Bishop Museum Press, P.O. Box 19000A, Honolulu, HI 96817, or by stopping at the Museum's Shop Pacifica.

To kick-off the publication of the book, a number of events has been scheduled:

- an exhibition of Hedemann's work will be on display at the Museum during the month of November;
- an old fashioned lantern slide show and author autographing session at Ward Warehouse and Waldenbooks will be held on November 18;
- and an event to identify the 19th century Honolulu Iron Workers' Hawaiian employees pictured in a photo mural on display at The News Building.



# RELOCATION SPACE



Following are listings of available commercial/industrial spaces on Oahu, and where to call for more information on them. Information for possible inclusion in this column is welcome. Call (548-2200) or write to Susan Sato by the 10th of each month.

## Kakaako

- o Kapiolani Blvd., renovated offices, good location and reasonable rents, 1,200 sf to 2,800 sf. Call Paulette Wray (RA), Grubb & Ellis, 531-4202.
- o 926 Pohukaina St., 20,000 sf bldg & 27,552 sf land for lease, 30-34 parking stalls, \$1.50/sf net. Call Dick Myers, Honma Investments, 524-0266.
- o Kawaiahao Plaza, 567 S. King St., Suite 315, 2,089 sf, \$1.67/sf gross. Call Frances Okazaki (R) at 541-5111 or Derek Wood (S) at 541-5109, Coldwell Banker.
- o 618 Pohukaina St., 2nd flr., A/C, carpeted, approx. 1,250 sf, parking negotiable, \$1.10/sf net. Call Brian Thomas, Talk to Thomas, 533-4428.
- o 510 Keawe St., 2nd flr. storage, 744 sf, \$.44/sf with 5% annual increases, triple net, conveyor belt access. Call Doug Pothul (RA) or Brian Maeshiro (RA), Monroe & Friedlander, Inc., 524-2666.

## Iwilei

- o Warehouse, 6,600 sf, hi-cube, plus 1,100 sf, 1,600 sf office. Call Bill Darrow (B), Grubb & Ellis, 531-4202.
- o For sale, fee simple warehouse, Iwilei Business Center, 501 Sumner St., Apt. 6A, approx. 9,608 sf incl. 1,500 sf ground flr. Finished, A/C office space, 10 parking stalls. Sale price \$1,200,000. Call Dean Michaelidis (S) at 541-5182 or Mark Johnson (R) at 541-5118, Coldwell Banker.
- o Cannery Row, vacant lot, YA7, 5,987 sf, \$50/sf. Call Mike Myers (RA), Grubb & Ellis, 531-4202.
- o 500 Sumner St., 14,440 sf warehouse on 20,653 sf of land, loading docks, hi-cube w/ high pressure sodium lights. Call C. Mark Ambard (RA), Monroe & Friedlander, Inc., 524-2666.

## Mapunapuna

- o 822 Mapunapuna St., 4,300 sf warehouse space with roll-up door, bathroom, 4 parking, loading area, \$.75/sf base rent. Also, 2,000 sf warehouse w/ roll-up door, bathroom, 2 parking, \$.80/sf base rent. Call Mark Johnson (R) at 541-5118 or Dean Michaelidis (S) at 541-5182, Coldwell Banker.

## Kalihi

- o 1001-1007 Dillingham Blvd. (Thomas Trade Center), 250-900 sf, office, warehouse, manufacturing spaces, \$.70-\$.80/sf triple net, excellent location, ample parking. Call Jordan Wong (RA) or Brian Maeshiro (RA), Monroe & Friedlander, Inc., 524-2666.
- o 321 Mokuauia St., 2,000 sf warehouse, \$1.10/sf triple net, hi-cube, visible location. Call Sydney Arth (R) or Brian Maeshiro (RA), Monroe & Friedlander, Inc., 524-2666.
- o 1363 and 1375 Dillingham Blvd., 3,400 and 3073 sf, 2nd flr. office/manufacturing space, \$.50/sf triple net, visible location, 3 parking per space. Call Jordan Wong (RA) or Brian Maeshiro (RA), Monroe & Friedlander, Inc., 524-2666.

## Airport

- o 3047 Koapaka St., for sale or lease, 16,000 sf warehouse, 1,700 sf office, \$625,000 or for lease at \$.70/sf triple net, subdividable. Call Scott Mitchell (RA) or Doug Pothul (RA), Monroe & Friedlander, 524-2666.
- o 2938 Ualena St., 6,400 sf hi-cube warehouse, \$.75/sf triple net, office, central location, roll-up door. Call Mark Ambard (RA) or Doug Pothul (RA), Monroe & Friedlander, 524-2666.
- o Airport Industrial Park, now leasing, 4,000 to 80,000 sf warehouse bays, from \$.75/sf triple net. Call Scott Mitchell (RA), Monroe & Friedlander, 524-2666.

## Others

- o Gentry Business Park, 94-515 Ukeo St., warehouse, 1,608 sf, \$.60/sf net, parking. Call Charles Pang (R), Gentry Realty, Ltd., 671-6411.
- o Central Park East, 200,000 sf concrete warehouse/office space to be built for tenant leases. Space from 4,000 - 120,000 sf, Sept. 89 occupancy. Call Jack Irvine (R), CCIM, Grubb & Ellis, 531-4202.
- o Gentry Business Park, 1,250 to 12,000 sf, hi-cube warehouse, \$.59-\$.69/sf, avail. 2/89. Call Alfred Ho, Monroe & Friedlander, 524-2666.
- o In town, clean, 2,300 sf, well-located warehouse w/ office and restroom. Call Cy Carey (R), Grubb & Ellis, 531-4202.

## HAWAII COMMUNITY DEVELOPMENT AUTHORITY PUBLIC HEARING

October 12, 1988  
2:00 p.m.  
677 Ala Moana Blvd.  
Suite 1013

### Agenda Items:

\*IMPORTANT NOTE: Please be aware that these items were tentatively set at newsletter press time. Changes to the agenda items may have been made since that time. Please call the HCDA office prior to the September meeting.

### PUBLIC HEARINGS ON:

- o Victoria Ward Ltd.'s general proposal to amend the planned Queen-Pohukaina/Auahi St. one-way couplet to Queen-Halekauwila Sts., delete the Queen-Cummins Sts. parking garage, and realign Kamakee St. so that it forms an intersection with Ala Moana Park Road.
- o proposed Kakaako Plan/Rules amendments relating to unenclosed parking lots and fencing within front yards.

Complete details on these public hearing items are available in the HCDA office, 677 Ala Moana Blvd., Suite 1001.

## AUTHORITY MEETING

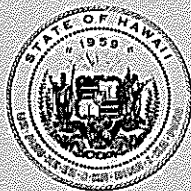
At its September 7 meeting, HCDA members held a public hearing on and approved the acquisition of 14,200 square feet of land (510 Cooke Street) for both ID-2 road widening purposes and the eventual expansion of Mother Waldron Park.

THE KAKAAKO CONNECTION  
is a publication  
produced by the  
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