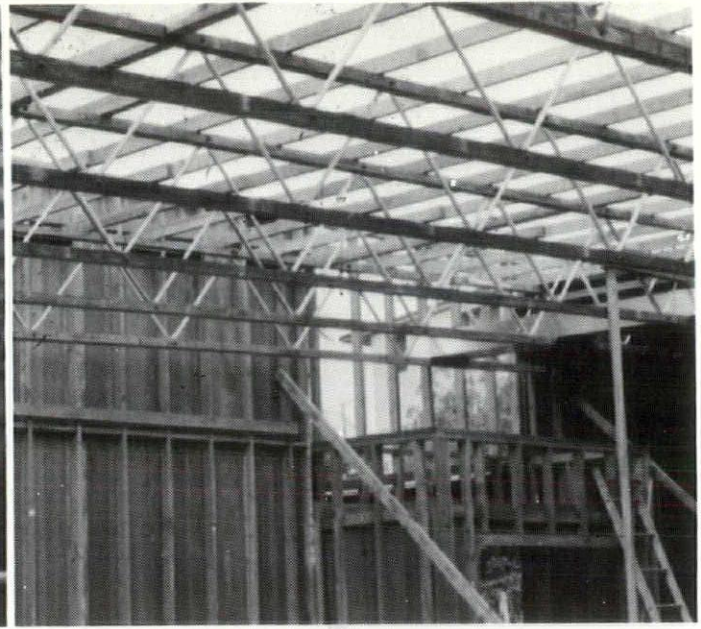
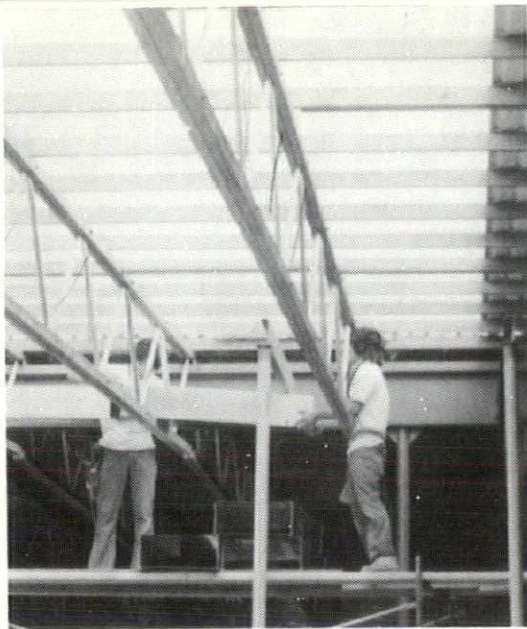


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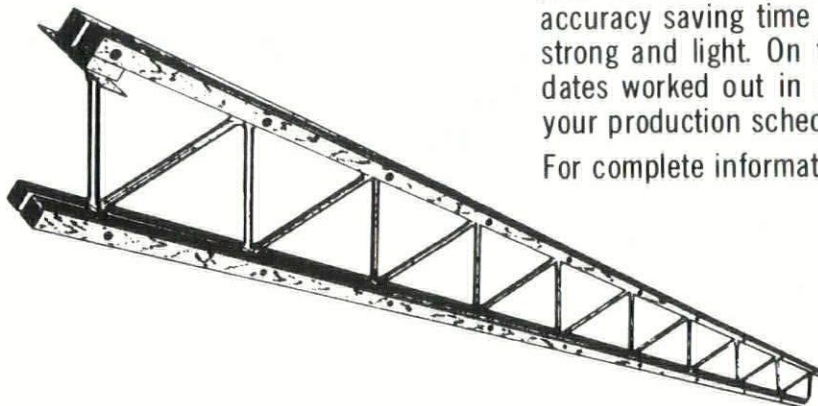
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Hawaiian Energy House

text by JAMES PEARSON

Today we are talking with the Hawaiian Energy House, a project of the University of Hawaii Department of Architecture.

One of the basic premises of the design of this house was to allow the house to "be what it wanted to be." Architect Jim Pearson and his design students "asked" the entire house (form, materials, and details) what each wanted to be naturally without regard to superficial looks or convention.

"Good morning, House. Would you please tell our audience some of the things you and your components 'wanted to be'?"

"Well, first of all, I wanted to be narrower on my east and west exposure to the low sun for better heat control. I asked for my carport to be on the west to block that low afternoon sun too. I asked to face generally south because of my solar collectors, but I wouldn't be particularly upset 15 to 20 degrees either way."

"Why are you two-story?"

"Glad you asked. Well, most of my traditional tropical house cousins like to be spread out to capture the trades. This means lots of roof, and the roof presents the biggest heat gain problems. So I thought I'd try to be a compact, two-story design. This reduces my roof area and takes up less land area.

"I still am very breezy, as I will discuss later. One thing I really demanded was good overhangs. I asked for enough to keep the direct sun off my interior. This meant six feet on the

east and west (with carport and trees helping) and six feet on the south. Now I didn't ask for the same on the north — just rain

protection. The architects gave me three feet there."

"How about your roof construction?"



Compact, two-story design reduces roof and land area.

"I'm going to let you talk to the roof itself."

"Thank you, House. Good morning. Well, I have visited my

cousin roofs in other tropic and subtropic zones and I knew I wanted to be reflective. The architects showed me a white

enameled aluminum. Being so visible, I asked if it would be okay to be a light green and blend in with the trees. 'No problem,' was the answer. The reflectivity is about the same.

"Like my tropical relatives, I wanted to be lightweight so I wouldn't hold heat. (Some of my southwestern friends are adobe or water to hold the heat for use at night). I wanted to be well ventilated like my dad and grandfather were around here. They gave me flowing air spaces in and below me and aluminum foil under the aluminum and canec below. I might say that I am proud to be now handling this important heat control job very well, thank you.

"Thank you, Roof. Now back to the House. Why the flat roof on your top?"

"Well, we all know how heat rises. Some of my older kamaaina friends in Hawaii have these high roofs and vents to flush out this hot air. I asked for the ultimate vent—a large hole in my roof so tht I can have the flushing effect with a breeze from any direction. This they covered with a flat rain lid. I have to admit honestly that this works very well also.

"How about your walls?"

"What walls? To tell you the truth, I really don't want walls most of the time. My rich relatives in Diamond Head all have walls that slide out of the way, and some of my tropical cousins



Plumbing is exposed and readily accessible.

Continued on Page 6

Hawaiian Energy House

James Pearson is an assistant professor in the University of Hawaii's Department of Architecture.

from 5

have roll-up walls. I asked for the option of sliding walls so my occupants could enjoy the outdoors and lanais with only screening. (I did ask for mosquito screens.) I have some relatives who came here from the Mainland, and they haven't quite got the idea yet about our open living with the gentle climate. I'm amazed some of them have very few good openings to the outdoors."

"Why are you off the ground?"

"Glad you asked! My ancestors here and in other tropical areas of the world have been off the ground for centuries. Do you think we want ground termites? Do you think we want to be down on the wet ground where there is no breeze? Of course not. Some of my slab floor friends did save some money, but I didn't think it was worth it. Besides, a wood floor is more comfortable than

concrete and does not require carpet or other covering."

"How about your materials?"

"Here I had a lot to say to the architect because I am basically a cheapskate with limited funds. I wanted to be simply framed of termite treated lumber. Because most of my walls slide out of the way, I am a post and beam house. All my posts only asked to

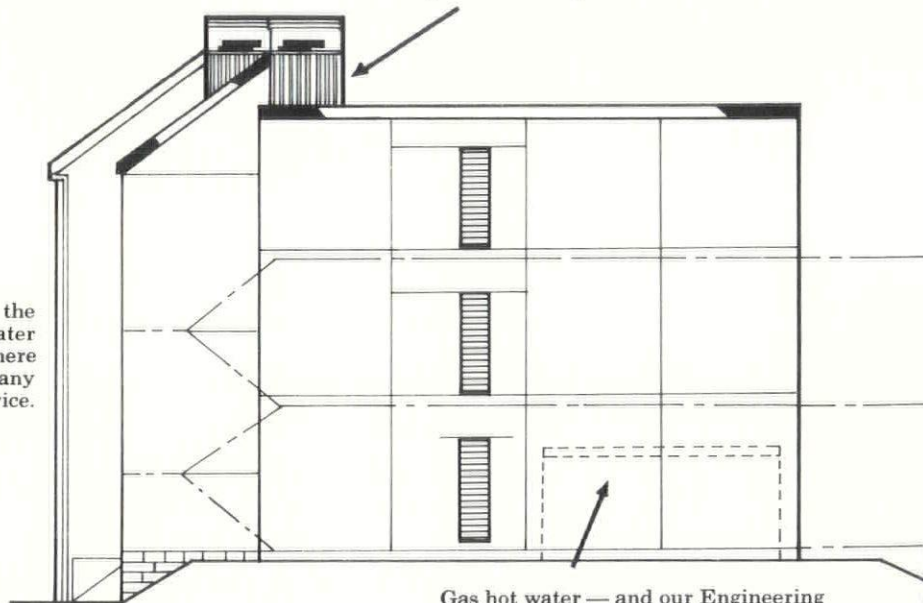
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The walls have knots, but they're handsome walls anyway. Ventilation devices are placed low in the room where they'll do the most good.

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Hawaiian Energy House

from 6

be 4 x 4s and all beams and other framing members only asked to be as big as they needed to be to hold me up. (Very humble of them, I thought.)

"We didn't want to hide them either so we saved money on interior gypsum board or plaster. In return, they give us a warm, "woody," open beam effect and sit there handsomely at 24 inches on center, grade mark tatoos and all, honestly doing their job.

"The steel framing hangers are doing a hell of a job too and they asked to be exposed. Where I needed walls, like at the bathrooms, I asked the wall what it wanted to be.

"It didn't surprise me that the wall reminded me of our gentle climate and only asked to be a

privacy and rain protector. Unlike his doublewalled Mainland cousins, he had no heat-loss heat-gain requirement. An economical solution for him, then, was 3/4-inch cedar single wall. The lowest grade has knots (so what? they are handsome), and untreated cedar is termite resistant.

"The plumbing and electrical like single wall too because they don't want to be entombed in a wall, never to be accessible. Sometimes I wonder what's going on."

"How's that?"

"Well, some of my recently arrived Mainland cousins got all 'dolled up' in heavy tile or wood roofs and double wall and they look like Waikiki tourists in fur

coats.

"Yes, well what else did you 'want to be'?"

"I wanted only to a simple, efficient shelter for a typical family of four; with three bedrooms, one and one-half baths, efficient room sizes, and expandable for another room. They came out with a modular 30-foot by 42-foot rectangle that fits on a 50-foot lot with space for another bedroom under my roof.

"I also wanted my windows to be located so the cooling breeze flows across my occupants. One solution to this was to have bedroom jalousies low at the bed level instead of high at the ceiling, where they do a questionable job of cooling. I demanded cross-ventilation, of course, and all my closets asked for good circulation."

"House, even though you are new, some say you look like your ancestors in Hawaii. And not particularly exciting from the exterior."

"I'm proud to look like my ancestors. They were good simple homes, better tuned to the climate because they didn't have the availability of the brute force air conditioner. Maybe I'm not the prettiest face to some, but if you get to know me, I think my honest comfortability is more important."

"Speaking of air conditioners, how do you save energy?"

"Well, I only asked to be cool and well ventilated to eliminate the energy-consuming fans or



The kitchen is functional, with open-beam ceiling that gives a warm, "woody" effect.

air conditioners. After that, water heating uses about half of a home's energy so we used a solar water heater. The collectors face south and tilt 35 degrees, and the storage tank asked to be above the collectors. This is because hot water rises and would flow naturally into the insulated tank. The tank weighs 800 pounds and didn't have to ask to be over our building supports.

"This system is providing 100 per cent of the occupants' hot water now and is sitting proudly exposed for all to see. His cold pipes blue and hot pipes red, he sits there, quietly turning 75-degree water to 190 degrees.

"Our wind generator is an Aussie and he asked to be across the road from us. (Said the turbulence might disturb him.) He is powering most of my lights, and he loves our constant trade winds. He requires no attention and is exciting to watch as he quickly turns to catch a side gust. Unfortunately, the old devil is a little expensive to be economical for a typical house. At \$3,300 (less batteries), he won't pay his keep, but we're glad to have him as part of our demonstration.

"All the appliances, lights, plumbing fixtures, and fittings save electricity and water too. Our landscape keeps me cool and provides a ground cover, bushes, and trees that produce edible items."

"Can we come in and see your insides?"

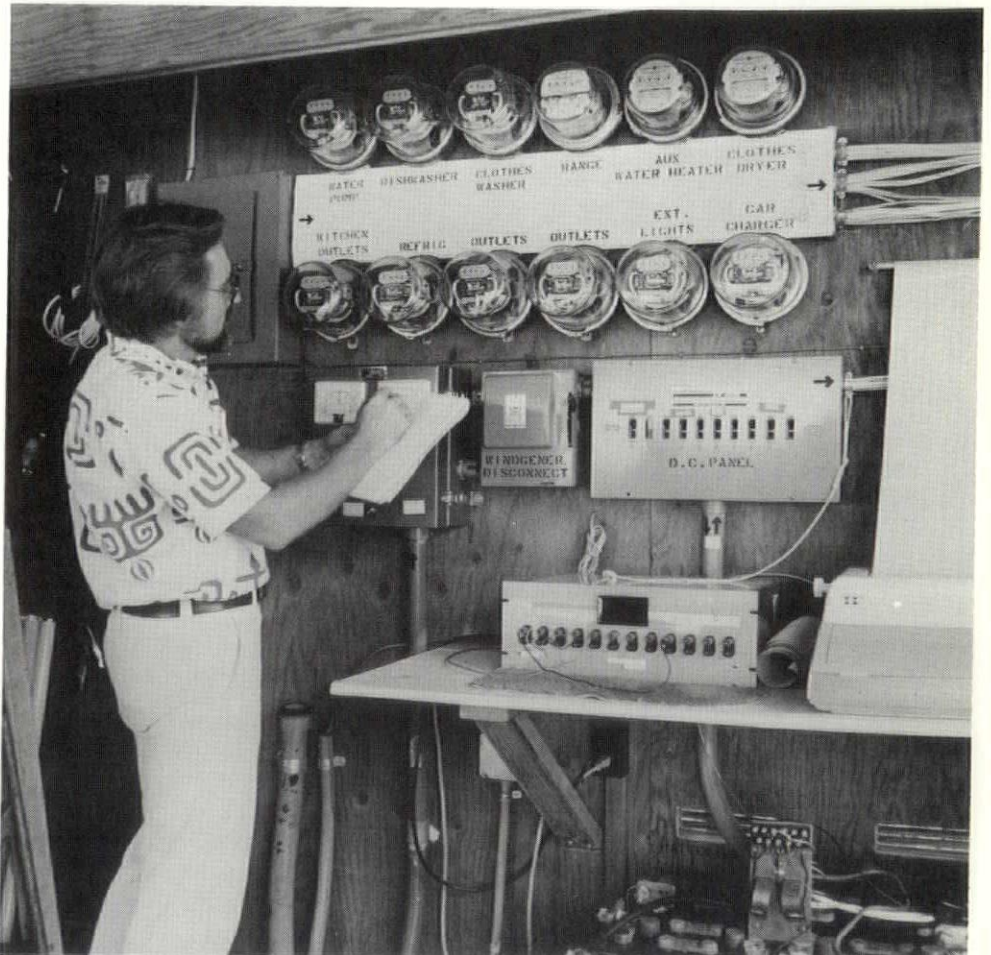
"By all means! I'm open for

public viewing every Sunday from 2 to 5 p.m., and I'm on the University's Manoa campus behind the Bio-Med building at the very end of East-West Center Road. I could have used a more 'Hawaiian' site, but this is the best they could come up with so I hope you won't mind."

"Thank you, Hawaiian Energy House, for this interview. And the best of luck this

coming year."

"You will have to excuse me now. I just got a call from the airport and I have to go pick up my crazy cousin from Columbus. He's a red-tiled, Spanish-arched, double-walled, tiny-windowed, skimpy-roofed, air-conditioned fake-adobed, wood vinylled, overweight visitor on my wife's side. Says he's moving over here."



This is the monitoring room for the entire house. Sliding doors conceal the equipment when the room isn't in use.

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A Fight to Preserve Hilo's Historic Spots

Hilo architect George Heneghan is still waging his one-man battle to preserve the historic buildings and streets of downtown Hilo—and whether he'll win or lose is anybody's guess.

Heneghan heads up George Heneghan & Associates, architects and planners.

His latest effort came at a September 30 meeting of the Hawaii County Planning Commission, where a public hearing had been called on the issue of whether or not to tear down the old Police Station Building in the center of the Big Island's capital city.

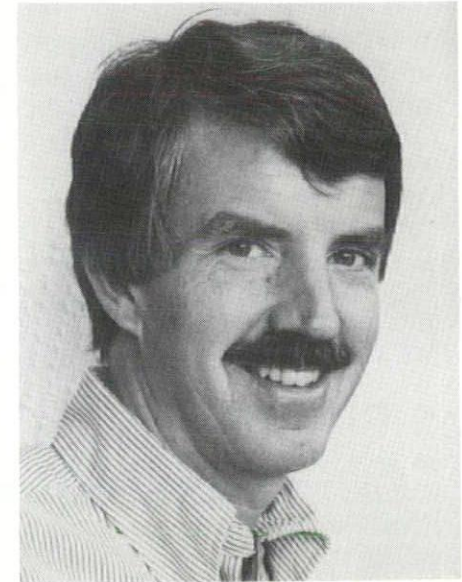
Said Heneghan:

"I would like to make a plea for you gentlemen to resist the pressures toward homogenization and the mania for turning every place into a replica of every other place, with its influx of McDonald's, Dairy Queens, Pioneer takeout stands, and their associated forgettable buildings.

"Tourists are super-sophisticated these days, and competition for their money is great. If any of us believe that someone would fly across the ocean to see our shiny new Safeway store, we are not being realistic.

"It is not these corporate giants that are at fault. It is simply that we have not been sufficiently concerned to require that McDonald's, for example, build a facility that is sympathetic to our existing architecture.

"We must begin to defend the identity and heritage of Hilo.



Heneghan

One way to start is with the preservation of the old Police Station which, for example, could have made a great McDonald's restaurant

"This is not to say that the Police Station is an architectural masterpiece. It is not the individual building which is at stake here. It is certain whole streets that have integrity where buildings by their age, by their design, and by their scale form a unit of visual continuity and character.

"The old Police Station quadrangle is one of these areas. If the Police Station is destroyed, the scale of the whole quadrangle will be destroyed.

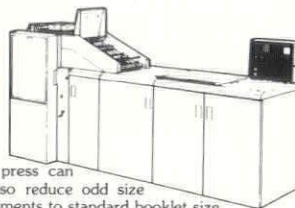
"This destruction of Hilo's core area is a typical step in the decentralization disease which began in Hilo several years ago with the removal of the state offices, the county offices, and more recently the police depart-

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ment to areas outside the central core. Now many of the doctors' offices are following this pattern.

"All of these offices are essential, life-generating vehicles to the center of any town. As each of these types of functions is allowed to move out, the downtown businesses will die, the buildings will further decay, and any remaining possibility of having a quality visitor industry in Hilo will be destroyed.

"The towns that for one reason or another saved their indigenous architecture—not just individual buildings but blocks of buildings characteristic of that are—have become tourist meccas for that reason alone.

"Jacksonville, Ore., with a population of 1,900 people, had three million visitors last year.

"None of these places have necessarily great architecture, but they do have—and their citizens continue to preserve—the identity so uniquely their own. Their charm and their success lie in the fact that they don't look like every other place.

"Hilo is beginning to look like every other place.

"Economically, it is far more sound to reinforce the image that is naturally Hilo. We have a unique architecture. We have a unique town. We have the lushest rain forest. We have the cleanest air in the United States. We are unique.

"The demolition of the old Police Station Building would be just another step closer to killing the goose that laid the golden egg."



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A Tour of Iolani Palace

Iolani Palace Restoration Project photo

Members of the Hawaii Society/AIA toured historic Iolani Palace Tuesday, October 26, and the old building never looked better. You could almost imagine King Kalakaua in full regalia welcoming a foreign dignitary—or Princess Ruth playing it coy with the ambassador from Great Britain.

The Architectural Secretaries Association sponsored the tour. It started at 7:30 p.m., just after dinner. The tour-takers had been cautioned to bring a flashlight, and wise indeed were those who did.

Geoffrey Fairfax and his staff, architects for the restoration of Iolani Palace, conducted the tour. For those who missed, maybe another time.



The restored first-floor hall of Iolani Palace looks the way it looked around 1887.

A Message in Steel

Architects at Johnson-Reese & Associates successfully met the challenge of doubling the office space at the Earle M. Jorgensen Steel plant without interrupting the daily routine of this supplier of construction steel materials.

Said Johnson-Reese's George Johnson:

"Because Jorgensen supplies so much steel to the building industry, we wanted the new offices to reflect the appropriateness of steel to this kind of construction. So that's the message. It's an expression of steel and the strength of steel."

Johnson-Reese faced an age-old architect's problem—to get

as much usable structure as possible into as little space as was available.

Several possibilities were discussed before it was decided to build a second floor addition over the parking area at the Waiwai Loop plant and then renovate the existing offices.

The new segment was completed and office operations were moved into their new structure while the renovation went on in the older section.

The design which Johnson-Reese passed along to contractor Albert C. Kobayashi had one more problem to solve.

"I guess you'd call it a marriage of the old and the new design," said Johnson. "The existing structure was of wood and masonry. The new construction, remember, was designed to tell the story of steel.

"We accomplished the 'marriage' by adding a trussed steel sunshield to the existing overhang, and then we tied that into the design of the catwalk and sunshield of the new addition."

Earle M. Jorgensen himself was a recent visitor to the new plant, located at 2655 Waiwai Loop near Honolulu International Airport.



The finished product: an expression of the strength of steel

Habitat

by STANLEY MOFJELD
Planner, Department of Land Utilization,
City & County of Honolulu

Habitat, the United Nations conference on Human Settlements, was held in Vancouver, B.C., in June.

Habitat attempted to address the worldwide problem of the deterioration of man's living environment, as particularly shown in slums and squatter settlements. The concept was to have an exchange of ideas on practical solutions as found or attempted in the participating countries.

Certain problems were found to be universal. These include environmental pollution, lack of clean water, living conditions beneath a level of human dignity, cities no longer able to provide public services, and authority too remote from the people it makes decisions for.

If some conclusion can be drawn from the conference, perhaps it was this:

Any approach must be based on acceptance of the place, society, and individuals as we find them so that we can develop solutions based on what is workable and appropriate for those societies instead of imposing that which requires change.

At Vancouver, there were really two conferences: the highly structured and aloof official UN conference, and the "people's conference," Habitat Forum—an unwieldy carnival of workshops, lectures, and symposiums on everything from "National Resettlement Planning to "Art in the Developing Countries."

Habitat Forum was an ex-

citing place to be, but one had to focus on a particular subject or get lost in the sheer volume of subjects, information, and activities.

I chose the self-help housing symposium as the most comfortable niche for an architect. Two differing views were presented: the "self-helpers" versus the "technocrats."

The keynote speaker and prime influence on the symposium was the English architect John Turner, who has spent years working in the squatter settlements of South America. His belief is that "Officials solve housing problems by destroying homes and providing alternatives people can't afford." He proposes self-help housing as the only real economic and socially possible solution, with government providing the public servicing infrastructure with some technical and financial assistance. This is known popularly as the "site and services" approach.

The "technocrats" were represented by the building systems people of the developed world who have hardware, technology, and new town planners to sell. Although this approach could have a disruptive effect on an underdeveloped country's economic, social, and cultural situation, it has proved an effective tool in Singapore.

An Indonesian delegate, drawing on his experience with an enormous national slum problem, perhaps best summed up the most logical approach:

that each slum, each squatter settlement, each person and region, is unique and requires a unique understanding and solution, whether self-help, systems, or something in between.

The symposium itself was not too well organized (continual sessions in overcrowded rooms with no chance to sift the wheat from the chaff or arrive at a coherent recommendation to the official UN conference). As usual, the most rewarding experience was the people one met and exchanged ideas with—Manila competition entrants, expatriate architects and planners, Third World delegates and housing officials, and the occasional lovely lass.

Ian Athworth, the very sensitive and capable Manila Squatter Competition winner (architectural record—May 1976), and his charming wife spent their time banging together a prototype squatter house. They received a bit of a shock when the church people representing the Manila squatters informed everyone that they considered the competition a sham as the people were never consulted at any stage!

The lesson here is that self-help must be understood as self-government or self-determination rather than the narrow sense of do-it-yourself home building. In this way, housing action can address the reason for the housing problem, which is the political and economic imbalance within a society.

Are such issues as debated at

Habitat too remote for these fair Isles? I think not! With the price of homes going beyond more and more families in Hawaii, I'm, surprised we haven't experienced a squatter movement here.

In the face of a system of government and lease control over land that may allow a Joe Pao to throw out the tenant farmers of Waiahole-Waikane against all the humanistic values so often expressed at Habitat, perhaps public ownership of land and squatting are not such a remote concept.

One can certainly seek in concrete form, the deterioration of the living environment as thoughtless development continues to destroy our Islands' historic, cultural, and scenic heritage.

Habitat may have some relevance for Hawaii, therefore, in asking for a humanistic approach to planning and showing how others have attempted a more economical and more environmentally sensitive housing approach.

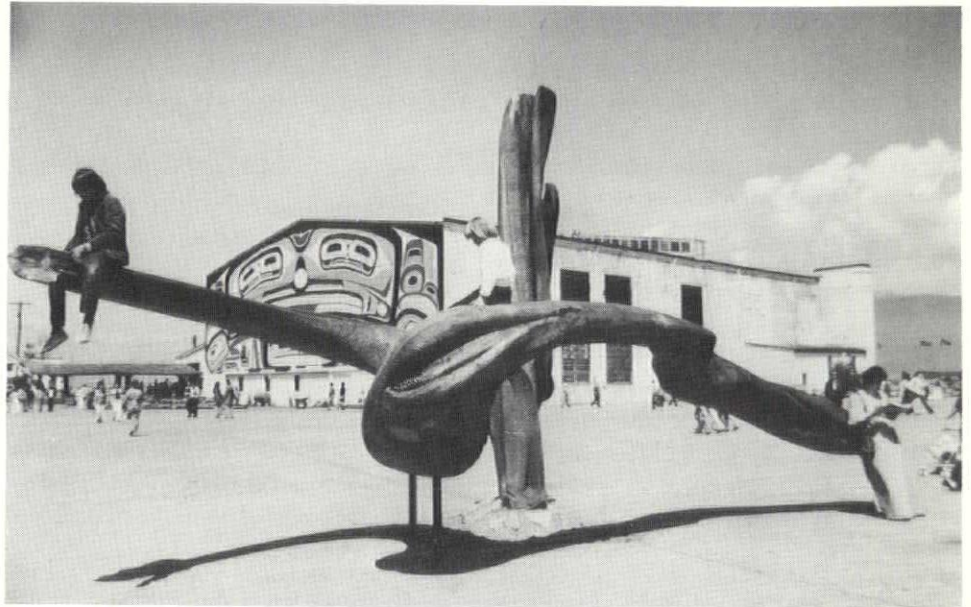
Fred Burian and a group of East-West Center students from the Technology & Development Institute (TDI) were at the conference and are now putting together a visual summary of the case studies of housing, building technology and settlement solutions presented at the conference.

This visual summary, along with TDI's own display of housing technology and systems within the Pacific area, may be

presented to the AIA in the near future.

The Honolulu Design Community will, therefore, be given

a chance to see and experience part of the color, chaos, and collective wisdom which was Habitat.



A sculpture at the theme building.



The happening center, with tapestries.

Kakaako Might Never Happen

By George Mason
Publisher,
Pacific Business News

We all make strategic mistakes from time to time. Architects are no exception. And the strategic errors often are made with the very best of intentions.

When the Hawaii Society/AIA had a R/UDAT team study the Kakaako situation early in 1974 and when a presentation of their recommendations was made to a large public gathering, hopes were high that a sound—perhaps acceptable—solution had been found. If not a solution, at least a strong push toward a workable one.

A valiant effort was made toward getting citizen input. There was much media coverage and many group meetings. Soon there was also political bickering with both the State and the City and County jousting for position.

Kakaako is still stumbling along hit and miss. Not a single meaningful decision has been made.

Somehow, a wrong assumption was made—perhaps even before the R/UDAT visit. It was that holding up Kakaako to public

view in a before-and-after context would excite the public and lead to substantive action. That would have been nice. The assumption was developed subjectively. Thus, the public exposure was simultaneous with the exposure to all the special interests involved (both political and private).

There was also a failure to understand the complex economic and political facets. The desire to explain the sociological benefits tended to overwhelm the pragmatic hornet's nest tucked out of view.

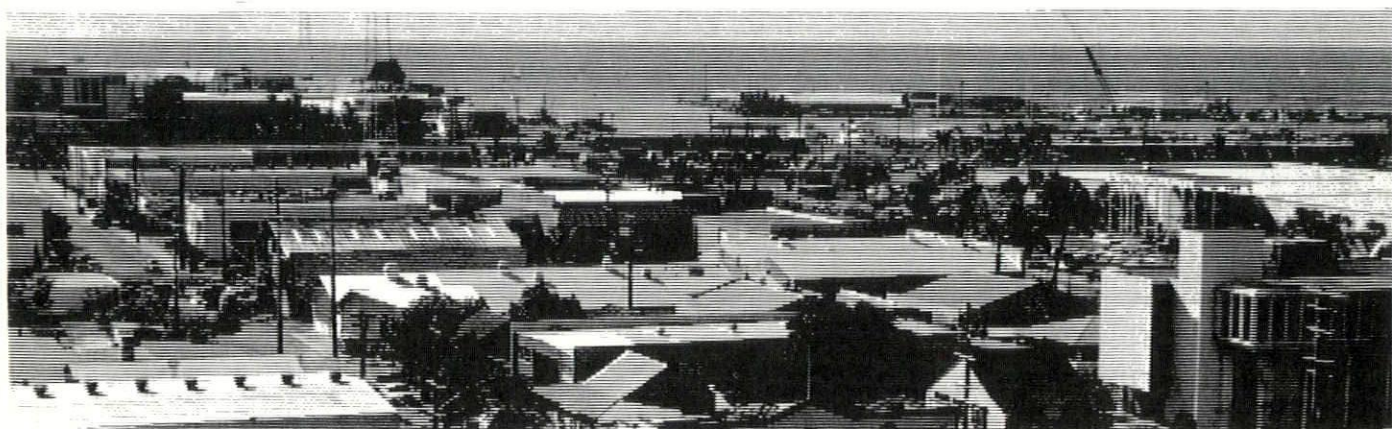
The interests of the three major landowners differ considerably. They see the problem and the eventual solution in three different ways. The City wanted to ignore the proposal—probably because of its enormity. Once the State got into the act, the City decided to take a stab at doing something.

Forgotten in all of this jockeying and jousting are the scores of small landowners and tenants.

Forgotten is the enormously substandard condition of miles of streets, of absent drainage and curbing and sidewalks. Forgotten is the prospective cost of buying out hundreds of leases that run to the year 2000 and beyond, of the complexities of assembling usable parcels, of the pressures for utilization of underutilized parcels that are being taxed. The criss-crossing of private interests and private problems with a public benefit concept has very nearly led to a stalemate.

Quiet off-the-record meetings might have accomplished more. Then again, they might have led nowhere. Yet it's hard to believe that there aren't a lot of people doing business in Kakaako who could have been made to see how their own land and building values would be enhanced by a first-rate redevelopment. It's also hard to believe that some of those people didn't have the political clout to get things moving more affirmatively. To the best of our knowledge, these people were not used.

Photo courtesy R/UDAT



This is Kakaako. Will it ever be different?

There was a Downtown Improvement Association and a Waikiki Improvement Association well before there was any redevelopment planning and advocacy with government agencies. The reverse took place in Kakaako. In fact, there is still no organization of any kind in Kakaako. I talked to a number of people about it—after the R/UDAT report had been heavily publicized and government postures assumed. It was too late. They were gun-shy. No one wanted to criticize motherhood. Kakaako will have to be

redeveloped. If government does it alone, it will take half-a-century and probably will be botched in the process. It could happen in 20 to 30 years with some significant private direction and participation and if it were done in workable segments. In 20 years Downtown Honolulu has been substantially rebuilt. The leadership was private—with government cooperation.

Taken a piece at a time—and involving all those with a self-interest—Kakaako could be well along the road to complete

revitalization by the turn of the century.

It could be, but it probably won't be.

Everybody seems to be waiting for someone else to make the next move.

The AIA made the first move—and it's still waiting for the second one to surface.

We suspect it will come from government and that a lot of people won't particularly like it. But that's the way these things happen. When the private sector falters, government picks up the pieces—like it or not.

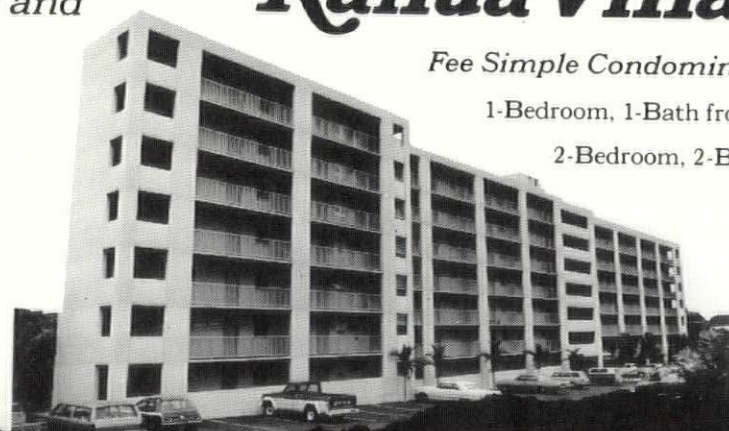
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A Letter to the Editors

We were pleased to note that Wailea's second clubhouse, the Wailea Tennis Center, also received the AIA Honor Award. This follows the "tradition" set by the golf clubhouse a few years ago.

However, we do want to correct one misunderstanding. Wailea is being developed by Wailea Development Co., a joint venture of Alexander & Baldwin, Inc., and The Northwestern

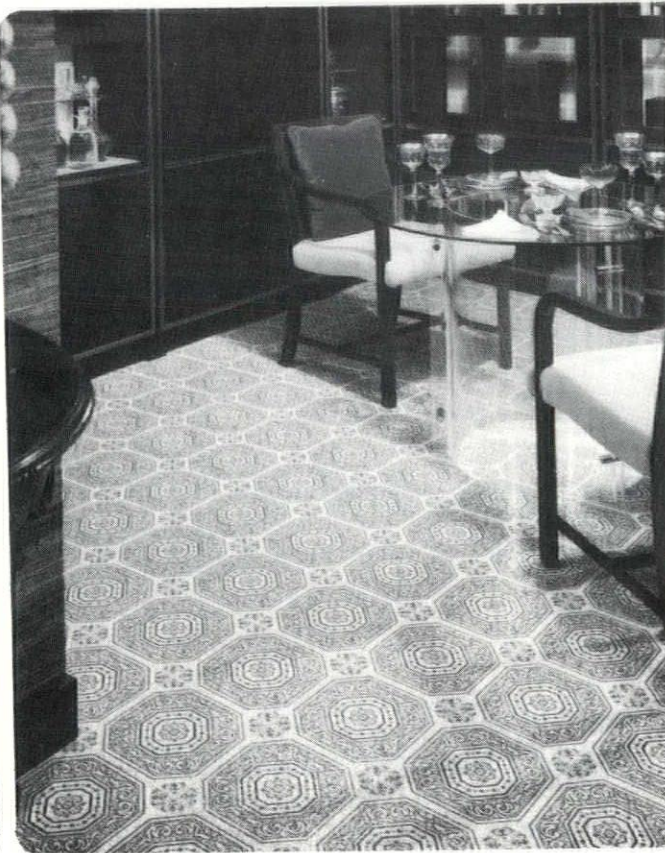
Mutual Life Insurance Co. of Milwaukee, and Grosvenor International.

Grosvenor International (Hawaii), Ltd., is developer of the Wailea Beach Hotel now under construction, but this is only one part of the growing Wailea community which includes condominiums, two golf courses and a clubhouse, the Tennis Center, a Town Center, and the Hotel Inter-Continental Maui.

Also for the record, Owen Davidson is now tennis pro at the Ilikai; he left Wailea June 30.

But we agree wholeheartedly with your description and evaluation of the Tennis Center—for the tennis-minded, there is no place like Wailea!

Mark E. Zeug,
Manager, Public Relations
Alexander & Baldwin, Inc.



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Wailea-Elua: It Proves a Point

Wailea-Elua, a group of luxury condominium apartments on Maui, is ample proof that skillful architects can create a high degree of harmony between structure and setting—and that the buyer will pay a premium price for what results from that creative effort.

Wailea-Elua is the newest condominium village at Wailea, the resort development south of Kihei, Maui, that's a joint venture of Wailea Land Corp. (an

Alexander & Baldwin subsidiary) and The Northwestern Mutual Life Insurance Co.

Prices range from about \$95,000 for a studio apartment to \$230,000 for a two-bedroom apartment. But the units have been snapped up by purchasers who don't bat an eyelash when they learn the price.

Phase One is slated for completion in December. The first residents should be in their

apartments by early 1977.

Wailea-Elua comprises 54 garden apartment condominiums that are more luxurious than those at the first condominium village, Wailea Ekahi just up the beach.

Architects Ossipoff Snyder Rowland & Goetz specifically designed the two-story building clusters to maximize the exceptionally generous ratio of open space to living space—a ratio of six to one.



Men work with materials and machinery to create harmony between setting and structure.

The Wall Came A 'Tumblin' Down

sketch and text by GLENN MASON



The Ala Moana-Nimitz highway realignment resulted in a six-foot-high, concrete wall at the end of Richards Street. It hid the harbor, the Falls of Clyde, and some attractive waterfront landscaping.



The wall came a-tumblin' down, with few tears shed in its passing. Its replacement was completed in August after a contract change order for \$19,000 was issued in April. Conceptual design for the alteration was done by Val Ossipoff as consultant to the Department of Transportation.

The erection of the original wall, called "visually offensive" by the Downtown Improvement Association, resulted in a visual dead end to Richards Street, cutting off all contact with the

harbor, Falls of Clyde, and landscaping on the makai side of Nimitz Highway. It was another instance, albeit small, in which that all-important visual connection between mountain and sea was lost.

The importance of this connection, so vital to the feeling of Hawaii as an island—as the very special place it is—was given full recognition by the DOT when it proved willing to provide additional funds for the alteration. A laudable example of very good news.

An Award of Merit

Architects Hawaii has been presented an Award of Merit by the U.S. Army Chief of Engineers—the first such award made in Hawaii, and one of only three awarded nationwide.

The honor was given in recognition of the architectural firm's outstanding design of the Honolulu Main Post Office, an Army Corps of Engineers project completed last year at Honolulu International Airport for the U.S. Postal Service.

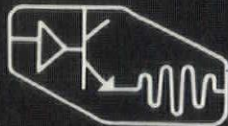
Architects Hawaii, formerly known as Haines, Jones, Farrell, White & Gima, won the award in a nationwide annual competition staged by the Chief of Engineers.

The competition involved a large number of architectural firms which have designed projects for the Army Corps of Engineers.

Brigadier General Maurice D. Rousch, commander of the Pacific Ocean Division of the Army Corps of Engineers, and Kisuk Cheung, chief of the division's engineering and design staff, presented the award at a ceremony September 30.

Frank Haines, president of Architects Hawaii, accepted the award plaque. Haines was principal-in-charge for the Honolulu Post Office project.

Architects Hawaii's architectural design of the Main Post Office also earned the firm the Honor Award from the Hawaii Chapter of the American Institute of Architects for 1975.



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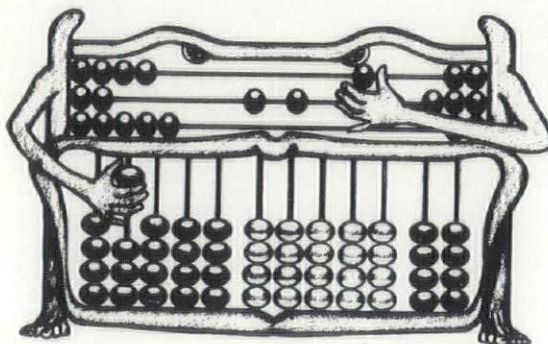
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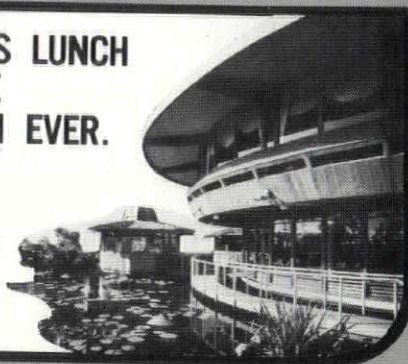
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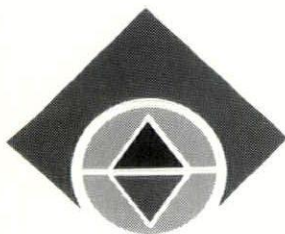


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