

# ARCHITECT

January 1986



**Architecture and  
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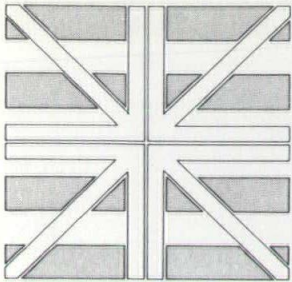
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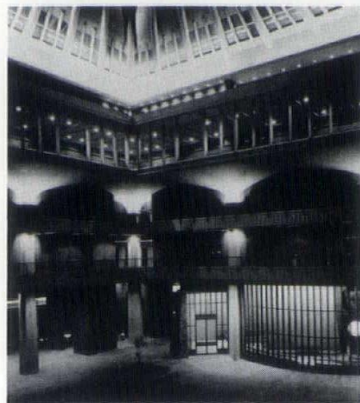
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**Cover:** Hawaii State Capitol, built in 1969, symbolized the new state. Architects John Carl Warnecke and Belt, Lemmon, Lo won a 1970 Hawaii Society/AIA honor award for its design. Photo by Camera Hawaii courtesy of Architects Hawaii Ltd.



Completed in 1977, the Federal Building (photos on this page) has 629,000 net square feet of office space on nine floors, three courtrooms with judges chambers and other court related areas, and parking for 439 cars. Photos by David Franzen.

## BUILDING FOR GOVERNMENT

*by Architects Hawaii Ltd.*

**A**rchitects Hawaii Ltd. has been involved in the design of six projects in the Honolulu Civic Center—the Capitol, the Eternal Flame, Iolani Barracks, Aliiolani Hale, State Office Building No. 2 (the Keelikolani Building), and the Federal Building.

Joe Farrell, AIA, an Architects Hawaii principal, noted that each project has its own personality, its own design challenges.

“Yet,” he said, “we believe that these six projects fit well into the overall fabric of a beautiful,

workable Honolulu Civic Center.

“To paraphrase Frank Lloyd Wright, I would say most of the structures in the Civic Center properly address people, places and time—criteria for good design. The buildings in the Civic Center are visually pleasing, fit their environment and are appropriate for the time and the people they serve,” Farrell said.

“We’re proud of all six projects in which we participated, but I want to specifically discuss—in an architect-to-architect manner—two of the buildings which I



personally designed and nurtured into reality. These are the Federal Building and its immediate mauka neighbor, State Office Building No. 2," said Farrell.

First, the Federal Building.

"We started design 24 years ago. Frank Haines, now president of our firm, was the principal-in-charge," Farrell said.

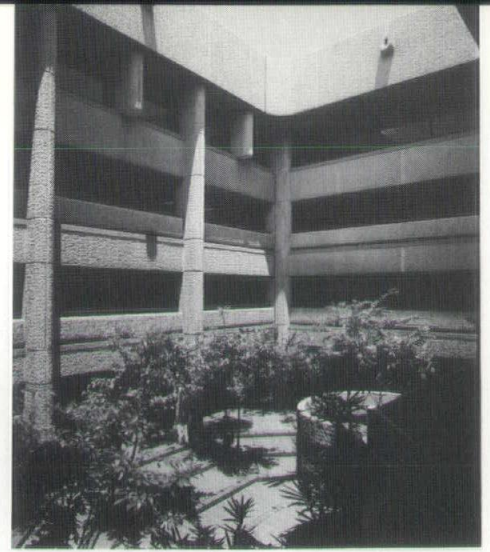
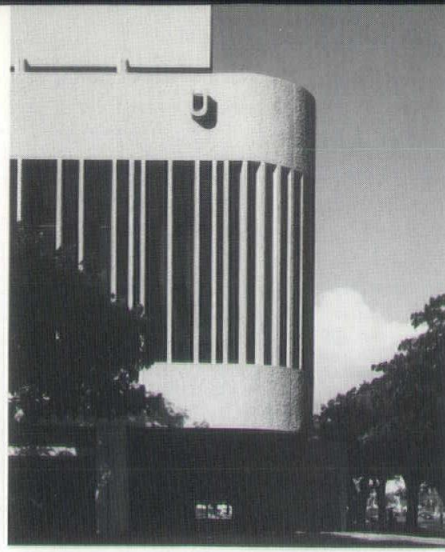
Farrell described himself then as "a young, inexperienced designer, fresh out of the Florida scene. I yearned to be the chief designer of such a large and important project, pouring my all into it.

"Eventually," Farrell recalled, "we must have ended up with 25 schemes and very little profit because of the maximum effort expended."

Initially, the client was the General Services Administration (GSA) in Washington, D.C. Later, control of the Federal Building moved to GSA, San Francisco.

"To begin the design, Frank Haines and I went to Washington to meet with the GSA head, Karl Yasko. I remember sitting in his waiting room, visualizing a stern, officious person.

"Instead we were given a warm welcome by a friendly GSA boss who wore a heavy tweed coat with leather-patched elbows and smoked a bent Briar pipe."



Farrell continued, "Mr. Yasko had brought us to Washington to give us a pep talk about good design. He was an architect in a position most often filled by non-architects.

"He told us that in past federal administrations, architects designing federal buildings had produced what he thought were bad results. He said government had dictated to the architects what to do," Farrell said.

Yasko had been appointed by President Kennedy, and Kennedy wanted better designed federal buildings, not boxes, Haines and Farrell were told.

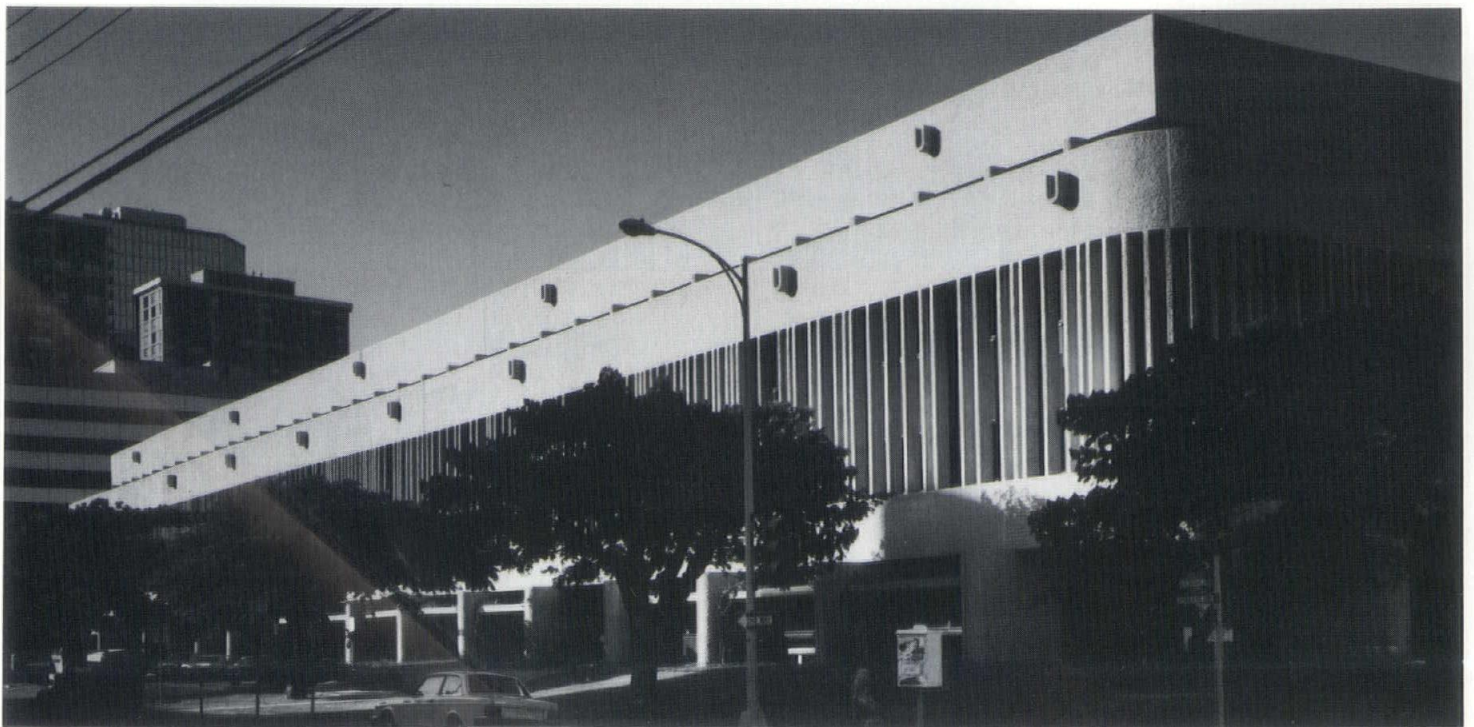
"He told us that in the past, design flowed from the

government to the architect," Farrell said. "By Presidential edict, that was to be reversed, and now, design was to flow from the architect to government."

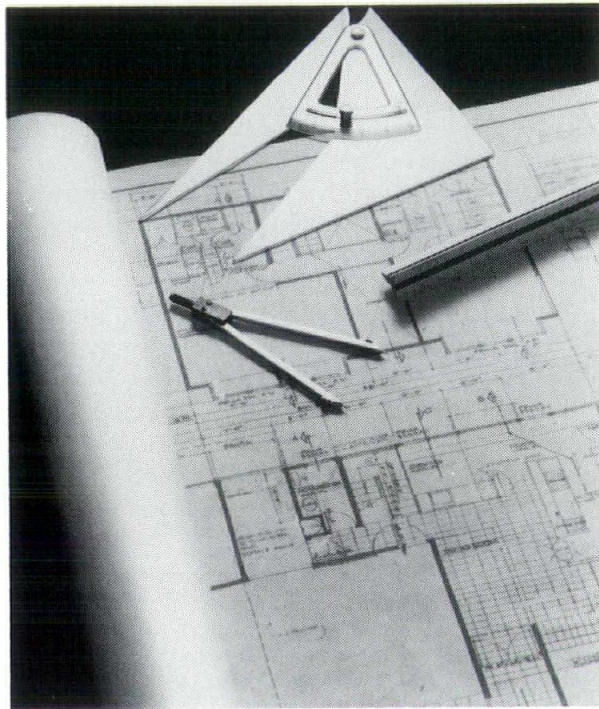
Both Haines and Farrell were, of course, "absolutely delighted" with Yasko's direction. They had been told there was no freedom of design with new federal buildings.

"I think he was pleased with our presentation," Farrell said. "We

*The State Office Building (photos on this page) consists of a new structure designed to wrap-around and integrate two existing buildings. The four-story structure has three separate open interior courtyards providing circulation, daylight and visual relief to the interior offices. Photos by David Franzen.*



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had brought along maps and drawings of the makai end of the city and discussed with Yasko how the building design would be affected drastically by the irregular alignment of street patterns. He liked our approach," Farrell said.

"After several other meetings in Washington, Frank and I returned to Honolulu and began work in earnest.

"Our design was coming along pretty well after three months," Farrell said. "We were preparing the final drawings. Then, fortunately, we think, there was an unprecedented exchange of lands between the state, Bishop Estate and the federal government.

"The site was moved diamond head to provide an open-to-the-ocean view down Mililani Street to the waterfront. The exchange was very complex between private and public landowners, all in the spirit of better aesthetics."

Farrell continued, "With our new, more exciting site, we were back to the drawing board. This produced months of delay, the first of many which ultimately delayed construction of the building for 10 years from the outset.

"After multiple studies of high and low-rise schemes and a fold-up model on skate wheels, Frank Haines and I packed up and went to San Francisco to meet Mr. Yasko in the old U.S. Mint Building.

"It was at this meeting," Farrell said, that "a most important design decision" was made. "That was to keep the building low rise so all other tall buildings constructed around it in the future would look better by contrast. Also, the Federal Building would look better by the same contrast, they reasoned.

"We then began to sculpt the building form. The first design was complex. Many parts and pieces provided human scale. With great pride, it was sent to San Francisco and was rejected as being too complex. They wanted it simpler.

"I was afraid," Farrell said, "that

maybe what Yasko said about design flowing from the architect to the government was not true.

"Next, I designed a large, simple courtyard scheme and we sent it in to GSA for approval. That also was rejected with instructions to go back to the previous design and make it simpler.

"It wasn't going well!" Farrell complained.

Then Architects Hawaii designed a building that looks similar to the one built, except it had many small trellises, creating a simpler system of intimate scale than the first complex solution.

GSA wrote back and ordered it be made simpler!

"Their criticism was valid. We were able to wrap up the design and start the working drawings," Farrell said.

The next setback: A query asking Architects Hawaii to study the addition of 50,000 square feet to accommodate the FAA.

"Could we possibly expand the building that much with the same concept? With some pushing and shoving, we were able to keep the same concept with a slightly bigger mass," Farrell said.

"Eureka! The Federal Building was on its way."

Now, State Office Building No. 2—the Keelikolani Building—which is nearing completion and already houses two state departments—Labor and Personnel Services.

Farrell believes the State Capitol on the mauka end of the Honolulu Civic Center and the Federal Building on the makai extreme should be the Civic Center's dominant structures.

"However, our assignment was to demolish the I'i Building (Bureau of Conveyances) at Queen and Miller streets and replace it with a 100-foot tall tower," Farrell said.

"The state and Architects Hawaii wanted to design a quiet building, one which complemented instead of competed with the Federal Building. Our studies led to a plan which called for wrapping four floors around the two existing buildings."

Farrell said the State Comptroller's Design Advisory Committee liked the idea. Farrell said it has been "especially productive" working with Comptroller Hideo Murakami, who is an architect.

"Just as we were fortunate to work with GSA's Karl Yasko, an architect, on the Federal Building, so are we fortunate to be working with Mr. Murakami on the Keelikolani Building."

Some small things added to the exterior bring about a special delight. The low bougainvillea trellises between the chunky columns add color and lightness. As one walks the covered promenade around the outside of the building, it's noticed that the chunky columns have a half arch carved into them.

"This arch is reflected in the glass facade," Farrell said, "and as you walk down the covered way, there's a sense of going through a series of solid arches."

The wrap-around idea wasn't easy for the engineers and the Architects Hawaii working drawing staff. The old buildings had a lower earthquake zone requirement than the new portion. It was too expensive to upgrade the old building to the new zone, so extensive expansion joints had to be provided. When an earthquake comes, the buildings will shake separately.

"The courtyards are a pleasant result of the wrap-around idea. The office floors would have been too deep and windowless had we not provided the inner courtyards. They also gave us an opportunity to put plant material inside along with some sculpture," Farrell said.

"Mr. Murakami and his committee encouraged good ideas. As a result, we will have one whole city block completely beautified instead of the original 100-foot tower which would have left half the block on the mauka side looking good, and the other half on the makai side with a sea of bad asphalt and two unsightly old buildings," Farrell concluded.

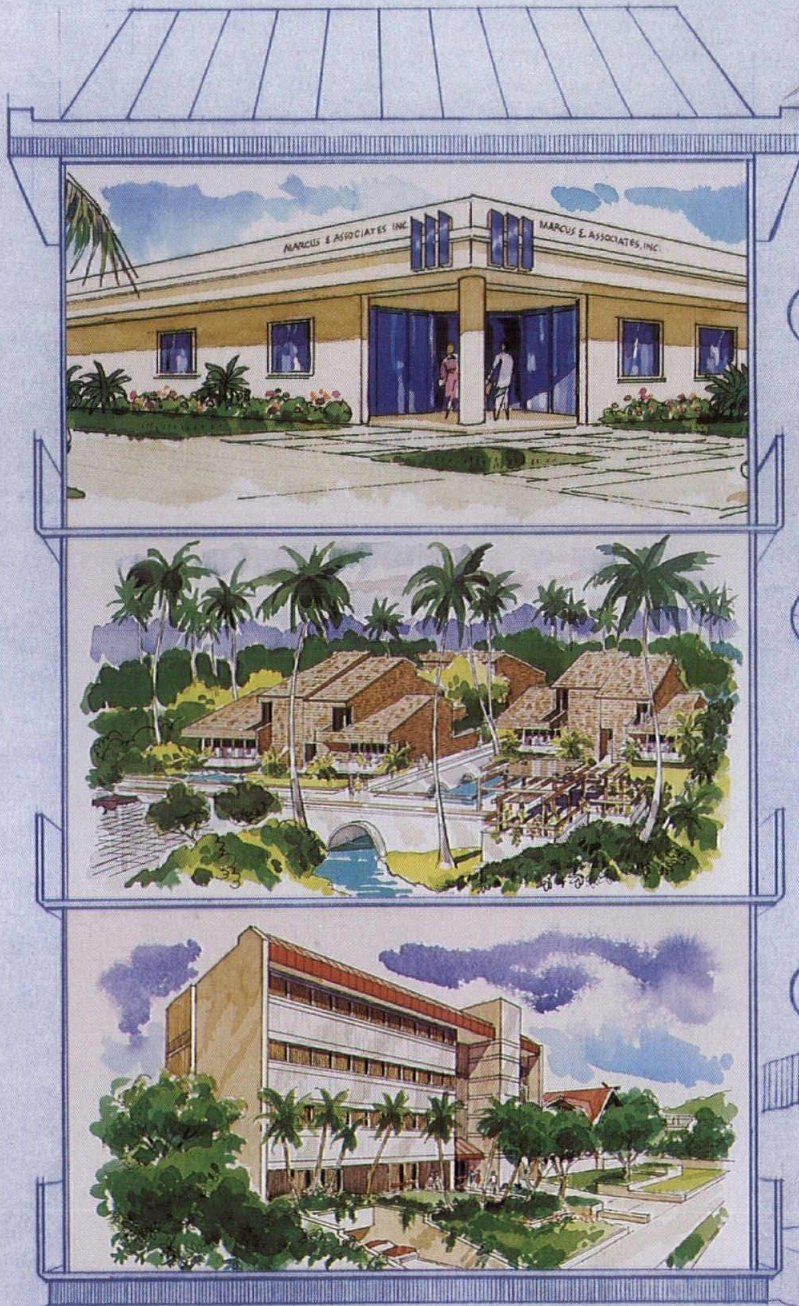
State Office Building No. 2 should be completed in late 1986. HA

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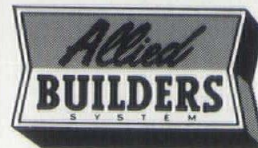
Plans for the remodeling project at Waikiki's King's Village could not be finalized until the previous tenants had vacated the premises. But by that time, Pentagram Corporation's lease had already begun on their seventeenth Burger King restaurant in Hawaii. The meter was running, and the pressure was on.

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# HAWAII'S PROPOSED WATER CODE

by Rob Hale, AIA

**D**oes a private landowner who has historically diverted water from the wet, windward area of an island to the dry, leeward side for agricultural purposes have the right to continue using this water if the land is converted to urban usage? Do I have the right to divert water from a stream on my property to a new agricultural use if it results in a substantially decreased flow for existing taro growers downstream? Whose problem is it if my water supply becomes contaminated? These are difficult questions with no easy answers—and part of an emotional and controversial issue facing our state.

In 1978, the State Constitutional Convention initiated a constitutional change which provides that "the state has an obligation to protect, control and regulate the use of Hawaii's water resources for the benefit of its people" and mandates that the legislature "provide for a water resource agency" to "establish procedures for regulating all uses of Hawaii's water resources." Seven years later, battle lines are being drawn over the implementation of that mandate.

Underlying the controversy surrounding the water code are two very basic philosophical questions:

- What are our rights as individual property owners in regard to water ownership?
- Who is to control the resources

and thus the development of our state?

The resolution of these issues will affect us both professionally and personally.

A historical understanding of water rights in Hawaii assists in an understanding of the current dilemma. Some scholars believe that for the pre-Cook Hawaiians, water was a source of life, like sunshine, and as such was the possession of no one man—not even the *Alii*. The streams in *ahupuaas* (land division generally from sea to mountain) were divided with drinking areas upstream, utensil washing, and finally clothes washing and bathing downstream. Later, as the Hawaiians developed irrigation systems, the right to use water from ditch systems was dependent upon their continued use. When the *konohiki* (man who regulated resources) distributed water, the distribution was dependent upon the amount of labor contributed by a group to the development and maintenance of the source. Water was diverted to *kula* (dry lands) in times of plenty and, in at least one case, from one *ahupuaa* to another.

With the introduction of sugar plantations and the resultant demand for vast quantities of water, the transfer from one *ahupuaa* to another was vastly expanded. Extensive irrigation systems were developed primarily on the islands of Kauai, Oahu, Maui, and the Kohala area of the

Big Island to divert the water from wet, windward watersheds to arid plains. These irrigation systems and the diverted water were considered to be private property. This system of water ownership expanded upon the Hawaiian *auwai* (ditches) and reflected a basic philosophy of water rights prevalent throughout the western States where extensive irrigation systems were being concurrently developed. Ancient ditches became permanent parts of the topography and the use of the water from one stream to the next led to the eventual consideration in the courts of this water as an appurtenant right. Riparian rights were introduced in the courts in the early 1900s based upon the division of water between upstream and downstream *ahupuaa*.

Thus the concept of private ownership of water separate from the land evolved in the State of Hawaii and remained that way until the 1974 McBryde Robinson case. The McBryde case resulted in a determination by the Hawaii State Supreme Court that the surface water was not privately owned but was, in fact, the property of the people of the State of Hawaii, except for downstream *kuleanas*.

The court held that all surface waters were owned by the state, that *konohiki* and prescriptive rights did not exist, that surface waters could not be transferred out of

the watershed and that all that remained of surface water rights were riparian and appurtenant water rights. This decision was appealed to federal district court which found in 1978 that the 1974 opinion was unconstitutional and in effect "took" the property of the plaintiffs without just compensation. The state appealed to the Ninth Circuit which requested answers to several questions on Hawaii law which were answered by the Hawaii Supreme Court in 1982.

Three important points were made by the court in these answers. First, the earlier statement, made in 1974, that the state was the owner of all surface waters was modified to the extent that the state owned these waters as a public trust. Second, the rather absolutist statement that transfers of waters between watersheds was completely prohibited, was re-interpreted as allowing transfers but providing that there was no right to transfer waters between watersheds. Rather, the power to transfer was a matter of reasonable use, that is, subject to the rights of others who may be injured. Finally, the third important point of the 1982 answers was that the court held that *konohiki* rights were not a settled concept in Hawaiian law. Moreover, such rights were not to a fixed quantity of water, but rather were rights which must be exercised with respect to other uses.

In February 1985, the Ninth Circuit rejected the state appeal. The state has appealed to the Federal Supreme Court.

The future direction of the courts relating to individual rights in regard to water is perhaps best anticipated by the opening and closing paragraphs from a recent article entitled *Water Rights In An Age of Anxiety* that Williamson B.C. Chang wrote for the September 1985 issue of *Journal AWWA*. "In these times of growing competition for resources, including water, the model of legal thought seems to be evolving through three phases:

interpretation of common law precedents; fracturization [action by the courts which either creates new rights where none existed before or divides the rights and parcels them out to different parties] of the components of property rights; and, finally, policy-oriented decision making. The traditional judicial model of interpreting and applying precedent is giving way to judicial decision making based on a perception of fairness. This attitude leads to rulings based on establishing a public policy suitable for meeting the needs of contemporary society. Sometimes this step represents a method of dealing promptly with a critical problem before legislative action can fill the void.

"The transition from Phase One to Phase Three in Hawaii will take between 10 and 20 years. The situation in Hawaii is acute, the image of a delicate life support system vivid. The time span for other jurisdictions may be longer, but the result may be that water

rights will be one of the first areas of law in which the term 'rights', closely associated for the phase of common law interpretation, becomes obsolete."

Action on the McBryde case parallels the 1978 constitutional convention. Prior to the convention, polls were conducted by the state to identify those issues which were most important to the people of Hawaii. The polls identified water as being a major concern, which should not be surprising since the polling corresponded with a major drought on Oahu and actions of the Board of Water Supply curtailing water usage.

Swept along by the 1974 McBryde decision and the 1978 ratification of the Constitutional Convention amendment, Chapter 177, the Ground Water Control Act was applied to the Pearl Harbor basin in 1981 by the Board of Land and Natural Resources. This action raises the second issue which surrounds discussion of water rights: the question of who

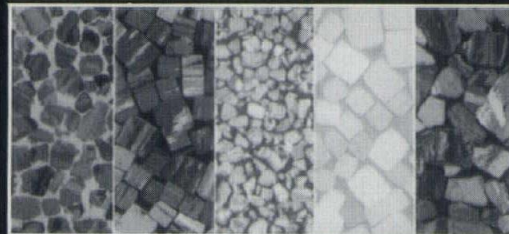
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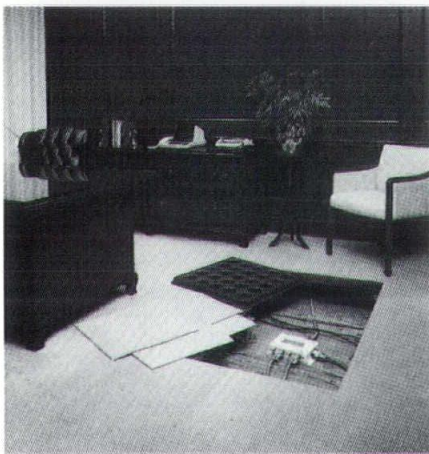
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will control water in the State of Hawaii. Chapter 177 permits the state to designate a ground water area for protection, regulation and control. All subsequent new water users in that area then must obtain state permission prior to development. Proponents of this action deny that this permits the state to control future land development. Opponents are equally convinced that a foot has been inserted in the door for future state intrusion.

The Advisory Study Commission on Water Resource's Draft Water Code issued for 1985 legislative action strongly adopted the principle of state control and established a state function of permits for all water usage on all islands. This particular feature was strongly opposed by the neighbor islands and resulted in changes in the language of the proposed code which currently says that the state will enact the permit system only for those areas where there is a critical concern. The commission is defining those areas currently as all of Oahu. This may temporarily appease the neighbor islands, but already the bill's proponents are mumbling that West Maui and Koloa, Kauai should perhaps also be included.

The issue of home rule thus emerges as a major item on the silent agenda surrounding the code and with some justification: Why, when we have totally separate watersheds with corresponding county jurisdiction, does the state need to control water usage? Our historical dependency upon a central government and our cultural bias toward duplications of controls may decide this issue in favor of some state participation. Certainly not the least of the concerns in this area is the question of the counties' abilities to control agricultural and industrial pollution of water resources.

The Hawaiian Sugar Planters' Association is strongly proposing that the state code recognize the individual rights of ownership which have historically existed in the state and minimize state



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intrusion into development. The Land Use Research Foundation is proposing codification of existing water rights and usage with some modifications which would provide easier access for developers to existing water sources.

The issue being debated between these groups and the advisory study commission is the question of which of the following systems provides for the best use of water: a system based on a free market where water may be bought and sold like any commodity and cost is the regulating factor or a system based on a regulatory system requiring application to a government agency.

Other questions remain in the plethora of issues surrounding the water code. Not the least of these questions is, "Do we indeed have a shortage of resources?" In recent talks, eminent hydrologist John Mink has suggested that the problem is not a lack of resource, but a lack of water source development. This is especially true on the neighbor islands. Other voices suggest that in addition to development of additional resources, emphasis should be placed on the conservation of our existing resources. One example exists of activity in this area with the proposed dual water system for the Campbell Estate property in Ewa. Proponents of the market system believe that cost will be a natural impetus for conservation.

What then should be our position as a professional society other than praying for rain?

Obviously, action which would diminish individual development expectations and/or would result in an additional layer of bureaucracy would be of concern to us professionally. Your comments and participation are required if we are to formulate a policy which balances that concern with our personal desires to insure our children a future safe water supply. Please contact any member of the Planning Committee or Legislative Action Committee of the AIA.

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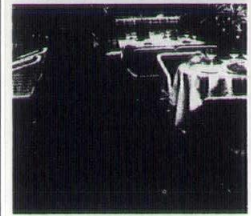
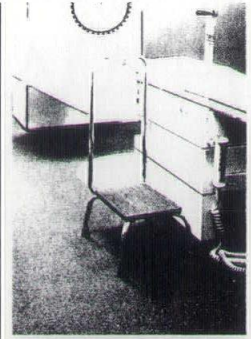
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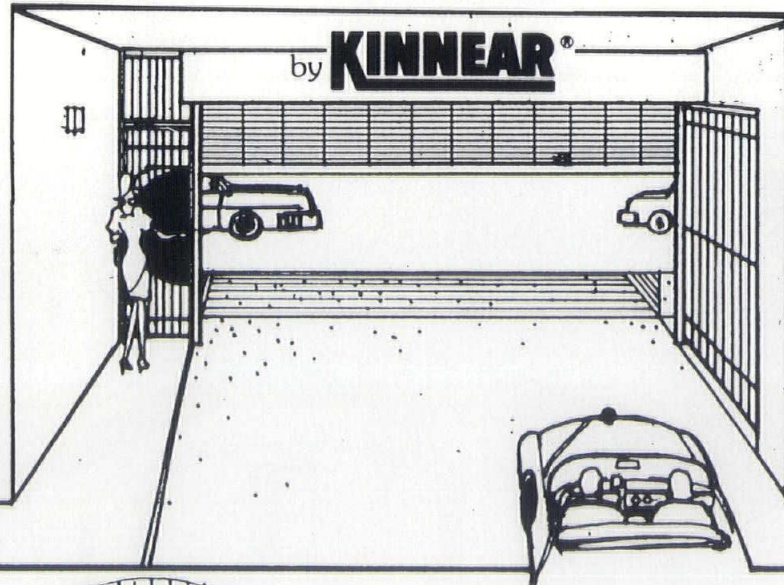


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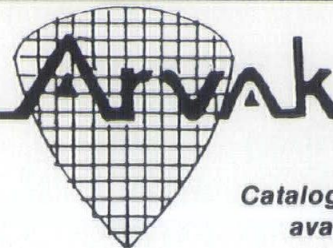
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# HAWAII'S MAIN STREET— HOPE FOR DOWNTOWNS

*by Phyllis G. Fox, President  
Historic Hawaii Foundation*

**S**mall towns throughout Hawaii have seriously declined over the years as sugar and pineapple faced economic setbacks, new shopping centers drew away customers and highways passed them by. Many of the people are still there, businesses struggle to survive. But shops have closed and it's hard to find a barber, general store, doctor's office, soda fountain or shave ice stand.

With the business slowdown and shutdown, buildings stand empty, wood rots, windows are broken and roofs leak. Towns take on the appearance of forgotten

memories.

There had to be a way to turn around the downward trend, to bring life and economic vitality back into our small towns.

People are the greatest asset of every community, and especially so in Hawaii where hard work is an ethic, hard times have been common, and it is standard practice to sacrifice so that children can get ahead. Today people in three communities are fighting back with the help of a new program called Main Street.

Three years ago, members of Historic Hawaii learned about the Main Street program which was

being used to help people help themselves in small towns on the mainland. It was started in 1978 by the National Trust for Historic Preservation and had grown into a 24-state partnership with over 200 communities taking part.

It had increased business in the downtown areas, encouraged rehabilitation and construction on an average of about \$5 million per town, increased the tax base, and recruited new services to complement and enhance existing business.

The Main Street program operated on the theory that people in small towns should update their



businesses and adopt the modern shopping center philosophy of operation which included uniform store hours, joint promotions, modern business practices, full-time staff, a balanced mix of merchandise and services and an action-oriented environment.

The program proved that economic conditions improved when business owners were given professional direction on organizing themselves, business advice and guidance on successful promotions. It recognized that shop owners worked long, hard hours and needed a project manager who would work full time for them and their community. The manager recruited the help and support of government to modify development plans, building regulations, parking and street scenes.

Main Street made sense. And it made sense for an organization like Historic Hawaii, interested in saving old buildings, to use business and development techniques to achieve its goals.

A task force was formed in 1984—with the help of the State Department of Land and Natural Resources and business and government representatives throughout the state—to study how Main Street could be adapted to Hawaii. This study took one year and Main Street was officially begun by Historic Hawaii in January 1985 when Al Fleming was hired as statewide coordinator.

The first concern was to identify community organizations which would serve as the “boss” of the program. These organizations would be responsible for setting a budget, hiring their project coordinator and raising money to pay the costs.

Funding was secured from the State Legislature, county governments, the State Historic Preservation Office, Community Development Block Grants, trusts and foundations, statewide and local businesses.

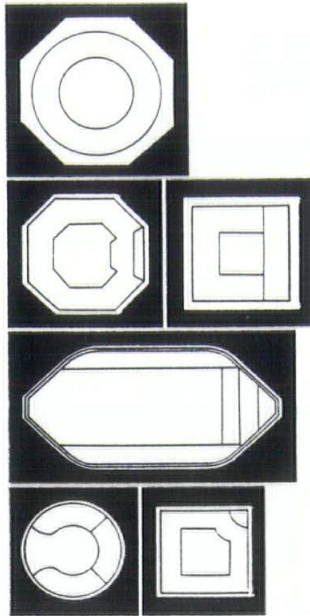
In the months that followed,



*Hilo's Keawe Street (opposite) and Waimea, Kauai's Waimea Avenue (above) are part of the Main Street program. Photos by David Franzen. Small towns like Hawi, Hawaii (right) are an important part of the history of the people of our state. Photo by Megan Mitchell. False fronts and overhanging second story balconies are characteristic of Wailuku, Maui's (below) main street. Photo by David Franzen.*



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Waimea (Kauai) and Hilo applied and were accepted into the program. Wailuku is now in the process of applying.

The first training program was held with Main Street consultants brought from Washington, Oregon, Colorado and the District of Columbia providing the training. Fifty people from business and government attended the three-day meeting and reported it a real success.

Project managers were hired and trained for Waimea and Hilo. They are carrying on the job of strengthening the downtown organization, communicating the program concept to the businesses, organizing promotions, meeting with government and inspiring an attitude of success.

It's a slow, steady process. The decline in our towns didn't happen overnight and success will not return overnight.

And it takes money—statewide money to pay for the mainland resources and coordinating the training, materials and travel; local

community money to fund staff, promotions, newsletters and communications.

Some of the changes are already noticeable—a building painted, new signs up, a new logo for downtown.

Hilo had a celebration in November to officially kick off its Main Street project. It was held on a Thursday night at the Naniloa Hotel and 250 people turned out to say "Let's make it happen!"

Mayor Carpenter pledged his administration's support. Downtown Improvement Association President Tony Taniguchi likened Main Street to his own KTA family's success in seeking professional advice to meet increasing competition.

Project Coordinator Adrienne Oliver encouraged restoring pride in Hilo, in downtown and in traditions. County councilmen and state legislators coveted the turnout and the enthusiasm and energy reflected in the audience.

On Dec. 5 Market Street in Wailuku was closed for a street party. The Mayor spoke, hot dogs and soda were sold at "old time" prices and a huge Christmas tree was lighted as Main Street Wailuku was launched.

On Dec. 7 Waimea held a day-long celebration with a concert by the U.S. Navy Band, participation by First Lady Jean Ariyoshi and street sales in front of the stores.

Small towns are an important part of the history of the people of our state. They were once the center of business, a place where families shared experiences and socialized, where picking up the mail was also a time for a hair cut and a soda.

The buildings which create our community environment are also an important part of our history. But they cannot be saved, nor new buildings built, unless our downtowns are economically successful.

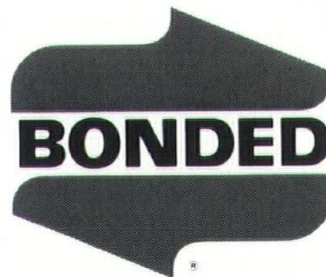
We will never replicate years past, but we can shape the future with the help of Main Street Hawaii.

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### Computer Software

Two new software programs have been introduced by Spec Systems Inc.

IGESAuto (G.I.E.S. Inc.) is a software package designed to act as a translator between mini/mainframe CAD and the popular AutoCAD CAD system.

AutoCOGO (A/E Micro Systems, Inc.) is a software program for Civil Engineers, Surveyors and others interested in site design applications.

IGESAuto was first demonstrated in Honolulu by successfully transferring a Prime system drawing (Norm Lacayo, AIA) to and from Spec Systems' AutoCAD system (IBM PC AT based).

Auto COGO was developed in response to users' requests for "true" COGO functions in AutoCAD. AutoCOGO with South Azimuth was designed in response to customize the same high quality package specifically for Hawaii's needs. The first installation of AutoCOGO was made at Gray, Hong & Associates, Inc., Civil Engineers.

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## LOOKING AHEAD

by Art Kohara, AIA

**T**he new year will have begun before this issue of *Hawaii Architect* is in your hands, but it will still be timely for me to wish each of you, our valued members and others outside the profession, a very Happy and Prosperous New Year!

Before closing the book on the 1985 chapter of the Hawaii

Society/AIA (which, incidentally, was formed 60 years ago with Hart Wood as its charter president), let us all pause and applaud the outgoing officers and directors who gave unselfishly of their time to make it possible for this organization to maintain the stature of professionalism with which it is respectfully held within our community.

Many thanks to Immediate Past President Elmer Botsai for giving me his special brand of guidance and counsel and exposing me, first hand, to the special art of delegating responsibilities. Although I say this somewhat tongue-in-cheek, should any of you find me, despite my natural inclinations, turning into somebody else over the course of

## Its Taking the Islands by Storm... "NEVERWARE!"

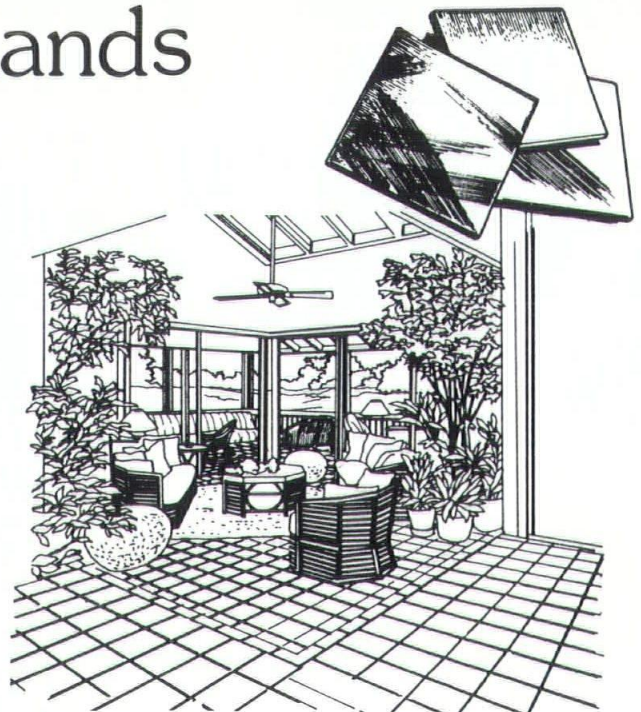
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my tenure like that infamous character invented by R. L. Stevenson, you will then conclude that I have learned well while having sat at the feet of the master.

The Society faced a crisis of no small proportion toward the end of 1985 when we tried and failed to renegotiate a lease with our landlords for the office on Merchant Street. We were forced to seek a new location which was accomplished by the negotiating capabilities of Evan Cruthers, your vice-president/president-elect. Our thanks go to Evan for pulling the rabbit (read as office deal) out of the hat at the very last minute while exposing all on the ExCom to the mystique of the magician and the dire Perils of Pauline at the same time for several months.

The Society has had an executive director for nearly a year-and-a-half. For the most part, this period has been a learning one for both parties. Hopefully, 1986 will find the scrimmage and practice sessions over with and the game ready to be played with fumbles and penalties kept to a minimum.

The Society's operating budget has increased a little over 10 percent from 1985 because of unforeseen expenses, such as those associated with the office move, and to everyday inflation. But service will continue to all of you without an increase in dues. This can only be possible by increasing our revenues through gains in our membership; by sponsoring and having good attendance at interesting and worthwhile seminars and sporting events; by increasing the circulation of our fine magazine; and, of course, through frugal fiscal management of our financial resources.

Kim Thompson will chair the Membership Committee, and to him I extend my mahalo for taking on this challenging job of increasing our membership. My slogan for Kim is 10+10+10, and if possible, times 2.

Alan Holl of the Professional Practice Committee, together with

the Continuing Education Committee, will plan for at least two major seminars that will be of interest to our members, and from which the Society will earn much needed revenue dollars. Alan is a two-term chairman and to him goes double thanks for volunteering to take the heat one more time.

Maurice Yamasato will chair the special revenue raising event by planning and putting on a scramble golf tournament sometime in October. Information

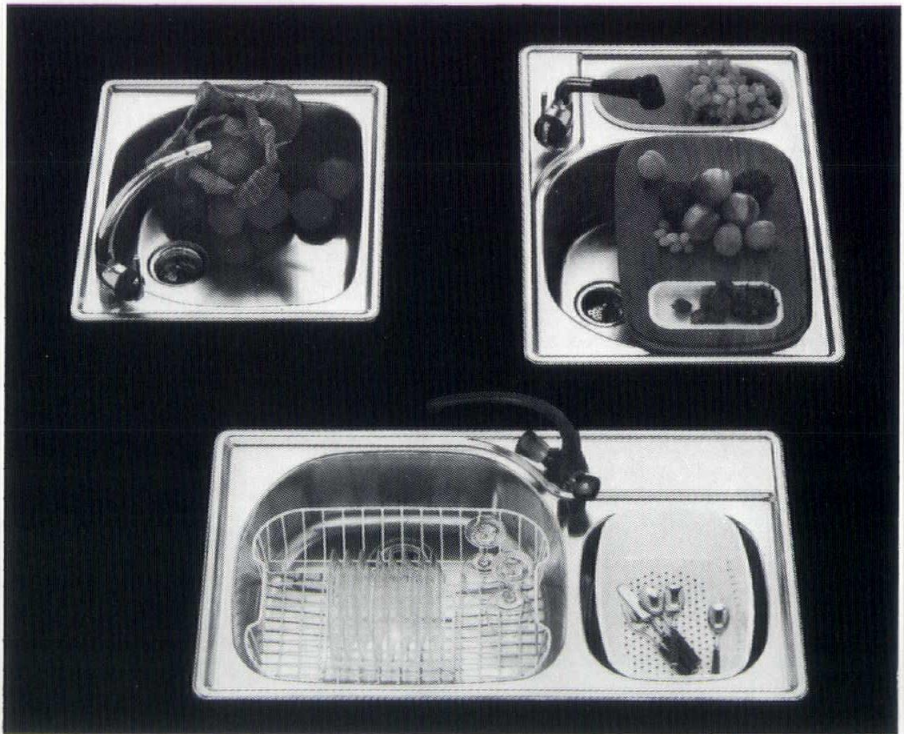
on this and other events will be prominently carried in our Memo. Please read the Memo and look for these important announcements.

*Hawaii Architect* magazine will also be counted on to increase our revenue base by expanding its circulation. The progressively improving appearance and content of the magazine, begun and overseen by Chuck Ehrhorn and his Publication Committee, will become the responsibility of Jeff Nishi, and I'm certain he and his

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committee will do an outstanding job.

Of course, overseeing the fiscal integrity of the Society will be your new treasurer, Carol Sakata, who has had much past experience in the management of money. As vice-chairperson, Carol helped quarterback the 1982 AIA National Convention held in Honolulu to a successful and profitable conclusion.

The 1986 opening of the 13th Legislature is scheduled for Jan. 15. Our Legislative Action Committee, as reported in an article elsewhere in this issue by Don Goo, will be monitoring legislative bills of concern to the profession which are still "alive," such as the Mechanics' Lien and Worker's Compensation bills. A new bill may surface this session that will address the immense problem associated with liabilities and attending litigation and astronomical settlements against design professionals all over the country. If you have not yet recovered from the initial shock after seeing the premium quotation from your E and O insurer, well, join the ranks as you are the norm! No one is exempt!

It is imperative that should this bill, which may mitigate those liabilities now hanging over and following us to our graves and beyond, be introduced, please RUN, DON'T WALK and jump on the bandwagon in support of it. Become acquainted with the issues of liabilities which now threaten our very professional existence. Pitch in and help the Legislative Action Committee when it needs your vocal and physical support at legislative hearings. Let our legislators know by our zealous action that this specter can no longer intimidate and ultimately cripple our profession that aims to create "space that meets the needs of people and satisfies the yearnings of the human soul."

Remember when first confronted with the typewriter in typing class at intermediate school, we pecked out the phrase that began "Now is the time . . ."? Well, the time is NOW! If you

value the very existence of our noble profession, now is the time to come to its aid and stand up and be counted. No amount of hand wringing and commiserating with one another will make the problems go away; neither will aphoristic philosophical idealism. Only concerted action will do it. Try it! This is one time we all can be self-serving and no one in the profession will dare take cheap shots at us.

With those exhortative (whew) salvo of words, I close this article

and at the same time ask in behalf of the officers and directors of this Society for your support of, and involvement in, the many activities and programs we will be engaged in during 1986—from seminars to brown baggers; dinner meetings to legislative hearings; golfing tournaments to sand sculpting. Paraphrasing old John Donne's classic 16th century line: "No man should be an island to himself . . ."; so come out and become a part of the action.

Thank you very much.

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## ASLA Holds Annual Meeting

The American Society of Landscape Architects—Hawaii Chapter recently held its annual meeting at the Plaza Club. The program for the evening consisted of presentation of the Malama Aina award, ASLA—Hawaii Chapter awards, and introduction of the 1986 chapter officers.

The Malama Aina award is an annual recognition award for persons, agencies, or organizations outside of the landscape architecture profession who have supported, promoted, or served the profession or preservation and enhancement of the Hawaiian landscape. Recipients of the 1985 Malama Aina award were Jean Ariyoshi and John W.A. "Doc" Buyers for their involvement in the commemorative program "A Million Trees of



Michael Miyabara (left), 1985 president of ASLA-Hawaii Chapter, presents Malama Aina awards to Jean Ariyoshi (center) and John W.A. "Doc" Buyers (right).

Aloha."

Winners of the 1985 ASLA—Hawaii Chapter Awards Competition were recognized. Three merit awards were given this year. Phillips Brandt Reddick

& Associates was the award recipient for the Honolulu Zoo Master Plan. Belt, Collins & Associates received the remaining awards for the Shangri-La Hotel and Outrigger Canoe Club.



Toft Moss Farrow Associates won a 1985 Edwin F. Guth Award of Merit for illumination of the Liberty House-Kahala Hilton store. Lighting designer: Richard M. Moss, P.E. Architect: Duane Cobeen, AIA. Photo by Angie Salbosa.

## AIA President Inaugurated

John A. Busby Jr., FAIA, executive vice president/secretary of the Atlanta architecture firm Jova/Daniels/Busby, was inaugurated as president of The American Institute of Architects for 1986 during ceremonies in December.

His firm, Jova/Daniels/Busby, was formed in 1966 and quickly gained a reputation for design quality and innovation, winning a regional AIA design award in its first year of practice. The firm has grown steadily to its current size of more than 60 professionals.

In a joint venture with the Honolulu firm Lawton, Umemura, Architects, the Atlanta firm designed the new Jimmy Carter Presidential Library now under construction in Atlanta.

# THE ARCHITECT'S ROLE IN KAKAAKO

by Rex D. Johnson, Executive Director  
Hawaii Community Development Authority

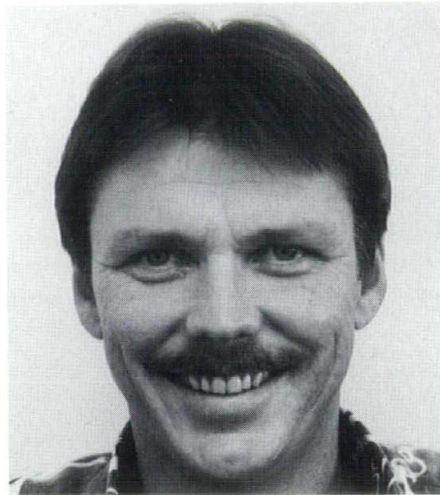
**T**he architectural profession is playing a very vital role in the redevelopment of the Kakaako District. It's a role which will determine the appearance and function of this revitalized, valuable urban area.

The Hawaii Community Development Authority (HCDA) created the Kakaako Plan, which guides development of the 530-acre Kakaako District, but the architectural profession, in essence, interprets or delivers the Plan.

The Kakaako Plan envisions a redeveloped community, about 30 years from today, where commercial, residential and industrial activities will be mixed both vertically and horizontally in a functional, attractive urban setting. It is a unique plan, one that is certainly ambitious, with goals bolstered by strict requirements for building setbacks, preservation of open spaces, building height, density and footprint limits, and provisions for parking. The ultimate goal is to create a community where people will want to live, work and play, and avoid the crowded "wall of concrete" look associated with many urban areas.

What we're working with is a unique "master plan" which requires a different approach for implementation, one that requires the cooperation and combined efforts of government and the private sector.

Architectural professionals, as well as other professional and



community groups, played an important part in the formulation of the Kakaako master plan. Input and comments from these groups were used when rules and goals for Kakaako were drafted, and later finalized.

Even today, with the Plan in implementation, the HCDA works closely with architects on proposed development projects for the Kakaako District. The Kakaako Plan's rules and regulations, which are necessary to meet public needs, have obviously made the job more challenging for the architect. It is a challenge that is being met, and is evident in the creative and attractive major mixed-use and smaller development designs which have been approved and/or constructed in Kakaako.

One of the efforts which the HCDA feels is very conducive to public-private communication and the successful realization of Kakaako is what we call our "presubmission meetings." We

urge developers, and their architects and designers, to meet with HCDA planners even prior to initial submission of requests for development permits.

During these meetings, the HCDA staff will explain the permitting process and look at the architect's rough plans to check conformance to most of the Kakaako Plan rules and requirements. Potential problems or conflicts can be pointed out at this early stage, and the HCDA can make suggestions or discuss alternative avenues to ensure facilitation of the project review process. In most cases, such meetings help save the developer and his architectural consultant time, and help cut through some of the bureaucratic inconvenience normally associated with government-private sector interaction.

Continual contact and communication with the architectural and other professional communities have also benefited the HCDA as it continually works to fine tune the Kakaako Plan. Since the Plan's implementation, the Authority has looked for ways to improve or clarify provisions and rules which prove to be unrealistic or inconsistent. Many of the Plan amendments which have been initiated came about through practical experience and input from, and interaction with, the architectural community. We urge the continuation of such interaction.

Kakaako's redevelopment, intricately dependent on the successful melding of government and private sector efforts, is something unique in Hawaii. Indications are that such efforts over the past nine years have succeeded in initiating and implementing one of the most important development projects in the state. We ask for your continued support and cooperation.

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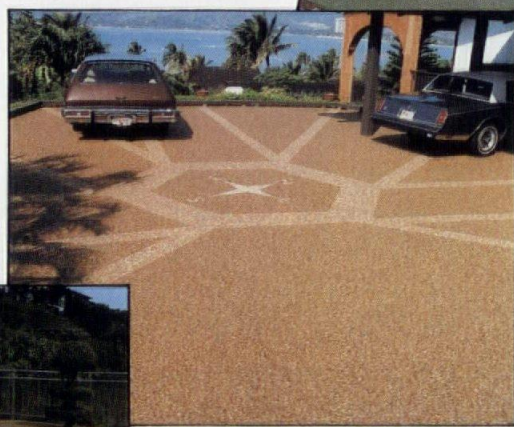
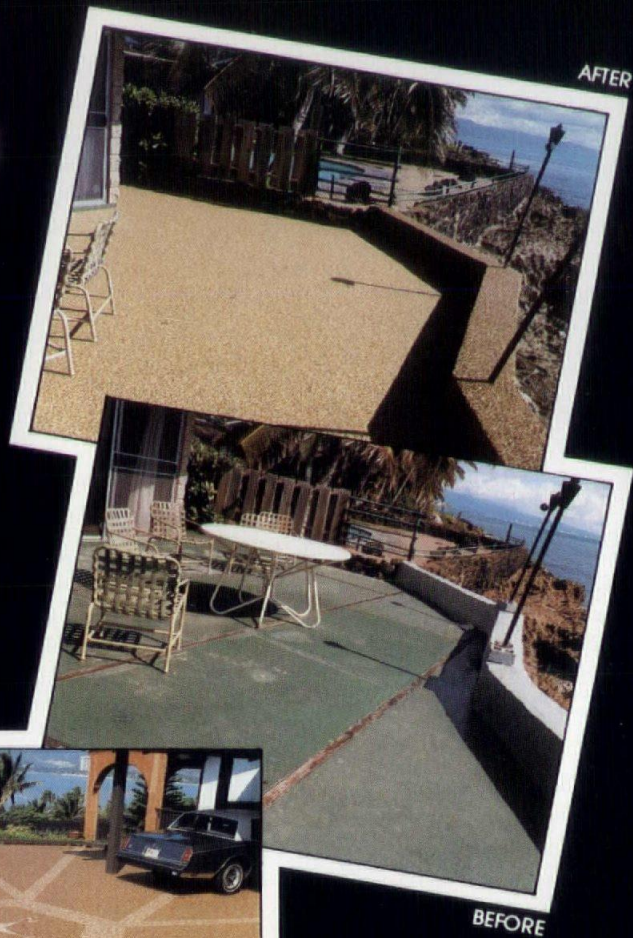
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by Architects Hawaii Ltd.

**T**his does not happen very often; however, there was a goof in our article "A New Beginning for Micronesia" in the October, 1985 *Hawaii Architect*. As everyone knows, Architects Hawaii Ltd. could not

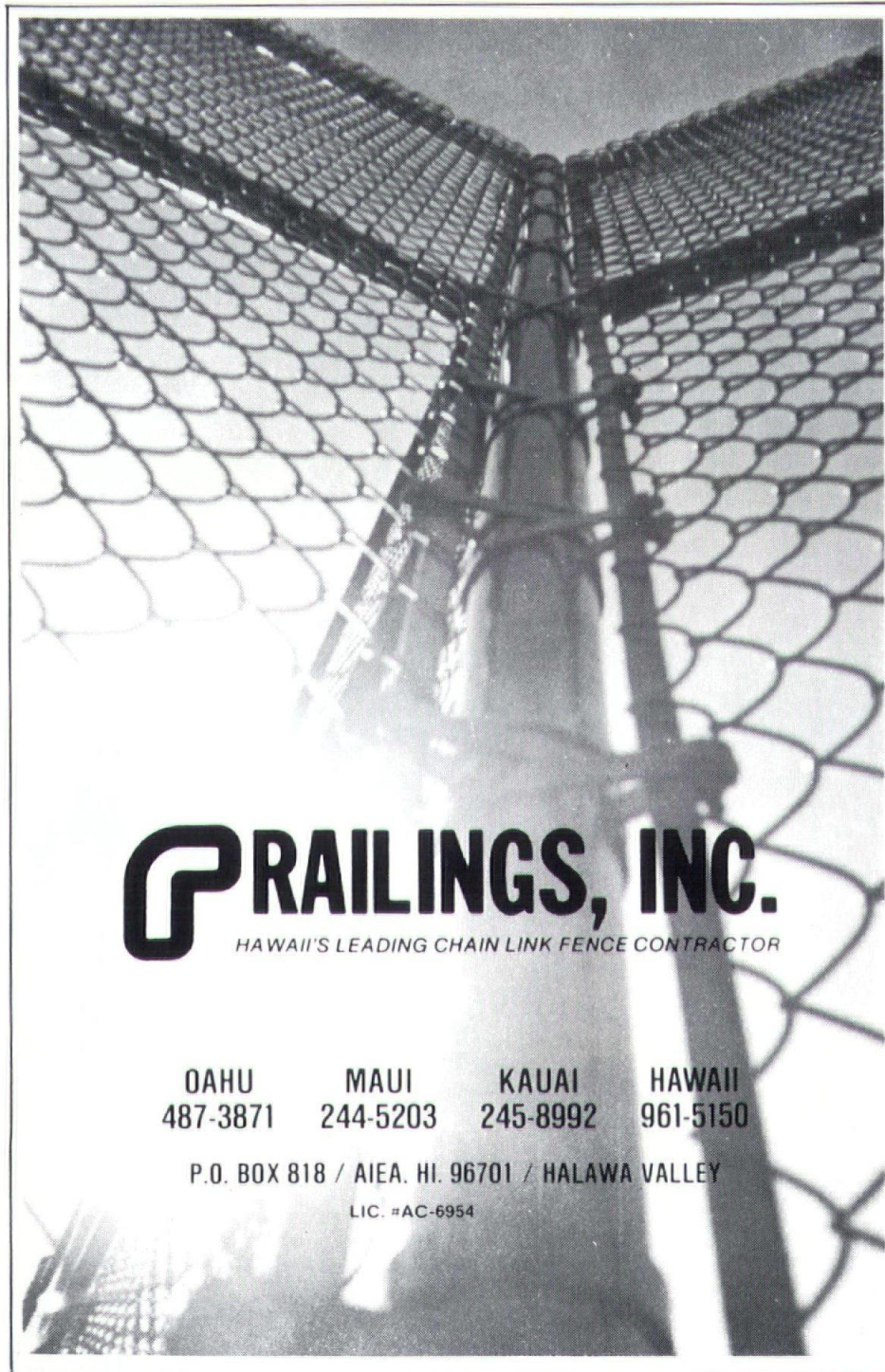
have done the Capitol Complex for the Federated States of Micronesia project without the services of our consultants, especially that of the civil engineers and surveyors of Austin, Tsutsumi & Associates, Inc. Our intent was to list all the

consultants to acknowledge their participation: However, Austin, Tsutsumi and Associates and, in particular, Donald Austin, are more than consultants on this project, and this fact should be stated.

It was through Donald Austin's personal efforts that Architects Hawaii became aware of the project, and he played an integral part in the interviews with the owner which led to the selection of the A&E team. In fact, a joint venture had been considered between our offices, but for various reasons it was mutually agreed such an arrangement was not advantageous. However, Donald Austin continued to be an integral part of the overall management of the project. In this respect, Austin, Tsutsumi and Associates (ATA) played a major part in the design philosophy, design concepts, critiques and reviews.

One of the more significant aspects of the project, the water system development, was the direct result of their work. In conjunction with hydrologist John Mink, ATA investigated the feasibility of deep water wells, which had never been done before, and developed plans for drilling several wells in the vicinity of the project site. Three wells have been completed and are described in greater detail in the January, 1985 *Waterwell Journal*. ATA is also involved with other on-going water development work with Pohnpei State.

In addition, our work on this project would not be complete without the services of Hawaii Structural Engineers, Benjamin S. Notkin & Associates, ECS, Inc., PBR Hawaii, William A. Brewer & Associates (environmentalist), Geo-Engineering and Testing (soils), and Construction Services, Ltd.

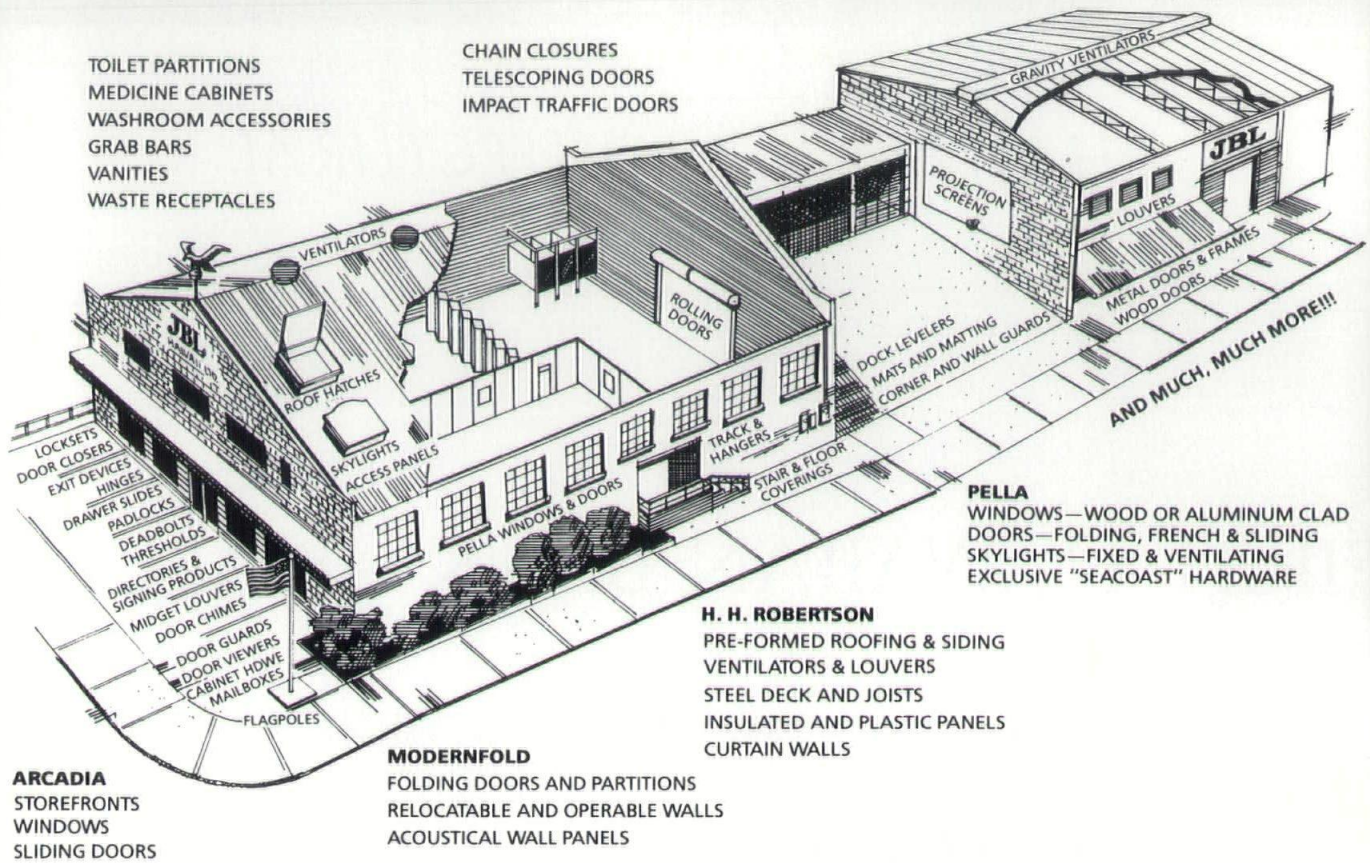


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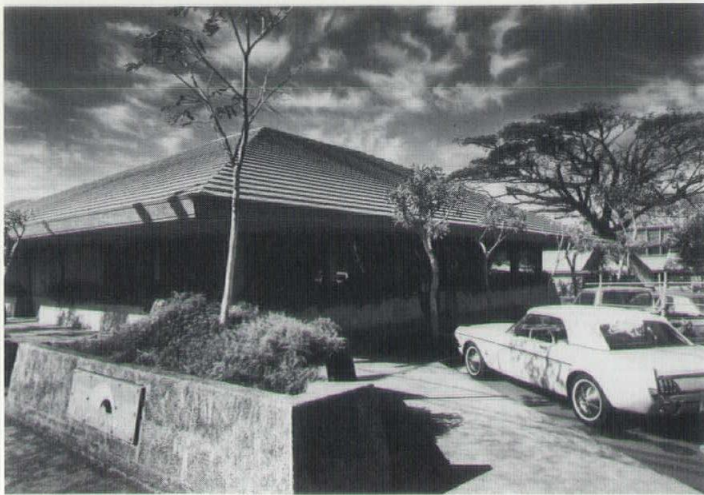
HAWAIIAN ARCHITECTURAL  
ARTS AWARD

FIRST HAWAIIAN BANK—HALEIWA



*First Hawaiian Bank in Haleiwa was designed to blend into a traditional small town setting. Deep eaves shade the exterior keeping energy costs down. The structure also won a 1980 HS/AIA certificate for excellence in architecture. Photos by David Franzen.*

*Architects Hawaii Ltd.*



Governor George R. Ariyoshi recently presented the 1985 Hawaiian Architectural Arts Award to Architects Hawaii, Ltd. for its design of First Hawaiian Bank's branch office in Haleiwa. Sponsored by Hawaii's State Foundation on Culture and the Arts, the award also honors First Hawaiian Bank for its role in bringing the project to fruition.

Now in its second year, the Hawaiian Architectural Arts Award was created to recognize architects and building patrons for their efforts in producing building designs which respond uniquely in form and function to the geography, climate, culture and people of Hawaii.

The award was presented to architect Francis S. Haines, FAIA, president of Architects Hawaii; architect Joseph Farrell, AIA, principal-in-charge of the project from Architects Hawaii; and John D. Bellinger, chairman and chief executive officer of First Hawaiian Bank.

The Haleiwa branch of First Hawaiian Bank was selected to receive this year's recognition by a panel of jurors consisting of architects and members of the design community, and was formally accepted by the State Foundation on Culture and the Arts as an example of excellent architectural design which reflects the ideals of the award's criteria.

According to Farrell, there are a number of Hawaiian qualities in the building. "It fits comfortably in the Haleiwa community and reflects Hawaii's natural and cultural assets, with a sense of belonging to the land," he said.

In designing the facility, Architects Hawaii was challenged to produce a culturally traditional building for Oahu's relatively undeveloped North Shore environment which would house a totally modern banking facility. Since the old Haleiwa branch was an integral part of the community, the bank opted to maintain the old branch as a local landmark, and built its new facility on another site several blocks away. Thus it was decided that the new 4,050-square-foot structure would have a visual similarity to the original 50-year-old, 800-square-foot First Hawaiian Bank building.

The strongest element of the new branch office's design is its large, hovering roof with 10-foot overhangs which shade the building's interior and protect the exterior from island rains. The form of this massive roof retains the scale of the bank's original branch and allows the two levels within the new branch to read as one when viewed from the building's exterior.

Reflecting the traditional pitched roof which was used in the early architecture of Hawaii, the facility's roof rests on large wooden columns separated by

sheets of frameless glass. The columns stand upon a sturdy sloping concrete base of natural aggregate. Matching aggregate planter boxes bring the landscaping of the outdoors close to the building's interior. The overall effect is one of an open and wall-less structure.

Natural materials which were used on the building's exterior were also employed in its interior. Wood fascias, ceilings and columns are predominant both inside and out. The natural aggregate concrete of the facility's base is also employed inside at the tellers' counter.

Also noteworthy about the building's design is that the scale of the facility blends into that of the existing old and new residential and commercial buildings of Haleiwa town, and that the extensive use of natural flush joint cedar siding relates to the older commercial buildings in the town.

To further associate the building with its predecessor, the architect utilized an old vault door and historical photos of old Haleiwa town which lend a sense of the town's historic past to the new bank branch.

Members of the jury for this second Hawaiian Architectural Arts Award were architects John Hara, AIA, and Franklin Gray, AIA, real estate developer Richard W. Gushman, II and graphic designer Clarence Lee.

# Happy New Year

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## HS/AIA Moves to New Offices

The Hawaii Society/AIA has a new home. In late December the Society moved to offices in the historic Wing Wo Tai building in downtown Honolulu. The new address is 923 Nuuanu Avenue, Suite 201, Honolulu, HI 96817.

There will be no change in the phone number—545-4242.

The new HS/AIA offices were formerly occupied by Ingleson & Meyers and Anderson/Reinhardt.

Built in 1916, the Wing Wo Tai building was completely renovated in 1977 through the efforts of the development firm of Gushman MacNaughton and architects Anderson/Reinhardt.

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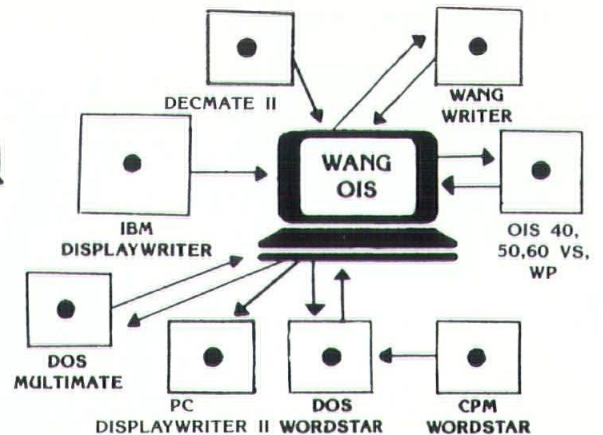
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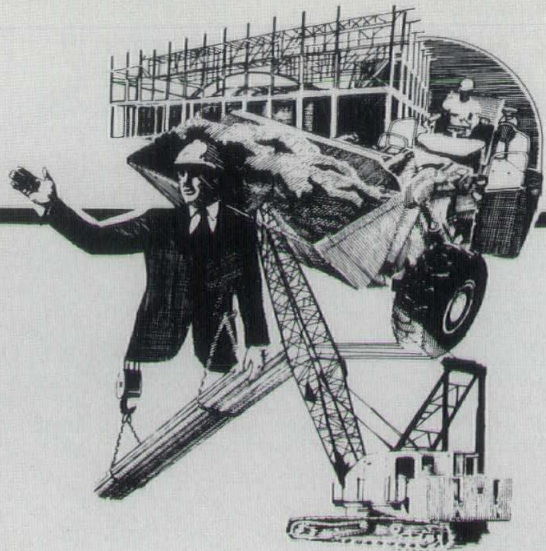
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