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ARCHITECTS

MAY 1973

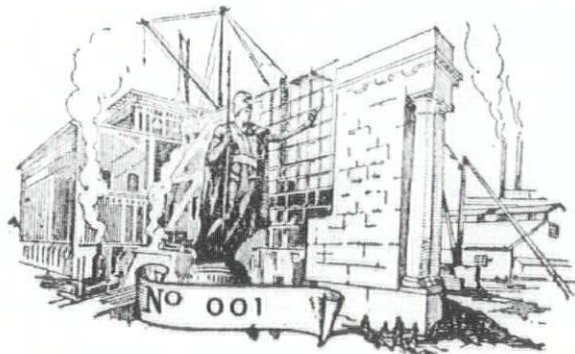
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# hawaii architect

may, 1973

the journal of the hawaii chapter, american institute of architects

State of Hawaii



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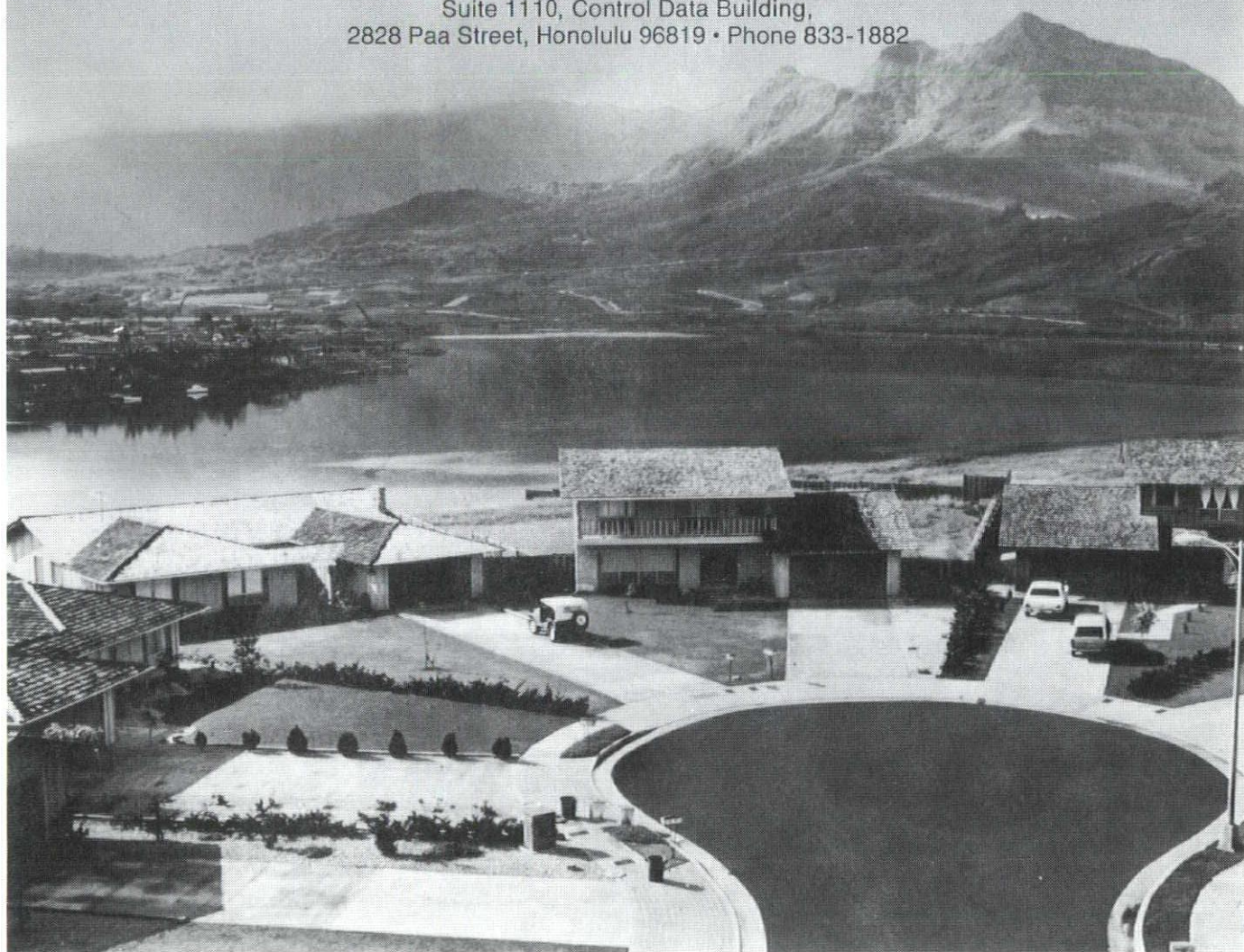
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PACIFIC BUSINESS NEWS

# **HIGH-RISE YES, PARKS NO!**

By ROLF PREUSS

For several months a group of Waikiki residents tried everything they could to encourage City and State officials to acquire a parcel of land the residents felt was a desirable site for a Waikiki Mini Park. Letters were written to the Mayor, Councilmen and State Legislators. Protest signs were manned by volunteers on weekdays and weekends and newspaper articles were submitted in the hope of arousing public sympathy and support for what these residents deemed a worthy cause — namely a little relief from the oppressive high-rise structure which they knew would soon be built on the site they wanted for a park. Needless to say, they failed.

Early one fine morning, about 2:30 a.m., the wrecking crew began to dismantle the first of the pre-World War II Waikiki summer homes. With the dawn of the early morning sun, the bulldozers shoveled the remaining rubble onto the dump trucks. One week later the beautiful banyan tree that everyone thought would remain was gone!

The story is an old one here in Hawaii. The residents who were fighting for a relief from the concrete were, course, totally naive — they somehow really believed that they could convince their public representatives to buy this parcel of land for their children's enjoyment. Not all of the residents had such noble ideals. There were those who were more interested in the preservation of their property values — but they too paid dearly for their view of the Koolaus.

When one examines this little 'fait accompli,' one wonders where it's all going to end! I, for one, cannot help but believe that our public officials are largely to blame for their failure to serve those who have given them the power to plan. From the Mayor and Council on down to the Planning Department, there seems to be a total disregard for the desires of our citizens. The Mayor himself has admitted on occasion that Waikiki is overbuilt! The streets, sewers

and beaches simply cannot take the increased densities, and yet the building boom in Waikiki is continuing at an unprecedented rate!

A proud Realtor told me it took exactly one weekend to acquire commitments from prospective buyers for virtually every available unit in the proposed condominium high-rise. There were even 150 back-up commitments.

The 28-story high-rise, designed by one of our better known architects (Jo Paul Rognstad), covers virtually every square foot of ground on the site. There is absolutely no place for a child to play except on the 29th floor roof garden, where the tradewinds are enough to discourage even the most ardent ball-players. Now one should not blame Mr. Rognstad too much for his ill-conceived design, since he was no doubt following the dictates of his clients reinforced by the regulations established by our policy makers in the Comprehensive Zoning Code.

The regulations may be easy to understand, but the rationale behind them is difficult to comprehend. The rules governing the proposed high-rise permit a height of 350 feet, provided a specified land use intensity ratio and a 10-foot setback from the main thoroughfares is met. What is the basis for these rules? The 350 foot height limit, I have heard on occasion, is based on an FAA ruling which considers anything above 350 feet in Waikiki to be hazardous to airplanes. I have yet to see an airplane flying directly over Waikiki! The 10-foot setback line has something to do with light and air! Yet very little light and air can filter through this arbitrarily determined space. And that's about as far as the reasoning behind these regulations goes! There is nothing in the rules which indicates a relationship between the number of potential users of open space, i.e. children or aged to the amount of open recreation space. Why should families, for instance, living in the City be in any less need of open recreation space than those living in the

Continued from Page 3





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# The AIA and the Architectural Licensing Process

It is time the Hawaii Chapter of the American Institute of Architects became interested in the plight of the Architectural Examination candidate.

For a number of years it has been common knowledge that any involvement or contact with the regulatory agency which administers the architectural examination could mean frustration and unpleasant experiences. It has always seemed to those applying for a license that the agency fancied itself as a hurdle or a barrier to the licensing process rather than functioning as an agency which was created to help guide the candidate towards his eventual licensing. The current attitude seems to be that the regulatory agency would be able to function much better if they didn't have to contend with the candidates who continue to get in its way. Direct questions are met with evasive answers; suggestions are met with sarcastic comments; honest attempts to understand either the procedures or policies of the agency are met with resistance and suspicion.

The current move to change the examination throughout the nation is an attempt to rectify acknowledged inconsistencies in both administration and interpretation of licensing procedures at the local level. With the adoption of the new examination by the State of Hawaii it is imperative that these basic objectives are met in full. The Hawaii Chapter of the AIA should create a task force comprised of both registered professionals and licensing candidates which would investigate and study the new examination and the transitional portion of the existing examination.

This task force could gather comprehensive, organized recommendations which would cover everything from the candidates' first contact for application, and continue through the entire licensing process.

There has been a continued lack of information available on what the policies of the Board and the regulatory agency has been in the past. An example is the amount of professional experience required for candidates applying to

qualify for the architectural examination. In the printed instruction sheets available at the counter of the Department of Regulatory Agencies, it is stated under "Requirements for Architect Registration" in paragraph 2, [candidates must] "... have three years satisfactory experience." This is also repeated in the Professional and Vocational Licensing Division Department of Regulatory Agencies, State of Hawaii, Chapter 464, dated September 1971, under 464-8, Qualifications for Registration, paragraph 2. However, in the Board of Registration Written Policies dated March 3, 1971 under "Examination," paragraph 1, "Experience required before Admittance," it states, "A minimum of 3 years experience is required for college graduates to be admitted to the Board's examinations. However, at least 4 years' experience must be shown inasmuch as the law provides that experience must be of a character satisfactory to the Board and the Board does not consider the first year as satisfactory." (By Practice). This was the actual Board policy but was not made available to those applying for the architectural examination. Most candidates labored under the misconception that the three year requirement, as stated on their instruction sheet, was the correct requirement, which of course was not true!

It is time this type of inconsistency be eliminated and set standards made available to all who apply for licensing. This would certainly be one of the prime objectives of the AIA Task Force; that is, to establish a communication and information file for those people wishing to apply for architectural license.

One of the major problems existing in the changeover from the old examination to the new examination is a fair treatment of the people caught in the transitional stage. In September 1972, California published and distributed the policies of the Board concerning the transitional credit system (see page 10 for this schedule). It explains in detail exactly where each candidate would stand and what steps would be

necessary for him to take in order to complete the examination. In Hawaii, this information was not available until April 4th of 1973, only two and a half months before the examination is to be given (see page 9 for the Hawaii transitional diagram). In contrast to the very comprehensive and self-explanatory schedule put out by the California agency, the Hawaii agency's diagram has no firm explanations nor does it go into detail as to how it would affect each candidate. It appears to many people that this type of open-ended explanation leaves too many opportunities for decisions to be made on an arbitrary basis rather than on well-formulated and firm guidelines.

A unique aspect of the licensing process in Hawaii is that approximately 35 per cent of the candidates who live and work in Hawaii find it more to their convenience to return to Washington, California, or another state on the Mainland to take the examination, and then apply for reciprocity in Hawaii, rather than to go through the unpleasant situations that arise under the current Hawaii examination process. This is rather an odd situation, since the examination and qualification requirements are supposed to be based on national standards and include in most instances direct reciprocity. One wonders how things can be considered equal when so many people choose the expense and burden of traveling to another state to take an examination that should be administered as a service in their own state.

The candidates (many of them present or potential AIA members) have only met with frustration in their efforts to resolve the problem at the regulatory level. Hopefully, their pleas will be heard by the professional society and assistance will be rendered for the good of all.

It would be interesting to speculate on how the AIA members' attitudes towards the licensing process might change if one of the requirements for continued practice of architecture was periodic re-examination.

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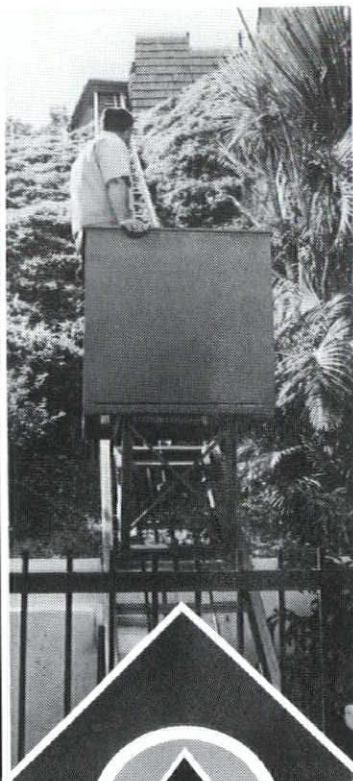
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## Citizens for Hawaii

Testimony to Environmental  
 Council delivered December 7, 1972  
 on quality growth policy by  
 Michael Lee, Housing Committee,

Continued from April Hawaii Architect

Most of the above policies can be implemented, in whole or in part, through three major kinds of measures, which Citizens for Hawaii supports as priority items.

### 1 — Conditions on New Development

Concerning development of housing by the private sector, State or County approval of rezoning, General Plan amendments, Planned Development applications and subdivision applications, should attach conditions as to the social objectives of the project, including the timing, price range and intended recipients of the housing to be produced, as well as land use and environmental considerations. The price range conditions would realistically consider true development and building costs.

Further:

a. The developer should be required to sell to owner-occupants on a preferred basis.

b. The sales should be required to include a buy-back agreement whereby if the owner chooses to re-sell the unit, he must offer it to the developer or a public agency at the original price, plus allowance for legitimate costs. The developer or agency, in turn, would be required to offer the unit for sale again at his re-purchase price plus expenses. This buy-back feature would, in effect, limit speculation and resale profits on new units.

c. Where displacement of present occupants is involved, the project should be required to include a satisfactory relocation program.

### 2—Urban Development Corporation for Special Markets

Even with the proposed conditions attached to new developments, the private market will not likely meet the needs of all social and economic groups. It is recommended that a quasi-public, Urban Development Corporation be created by the State Legislature as a vehicle to exercise public powers and utilize various public programs to provide housing for various "gap" groups, who cannot afford what is produced privately, and some of whom need some kind of subsidy. The UDC would develop, stimulate, finance or oversee



projects with housing for these groups, sold only to owner-occupants at specified prices, with a buy-back agreement to prevent profit on resale. As in New York State's UDC, the Corporation would be granted broad powers including the power to acquire and condemn land, to exercise full development powers, to be relieved of certain State and local taxes and to float bonds to finance its projects, backed by the full faith and credit of the State but repaid from project revenues rather than State revenues. Following an initial appropriation, the corporation would be self-sufficient.

Many of the features of the UDC can be applied from existing legislation, such as Act 105. It is felt that many of the powers and programs on the books could be implemented most effectively outside of government, where the UDC would not be fettered by government budget and fiscal constraints, civil service and other staffing constraints, bidding procedures and other "red tape" and administrative restrictions.

The UDC could be held accountable to government, however, through a board of directors appointed by key officials or bodies, such as the Legislature, Governor, County Mayors and Councils.

In the execution of various projects, the UDC would utilize other institutions, such as local or neighborhood development corporations, Hawaii Council for Housing Action, and non-profit sponsors, as well as private developers, investors and contractors.

### 3-Tax Deterrents on Resales

The State should consider imposing a special gains tax on the resale of improved residential property to discourage speculation and rapid high profits on the resale of existing units. If some profits persist, at least the State would receive some badly needed revenues.

The tax might be on a graduated scale, based on the length of time the unit is held. The rate would be very high in the early years after the unit is bought but would decrease as the unit is held for longer periods, to avoid "hardships" for legitimate owner-occupants who want to move up over time.

In addition, the Federal, State and County tax structures should be re-examined, with a view toward eliminating any provisions which encourage speculation and investments contributing to higher prices.

### Conclusion: A Change in Outlook

Beyond these immediate actions, we

**Continued on Page 21**



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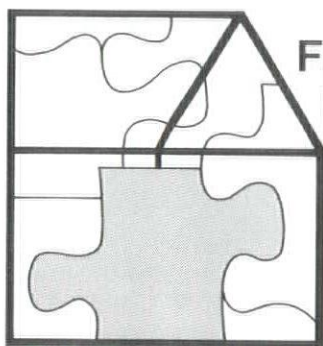
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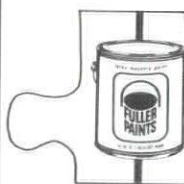
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# HAWAII BOARD OF REGISTRATION

## NEW EXAMINATION FOR ARCHITECT LICENSE

### 1. EQUIVALENCY EXAMINATION (JUNE)

CONSTRUCTION THEORY  
AND PRACTICE – building  
equipment, building construc-  
tion, structures, professional  
administration - 8 hrs

ARCHITECTURAL THEORY –  
history, theory, planning - 2 hrs

DESIGN – site planning, design,  
coordinated problem -10 hrs

Total 20 hrs

### 2. PROFESSIONAL EXAMINATION (DECEMBER)

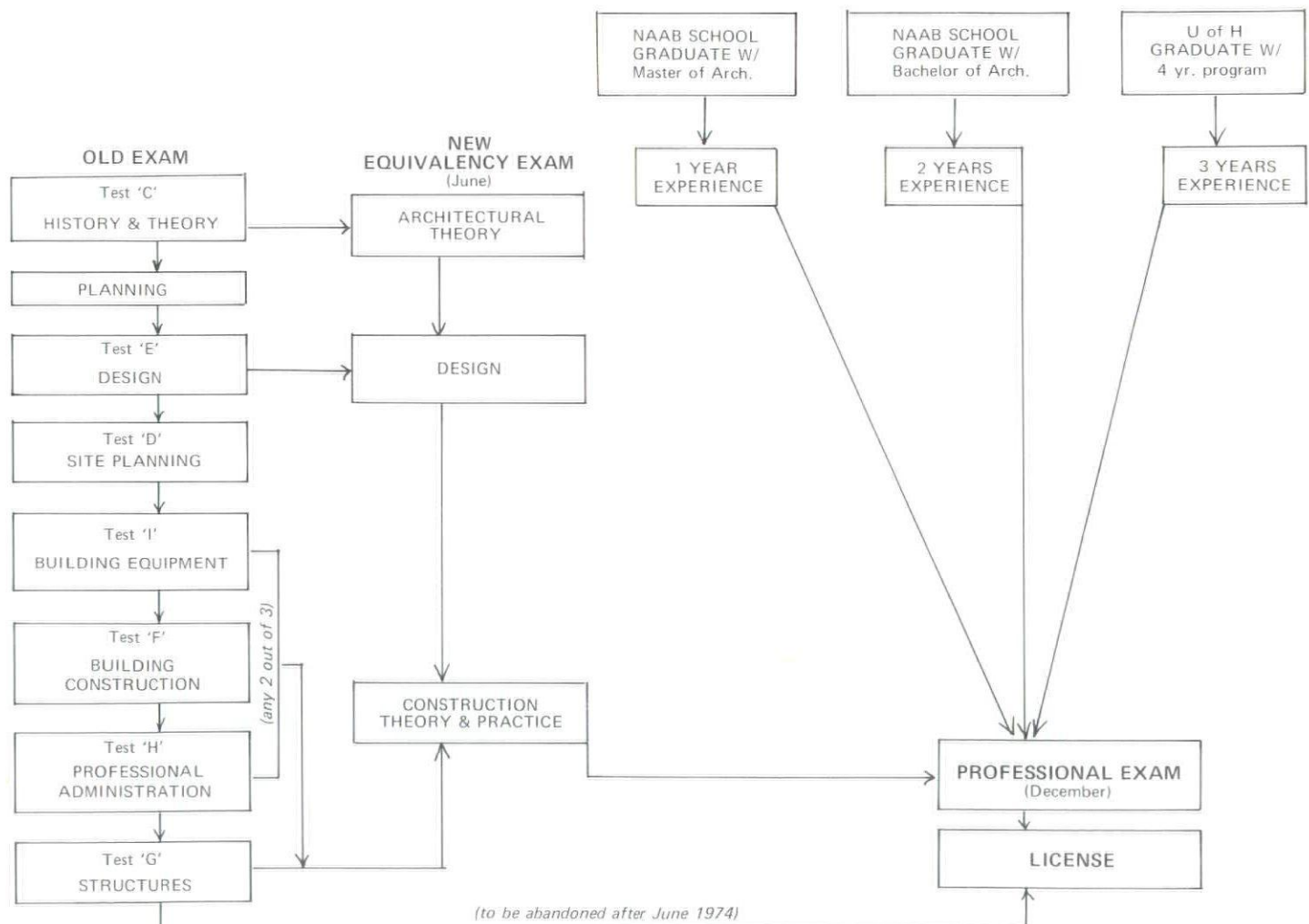
ENVIRONMENTAL CONTEXT  
– use/need identification, loca-  
tion identification, land use –  
location resolution - 4 hrs

PROGRAMMING – data collec-  
tion, data analysis, program  
statement - 4 hrs

DESIGN AND TECHNOLOGY - 4 hrs

CONSTRUCTION – con-  
tractual relationships, quality  
control, cost control, time con-  
trol - 4 hrs

Total 16 hrs



ARCHITECTURAL EXAMINATION CREDIT TRANSITIONAL FORM  
FOR CANDIDATES WHO APPLIED PRIOR TO MAY, 1972



# California Board of Architectural Examiners

SEPTEMBER, 1972

The current examination format will be administered for the last time in California in December 1972.

The new national examinations which have been adopted by the California State Board of Architectural Examiners will be implemented in June 1973. They are divided into two different examinations.

The first of the two-part series is called the Equivalency examination. It will be given in June of each year. The second is called the Professional examination. It will be given in December of each year. After the conversion to the new format, all California candidates will be required to pass both the Equivalency and the Professional examinations.

The Equivalency examination is a two-day examination (20 hours) consisting of the following:

Section 1. CONSTRUCTION THEORY & PRACTICE. This is an eight-hour examination covering the areas of (a) Structures, (b) Construction Technology & Administration, (c) Environmental Control Systems.

Section 2. ARCHITECTURAL THEORY. A two-hour examination covering the areas of (a) History, (b) Theory, (c) Planning.

Section 3. DESIGN. This is a 10-hour combined Site Planning and Architectural Design examination.

Candidates will receive a pass or fail grade on each of the three sections. Upon completion of all portions of the Equivalency examination and an accrued total of 7½ years of accredited education and/or experience, candidates will be made eligible for the Professional examination.

The Professional examination is a two-day (16 hours) examination containing no graphics.

It is a multiple choice examination with emphasis on four areas: (a) Environmental Context, (b) Programming, (c) Design and Technology, (d) Construction.

This examination will contain approximately 400 questions and will generally be involved with a single complex problem. Candidates scheduled for the Professional examination will be

sent research and study material one to two months prior to the examination. It will be graded as a single examination with a pass or fail on the total examination.

Applicants with a degree from an accredited school of architecture or with five years of education and/or experience as accredited by the Board will be eligible for the Equivalency examination. Eligibility for the Professional examination is established after completion of the Equivalency examination and an accrued total of 7½ years education and/or experience.

The cost of both the Equivalency and the Professional examinations will be much higher to the Board. For this reason, the application fee for each examination will be \$60.

Candidates who have previously passed portions of the current examination will be converted to the new format under a transition program adopted by the Board. If you have previously passed some portion of the current examination, a copy of the transition schedule is enclosed.

## CALIFORNIA STATE BOARD OF ARCHITECTURAL EXAMINERS Transition Credits from the PRESENT EXAMINATION TO THE NEW EXAMINATIONS (Effective date January 1, 1973)

Six (6)  
portions  
passed

Requirement  
to complete  
examinations  
and proceed  
to oral

Not required  
to take new  
Professional  
Examination

For those candidates who have passed six (6) portions of the present written examinations:

1. If the remaining exam is Site Planning

Waive it and schedule candidate for oral examination with a special emphasis and exhibits of his site planning experience.

2. If the remaining exam is History

Must take and pass the new History section of the Equivalency examination and then schedule for oral examination.

3. If the remaining exam is Structural Design

Must take and pass Structural portion of the new Construction Section of the Equivalency examination. Then schedule for oral examination.

4. If the remaining exam is any one of Building Construction, Building Equipment, or Professional Administration

Waive the exam portion and schedule candidate for oral with emphasis on waived area.

5. If Architectural Design remains

Must take and pass Site & Design section of Equivalency exam and then schedule for oral examination.



Five (5)  
portions  
passed

Requirement  
to complete  
examinations  
and proceed  
to oral

Not required  
to take new  
Professional  
examination

For those candidates who have passed five (5) portions of the present written examinations:

1. If Architectural Design passed but Site Planning remains Give credit for Site & Design section of Equivalency exam.
2. If Architectural Design remains Must take and pass Site & Design section of Equivalency exam.
3. If History remains Must take and pass the History section of Equivalency exam.
4. If Structural Design remains Must pass Structural portion of the Construction section of the Equivalency exam.
5. If any two of Professional Administration, Building Construction or Building Equipment remain Must pass the Construction section of the Equivalency exam. Then to oral.
6. If Structural Design plus any two of Professional Administration, Building Equipment and Building Construction have been passed Waive the remaining exam in Professional Administration, Building Equipment or Building Construction. Eventual oral emphasis will be given to waived area.

SPECIAL NOTE: Under the above program, those candidates who have passed all but Site Planning and all but one of Professional Administration, Building Construction or Building Equipment can move to oral exam for architect.

Four (4)  
or less  
examinations  
passed

Requirement  
to complete  
Equivalency  
examinations  
prior to  
admission  
to the  
Professional  
examination

For those candidates who have passed four or less portions of the present written examinations – it will be required that the Equivalency examination be completed under conditions of the transition schedule listed below prior to admission to the Professional examination. All such candidates must pass the Professional examination prior to licensing.

SPECIAL NOTE. Candidates who have established first stage eligibility under the present system will be considered as being eligible to proceed on the Equivalency examination. The transition requirements as follows:

To complete the Equivalency examination:

1. If Architectural Design passed but Site Planning remains Waive Site and give credit for the Site-Design section of the Equivalency exam.
2. If Architectural Design remains but Site passed Must pass the Site-Design section of The Equivalency exam.
3. If History remains Must pass the History section of the Equivalency exam.
4. If Structural Design remains Must pass the Construction section of the Equivalency exam.
5. If Structural Design passed Waive Construction section of the Equivalency exam.
6. SPECIAL SITUATION. If Architectural Design, Structural Design and History have been passed The remaining four (4) portions may be waived and the candidate made eligible for the Professional exam. Eventual oral emphasis will be required on the waived portions.



# ARCHITECT SELECTION AND EVALUATION BY PUBLIC AGENCIES

REPRINTED FROM AUDIT REPORT NO. 72-5 SCHOOL CONSTRUCTION PROGRAM OF THE STATE OF HAWAII

Appendix A  
Table A.2  
P. 1 of 2

Agency	Bureau of School Planning, Department of Education, State of California	A unified school district in California	City of Baltimore, Maryland, Department
Architect/ Engineer Apply	To local school district according to policy of each school district: suggest invitation to interested architects. Invitation communi- cated through professional organizations.	Selected architectural firms (in this case, about 25 firms) known for ability in school work were invited to submit resumes and respond to a questionnaire.	City maintains updated qualification questionnaire.
Basis of Selection	It is recommended that the follow- ing factors be considered: 1. Evaluate 3 or more firms. 2. Review staff capability and office operation. 3. Identify personnel responsible for project design, engineering, coordination, and supervision. 4. Consider design, planning and technical ability. 5. Consider need for proximity to district. 6. Evaluate previous experience and reputation.	Three of the firms rating highest based on an evaluation of the firm's qualifications and demonstrated ability will probably be used on a project basis by rotation or appropriateness for particular project.	Specialized experience to meet time requirements and prior performance.
Initial Evaluation	Suggest the formation of three or five man committee representing the community, school district and professional planning review and screen candidates to a workable number.  This could be either a one-time only or on-going committee.	Rating criteria was typified by such items as:  - Proximity to district - Professional participation - Architectural education - Stability of firm - Size of previous projects - Design awards - Engineering done in-house - Previous school experience - Willingness to provide service - Responsibility for errors - Previous state aid experience	Architect screening committee identifies a priority list of up to 10 best quali- fied firms for project. They interview these firms and determine if they are interested and can meet the time requirements. They must identify 3 qualified, interested, and available firms. Records of interviews are maintained.
Further Evaluation	Suggest the committee visit actual examples of previous work. Interview previous clients, examine typical documents by each firm, and possibly visit the architect's office.  Committee recommends the action to be taken.	Actual examples of previous work visited. Previous clients inter- viewed, and architects offices visited.	The Board of School Commissioners is responsible for recommending an architect. Additional oral pre- sentations may be requested.
Selection	District enters into agreements based on the recommendation of the committee.	Five man committee consists of a school district administrator, a principal, a parent, Bureau of School Planning field representative and an architect.	Selection is made by the Baltimore Architectural Commission on basis of recommendations from the board of school commissioners.
Architect/Engineer Performance Evaluation	Committee reviews and evaluates performance at appropriate periodic intervals and recycles into the selection process.  Suggest that if an area of improve- ment is indicated that this infor- mation is fed back to the architectural firm for their evaluation.	Will be done on an on-going basis.	Detailed performance records, by individual project, are maintained on each architect. These records become part of the file which is available to the architect screening committee.
Agency	California State Colleges	Office of Architecture and Con- struction (OAC) Department of General Services State of California	Bureau of Public Buildings Depart- ment of Public Works City of Los Angeles



Architect/ Engineer Apply	Periodically, announcements are sent to all architects in California to the effect that applications and brochures will be accepted.	Letter sent to professional architect and engineer associations in California asking each to communicate to its membership the intention of the state architect to utilize private professionals for select assignments.	Architect places his brochure on file with the director of the Bureau of Public Buildings.
	Architect must submit a standard questionnaire form and a brochure showing work. Letter periodically sent inviting submission of updated information.	Application furnished upon request.	
Basis of Selection	The architect must be a qualified architect registered in the State of California.  No architect will be assigned more than one project at any one time. (time from date of appointment to award of construction contract).  Architect must have indicated interest in doing state college work by submission of the completed questionnaire and brochure.	Specialized experience in the type of work required.  Capacity to accomplish work in the time designated.  Performance experience on OAC and other state contracts.  Location in relation to the project.	On the basis of the brochure on file and/or with interviews with several architects by the director and members of the Board of Public Works.
Initial Evaluation	CCAIA recommends members to serve on an architects' advisory committee (AAC). From this panel the board of trustees selects a committee of four members. The dean of a state college of architecture serves as advisor to this committee.	Application evaluated and recommendation made by Architectural Contract Advisory Committee (ACAC) consisting of two staff architects, two staff engineers, the supervisor of professional services and the assistant state architect.	Upon instructions from the board to negotiate with a private architect, the names of several prospective architects are selected by the design division from the brochures on file with the bureau and submitted to the director.
Further Evaluation	The AAC reviews all applications and brochures and evaluates the competence and work of each architect.  The evaluations are made available to the architects selection subcommittee (ASB) of the board of trustees (usually consisting of three members).  Lists of projects requiring architectural services are prepared by the chancellor's office and the ASB, using the evaluation by the AAC, prepares recommendations of architect appointments for presentation.	Re-evaluation of all applications is made once a year.  State architect determines the need to contract for professional services on a given assignment and notice is sent to qualified firms requesting supplemental information and designation of principals who would provide required personal services. ACAC reviews and recommends 3 or more firms to deputy state architect who, in turn, presents a recommended list of 3 firms, if possible, to a contract selection board or the state architect depending on size of project.	The director submits the names to the bureau's liaison commissioner and, if so instructed, will arrange for interviews at the convenience of the board.
Selection	Project, total cost over \$250,000 the architect appointments are made by resolution by the board of trustees.  Projects, total cost under \$250,000 chancellor appoints landscape architects, consulting engineers, and project architects, and engineers.	Projects over \$200,000 contract selection board consisting of the state architect, one CCAIA representative, one engineer representative, and one client representative reviews and makes a tentative selection of firms in order of preference.  Supervisor of professional services, utilizing OAC professional assistance, negotiates with firm selected as the first choice using appropriate professional associations' recommended schedules of compensation as a guide. If unsuccessful, he will initiate negotiations with the second choice, and so on.	Projects under \$200,000 state architect reviews and makes a tentative selection of firms in order of preference.  After the interviews the director and members of the board select an architect for the project.
Architect/Engineer Performance Evaluation	The trustees require an evaluation of the architect's performance and include such items as business responsibility, and design and control of construction.  The evaluation is made at the professional staff level.	As noted in "basis of selection" performance experience on OAC and other state contracts is used in evaluating architect or engineer for future projects.	Made upon completion of each project by staff appraisal. Appraisal partially based on percentage cost of change orders for items other than client request.



# SAVE DIAMOND HEAD ASSOCIATION

Testimony of Dr. E. ALISON KAY

Vice President, SDHA

Presented to Governor's Environmental Council

March 15, 1973

The Save Diamond Head Association appreciates this opportunity to present an outline of our area of interest and concern to the Environmental Council.

The Save Diamond Head Association was founded in 1968. It is comprised of a group of citizens of 66 wide-ranging interests and from a broad segment of the community who are concerned with "... the conservation of the natural beauty of Diamond Head and its environs, the establishment of a setting appropriate to Diamond Head, the preservation of Diamond Head as a natural landmark, and the preservation of the historical sites in the Diamond Head area." I think I speak for the Association when I say that although the Save Diamond Head Association is specifically concerned with Diamond Head, Diamond Head itself is a symbol of the concern of all of us in the preservation and enhancement of the environmental quality of Hawaii, and the problems we have encountered specific to Diamond Head are reflections of problems throughout the State.

I want to do three things: praise, criticize, and hopefully provide some constructive suggestions which may ameliorate some of the criticism. The underlying theme for all of us who are in any way involved in efforts to deal with the quality of our environment is that our goals must be directed toward the long-term view of the environment. Because it is hardest to praise and far easier to criticize, let me begin by saying something about what I think is right with some of our efforts for long-term environmental planning in Hawaii. Our Land Use Law is one of the "right things."

Historically, Hawaii was the first State to have a General Plan and the Land Use Law was a creative tool designed to implement that plan. Although it now needs revision, it remains a viable tool providing means to effect the appropriate use of land. Another "right," and one more specific to this discussion, is the provision in Honolulu's Comprehensive Zoning Code which spells out provisions for an His-

toric-Cultural-Scenic District. By superimposing additional requirements onto zoning, requirements specific to various areas throughout the City, it is intended to help the community achieve certain major public objectives which conventional zoning regulations do not customarily attain.

But tools, such as the Land Use Law and the HCS zoning district, are not sufficient unto themselves; they must be used skillfully and properly if they are to carve out for us the environmental quality necessary to sustain us. It is in the use of the tools we have — as well as the need for new tools — that there is considerable scope for criticism. Despite the fact that we have an HCS zoning district, only one such district is now "on the books," that for the Civic Center. The Diamond Head HCS district must still be approved by the City Council. Why?

The problems with respect to utilization of the tools we have for effective long-term planning become apparent from perusal of the chronology of our interest in Diamond Head. The importance of Diamond Head and its environs in the life of Hawaii has been acknowledged at the Federal, State, and City levels of government over a period of about ten years.

The State acted first with the declaration in 1962 by former Governor William F. Quinn that the State's first official monument be Diamond Head State Monument. But it was three years before the State Legislature confirmed the action by adopting Act No. 249; another two years elapsed before the State Department of Land and Natural Resources commissioned the preparation of the first comprehensive plan for Diamond Head; another year went by before the Legislature requested the State Department of Land and Natural Resources to assist the City in its Diamond Head park acquisition program; and yet another year went by before the Governor's Task Force made its recommendations.

It was not until 1970 that the Legislature passed Resolution No. 43 re-

questing the State Parks Division to develop the historic preservation plan for Diamond Head and Resolution No. 44 requesting the City to establish an HCS zoning district for Diamond Head. And still another year went by before the City Planning Commission held a public hearing on the proposed HCS zoning district for Diamond Head and recommended approval. The City Council, as I have already pointed out, has still to act.

These are but the highlights in a long, tortuous path. And despite City, State and Federal recognition of Diamond Head, almost monthly, ten years after Diamond Head was declared a State monument, some issue is raised which is counter to the best interests of long-term environmental planning for the area. The latest, indeed, was in February of this year, when a building permit was issued for the development of a two-acre tract in the Diamond Head area without review by the City Council or the opportunity for public review.

Throughout this long history of Diamond Head there emerges one theme which is perhaps the most substantive thrust of my arguments this evening; it has been citizen participation which has provided the continuing focus of interest on Diamond Head, it has been citizen participation which has provided for "protection" when it seemed that because of lack of official protection the environs of Diamond Head might be seriously affected; and it has been citizen participation which has provided the thrust for the adoption of a workable tool to provide long-range environmental planning for such areas as Diamond Head and the Civic Center. Indeed the December 1967 meeting of the City Council to consider a proposed Detailed Land Use Plan for the Waikiki-Diamond Head area received national recognition as one of the most dramatic examples of "citizen power" in planning.

What, then, are some of the ways and means by which long-term planning for Diamond Head, Salt Lake, Kaloko Pond, Heeia Fishpond, and, indeed, all of our Island State can be affected? I have no crystal ball, but herewith are three ideas which I, at least, think we should consider:

1—Citizen participation is potentially an effective but heretofore little-used tool in environmental planning. There is

Continued on Page 21



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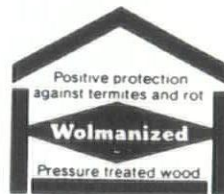
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# What Do Architects Need from a Professional Organization?

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Attack the pay-off game. This comes mainly from the East Coast. Problem of building inspector corruption considered especially damaging, because public, some of the press, believe architects solicit graft instead of being the

victims of it. Some proposals: AIA prohibition/strict enforcement against use of "expeditors" in dealings with building departments; periodic press releases to throw spotlight on worst cities — based on compilations of confidential

complaints by local architects; publicity pressure on city councils to reform department procedures, speed up plan checks, reduce power and autonomy of individual inspectors.

Biggest sore point of all: promotion of the profession. Common assertion is that AIA officers — those who can afford time/money for AIA activity — already have it made, aren't concerned with needs of struggling offices. One embittered comment on the situation: "I can't afford new shoes, had to borrow to meet taxes, and they'll pay \$5,000 to someone to tell us about the problems of the poor."

Leading proposal here: more press releases. Some architects say they're sick of reading newspaper press releases about every aspect of construction but architecture. Suggested: weekly press releases from AIA to wire services, real estate editors of major papers. Topics: merits of AIA member over non-member for prospective clients; types and importance of architects' services; fee systems; how architects work; how to find the right architect; education and continuing education in the profession; differences in rental and resale value of architect vs. non-architect construction, etc.

It's clear that massive sustained effort is possible to enhance understanding and value of architectural services. And it's no secret that such effort has been extremely limited in the past; that every architect has suffered to some degree as a result.

Organize pressure to cut red tape/crippling delays in FHA, other HUD approvals. One suggested model for action: a local realty group saves up members' letters of complaint, sends bundle to congressman. Congressman calls in officials, demands head rolling. Local processing sharpens up for a time. Regional/local AIA chapters could expect similar response to architects' problems with Federal agencies, especially if teamed up with other concerned local organizations. If congressional response isn't forthcoming, local AIA can ask why in the newspapers — professional lobbyists say no congressman wants that sort of public attention.

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## HIGH-RISE YES, PARKS NO!

Continued from Page 3

suburbs? The CZC promotes open space through planned unit developments in the suburbs, but has virtually no open space criteria for buildings in the City. This is clearly a contradiction in philosophy. Even our dreariest subdivisions are required to have front, side and rear yard setbacks, which provide ample open space for children to play. Not only swinging-singles live in the high-rise structures. The Census Bureau reports that 10 per cent of Waikiki's resident population includes 575 children under the age of 5 years, and 797 between the ages of 5 and 15.

The current trends set by the developers is to build studio and one-bedroom apartments. These units are going to be bought by families with one and two kids, who simply can't afford anything else. These children are going to develop into frustrated little monsters in the cages we are designing for them, and it is we who will eventually pay for all the social problems we're creating. There are many studies correlating the incidence of crime and suicides to high-rise living, which we should heed. High-rise living can be livable, if we allow for passive as well as active recreational pursuits.

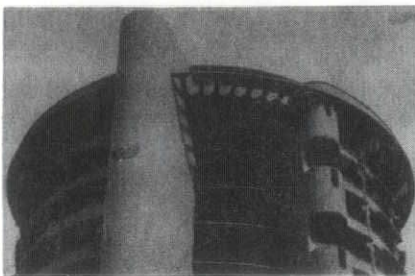
Our policy makers should not lose sight of the fact that most of our structures are, in fact, not designed by architects. The architect, in most cases, is simply hired by the developer to put the puzzle together. The developers' natural instinct to maximize profits, coupled with the CZC's height, bulk, and density requirements, does in fact set the pattern for our City's development.

It is important for all of us to remind our policy makers that the City is still very much a product of those who govern it, and that it is these policy makers who are ultimately responsible for the public's welfare. The CZC, which is the major planning implementation tool, needs to be amended to require a higher percentage of recreational facilities at ground level for all high-rise residential structures. The developer should be required to provide a higher ratio of usable open recreation space to living space, or be assessed for the development of neighborhood parks which are in close proximity to high-rise residents. Only in this direct manner will these necessary recreational uses be provided for families living in high-rises.

## Keeping Hawaii Plastered



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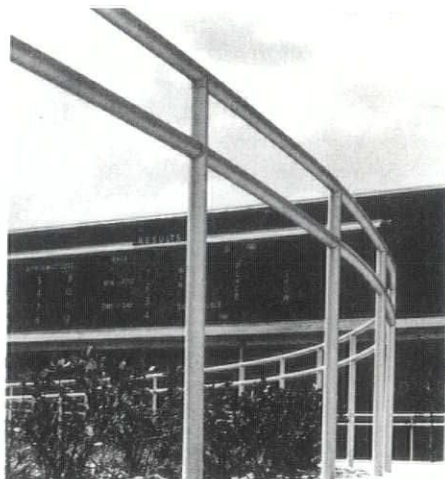


AIA, the work features a wide variety of lath and plaster techniques including metal lathe and plaster circular drop-shaped ceilings, curved hallwall partitions, many curved shaft and firewall areas, furred-out and false beam assemblies to cover chase areas. Of most importance, partitions of lath and plaster are FIREPROOF. Plaster lends itself to sculpture, moulding work, texturing and contouring.

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# Landscape Design Wins National Award for Local Firm

Landscape development of the Kauai Surf Hotel at Lihue, Kauai, has won for Belt, Collins & Associates, Ltd., a national Landscape Award from the American Association of Nurserymen, Inc.

Raymond F. Cain, chief landscape architect for Belt, Collins received the award from Mrs. Richard M. Nixon at White House ceremonies recently. Herman Mulder, vice president of Inter-Island Resorts, owners-operators of the Kauai Surf, received a Certificate of Merit from the First Lady at the same ceremonies. The awards were the only ones made for Hawaii in the 20th annual competition of the National Association for Nurserymen, and were among 22 winners out of 176 entries from American landscape architects.

"The objective of the competition is to create an awareness of the valuable contribution business and institutions



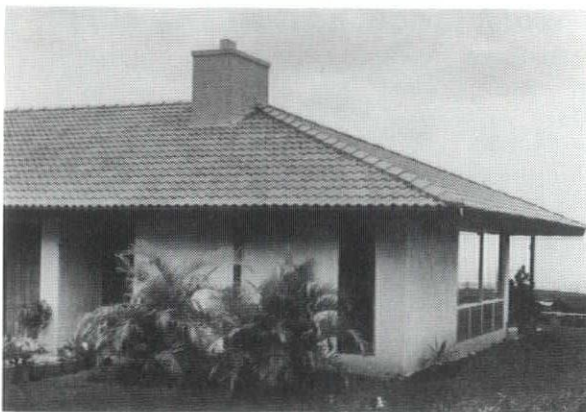
are making toward a cleaner, more beautiful America, thus upholding an important obligation to the public, and improving the quality of the environment through landscape beautification thereby contributing to a better, healthier and more beautiful community and nation," an Association for Nurserymen statement said.

The judges report indicated that the entries for 1972 set a higher standard of excellence than any previous years in the program's history.

Cain and the Belt, Collins staff created the design for the 26-acre garden site of the Kauai Surf, and coordination of the contracting was handled by Mulder and InterIsland Resorts.

Belt, Collins and Cain recently completed design of the new nine-hole addition to the 18-hole golf course immediately adjoining the Kauai Surf.





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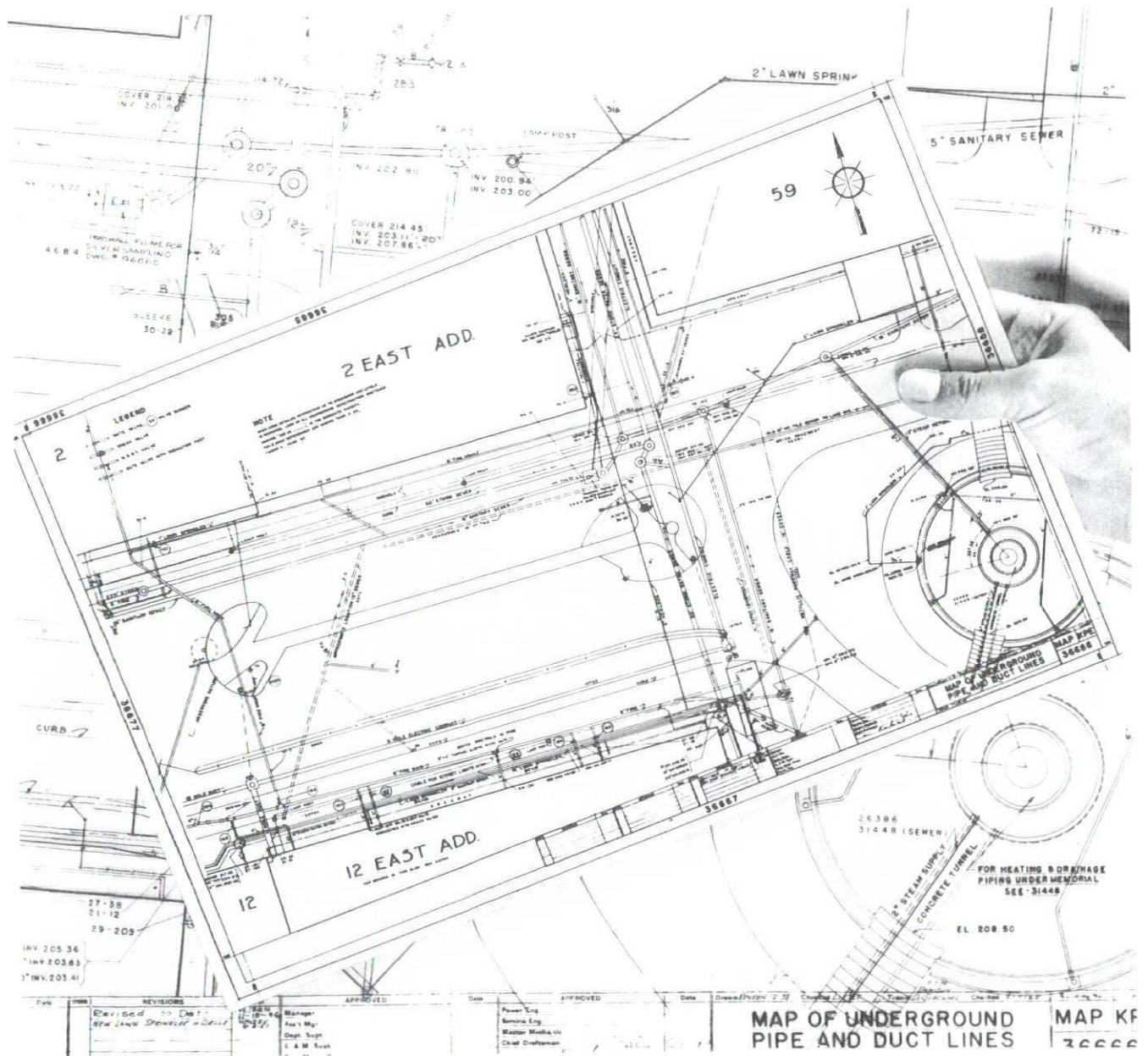


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## **S.D.H.A. from page 14**

a pool of talent and interest in the community far beyond the reach of government financing.

In Hawaii, this pool of talent has emerged when emotions are high, when decisions must be made today, not some time in the future, and only after "knock-down, drag-out fights" with City or State agencies. It seems to me that this is an inefficient use of citizen talent and interest. A far more efficient and effective use of this pool of talent and interest could be made by incorporating citizen review boards, design review boards, and just "Citizen Committees," in all governmental agencies dealing with planning.

2—We must find means whereby such monuments as Diamond Head, such areas as the Civic Center, such natural landmarks as Salt Lake, can be protected or planned for far more quickly than is now the case. Hotels, condominiums, and subdivisions are planned and built in a matter of months; but it takes more than 10 years to provide adequate environmental protection for areas recognized by all three levels of government as part of our heritage.

3—Despite the "good" tools we now have, there is obvious need for still others to insure an environment which will sustain us. Perhaps one of the problems in our execution of the original tools has been that operationally they could not be effectively utilized. It seems to me that an in-depth review of the problems arising in trying to implement our already existing tools — such as the chronology of Diamond Head during the past ten years — might well give us some insights in designing new tools and in repairing the old ones so that they will be operationally effective.

## **C.F.H. from page 7**

really need a pretty drastic change in the way we view housing in Hawaii. Housing now seems to be viewed as just another economic commodity, not as one of our basic human needs, let alone as a human right. We need to move toward a view of a house or apartment as a place to live, where we can comfortably enjoy the amenities of Hawaii, rather than as a piece of chattel property to be used for profit and economic advancement at the expense of the next person and the community at large. The policies and actions proposed herein will move us toward that view as well as deal with some increasingly serious problems.

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## NEW MEMBERS

ALLAN C. L. YIP is a new corporate member and he is employed by Peter Hsi Associates, Inc. Allan is a graduate of the University of Nebraska. His wife's name is Theresa.

STANDARD KURODA, a graduate of the University of Oregon, is a new corporate member. He is with the architectural firm of Wilson, Okamoto and Associates. He is married with one daughter, Cheryl, 3 years old. Marian is his wife's name.

WALTER S. F. Leong is a new corporate member with his own office. He attended the University of Hawaii as well as the University of Oregon and is single.



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## AIA NOTES

An extended campaign is underway to encourage Federal agencies to use AIA's preferred method of architectural selection; a brochure is in process for use by both public and private bodies. Research on legislative strategy to exempt professions from antitrust is underway. Currently the Department is monitoring the Government Procurement Commission who are recommending that Federal agencies require competitive negotiations — 4 firms to negotiate one against the other on price and asked to give an estimate of initial and maintenance costs on limited information or knowledge of the project. The Commission also recommends removing 6 per cent limitation on design of Federal projects as it now exists and will substitute another body of rules or regulations to keep the cover from being abolished. (Need for State legislation stressed.) A political action committee is currently being structured (no relation to AIA) called the Political Committee for Design Professionals. Activity in this area should be felt in the next two to three months. Those interested in contacting the group now may address them at P.O. Box 993, Washington, D. C. 20044.

Insurance — California Architects will see at least 16¼ per cent increase in their professional liability premiums this year. About 42 per cent of reserve fund is going to be returned to members as renewal credit beginning August 1. All policies written after February 1, 1973 will contain an exclusion of construction management services not considered customary or usual. A separate policy will be available for construction management work. MASTERSPEC users will be given a \$50 credit by Continental Casualty beginning in 1974 for subscribers of a year or more. The system is now complete, from a practical standpoint, and is updated every 90 days. Applications placed through the Chapter will see a return to the Chapter of \$50.

## SUPPORT A CAUSE!

## AIA ON MASS TRANSIT

April 9, 1973

The Honorable Frank Fasi, Mayor  
City & County of Honolulu  
City Hall  
Honolulu, Hawaii 96813

Dear Mayor Fasi:

The Hawaii Chapter, AIA, is very interested in development of the mass transit system and fully supports your program to move into implementation of the plan as soon as possible.

Realizing that there will be a great amount of planning and architectural design work in the development of the system, we would like to urge that all qualified architects in Hawaii be given opportunity to participate in the design of stations or facilities which will be required. We believe that there is great opportunity for excellence in design, as well as variety, in the various stations.

The AIA also is concerned with planning for the urban areas that will develop with the mass transit corridor. This is an opportunity to create new urban areas that meet the highest standards for life in the city. We look forward to participation in discussions on these standards of development.

Very truly yours,

Hawaii Chapter, AIA  
/s/CHARLES R. SUTTON, AIA  
President



Byron T. Tsuruda

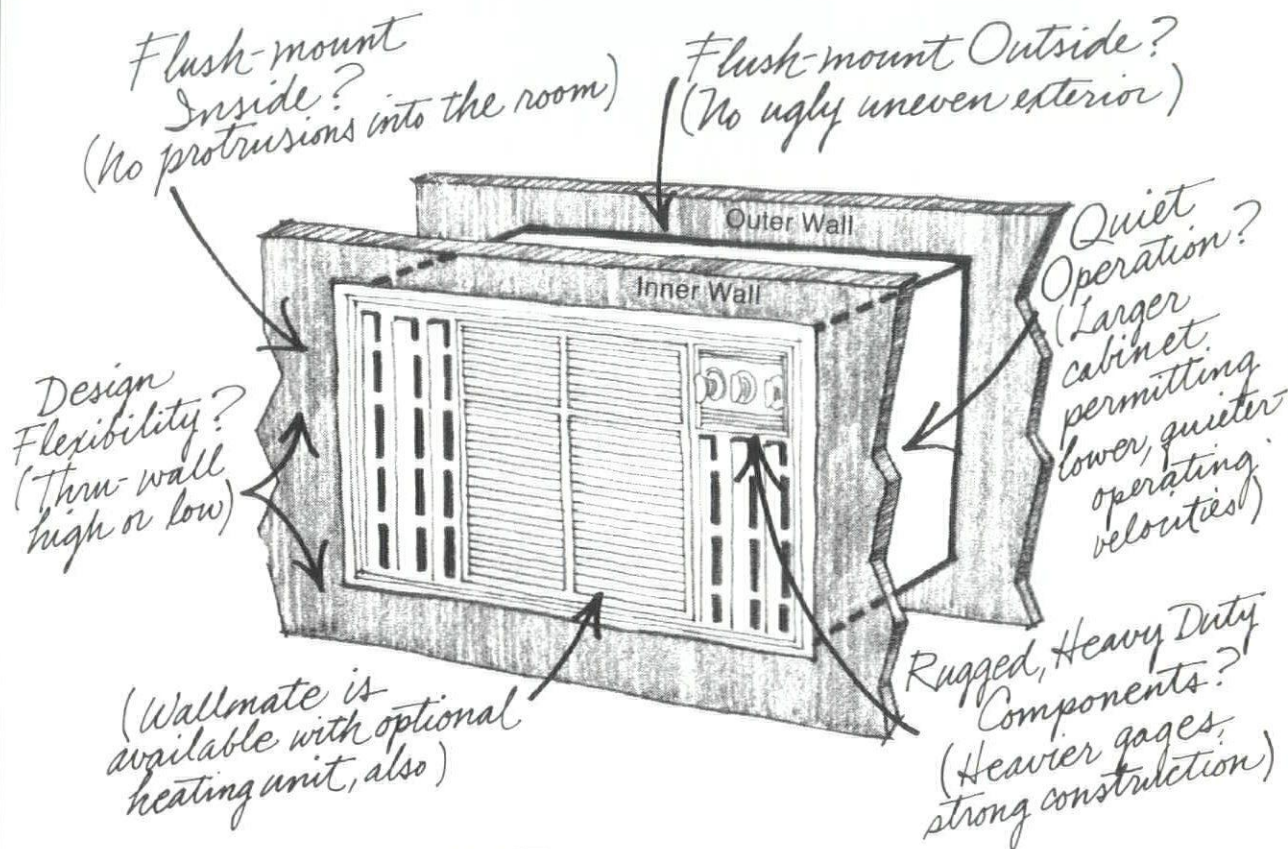
Au, Cutting, Smith & Haworth, Ltd., architects and planning consultants, have announced the appointment of Byron T. Tsuruda, AIA, as an associate of the firm.

Mr. Tsuruda's appointment became effective April 9, 1973.



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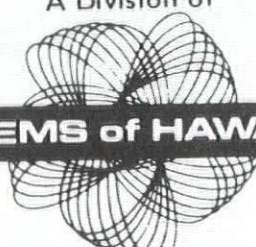
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