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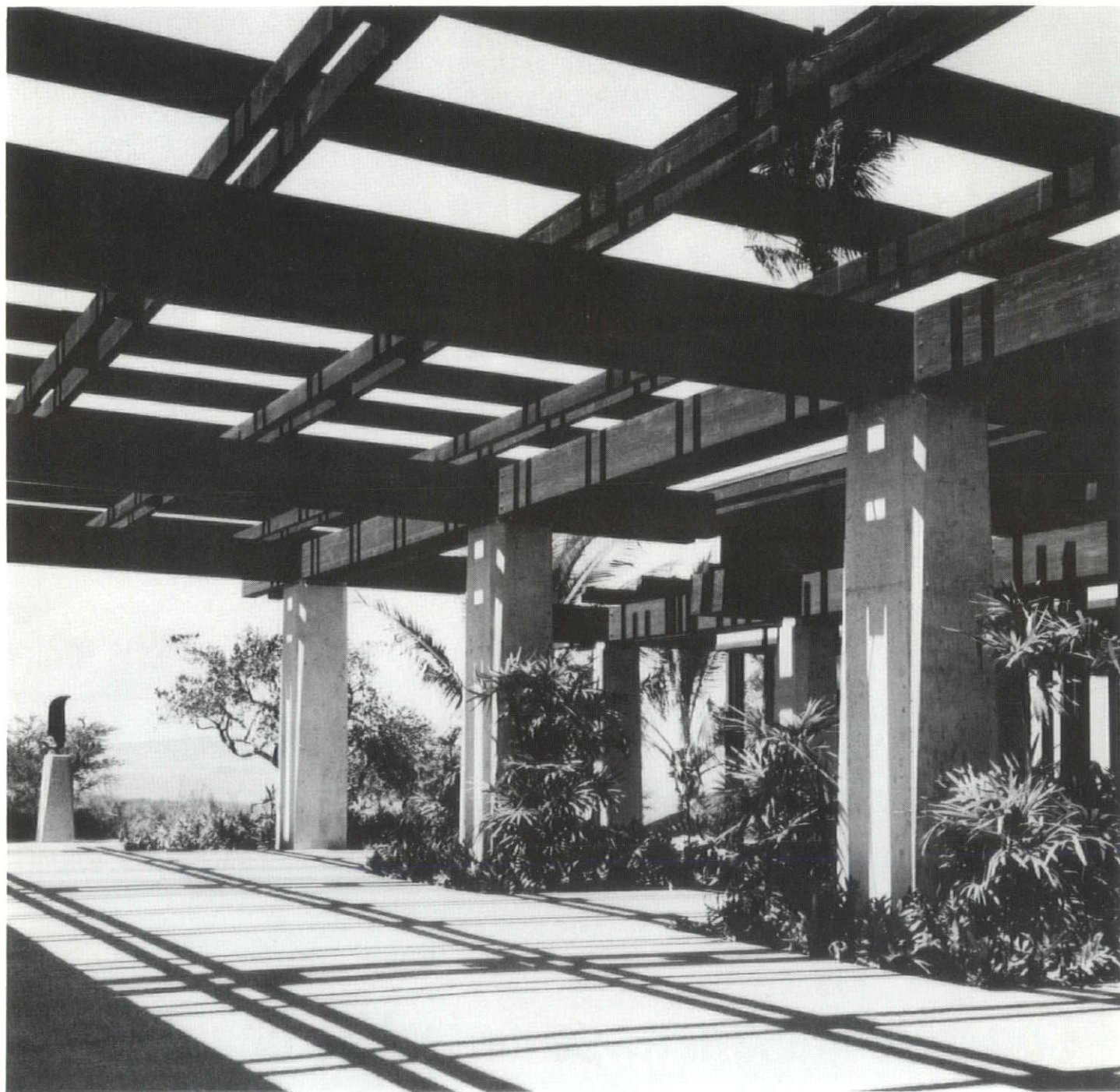
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# hawaii architect

november, 1973

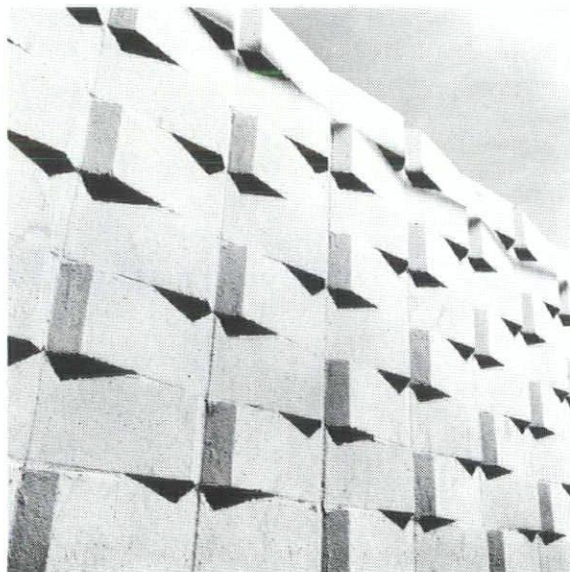
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# hawaii architect

The official monthly journal  
of The American Institute of  
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of the AIA.

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# An Editorial

The Hawaii Architect magazine has been striving for the past year to create a forum which would provide an opportunity to exchange ideas, stimulate thought and create a professional window to the Hawaii Chapter of the American Institute of Architects.

In this endeavor we have tried to deal with many topical questions of our time: planning, housing costs, architectural registration, urban design, professional responsibility and many others. Hopefully we have provided a vehicle through which the members of the AIA and the related professions can express their views with complete confidence that they will be objectively presented and thoughtfully considered.

Recently, in our search to create a creditable magazine of sufficient valid-

ity, we may have tipped the scale to the side of weighty, long range objectives, and consequently may have short-changed some more widely interesting topics of current interest.

In our continuing search to provide a magazine that represents the integrity, concern, responsibility, and future professional role of the members of the Hawaii Chapter of the AIA, we would like to ask our members and other readers for their reaction to the magazine of the past year and to offer their suggestions as to how it may be improved in the future.

We solicit any and all opinions, suggestions, criticisms and concerns openly and objectively. We look forward to hearing from you.

## Ke Kaha Ki'i

Monthly Publication  
of the  
American  
Institute of  
Architects



Hawaii Chapter  
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## Hawaii Chapter, A.I.A. Student Award Banquet



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JUNE 1969

The A.I.A. Student Award's Banquet was a success in spite of our conservative Executive Committee's attitude of not allowing any "singing & dancing, and painted women."

Mr. M. L. Randolph, President of the Downtown Improvement Association brought us up to date on the Downtown Master Plan, and deftly fielded some penetrating questions from A.I.A. Members.

For those who did not attend (as well as members in attendance who did not quite dispose of all their business cards) we present this year's student winners.

Winners and more photos on pages 2 & 3

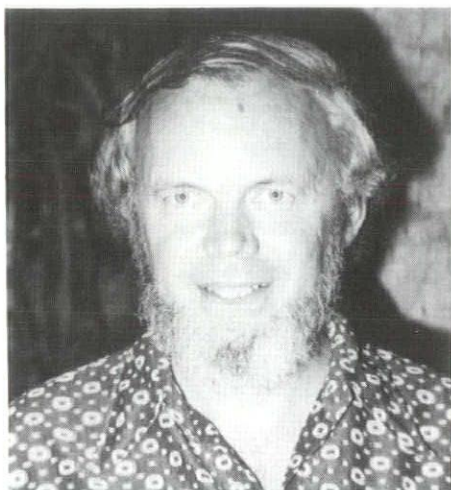
An early issue of what is now Hawaii Architect.



# Hawaii Chapter AIA Elections

At the Willows restaurant November 1,  
the Hawaii Chapter of the AIA held its  
annual elections. 84 voting members  
were present.

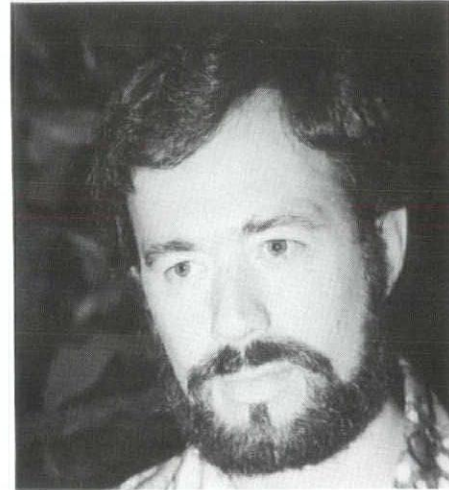
Photos by Mike Cafarella



President Sid Snyder



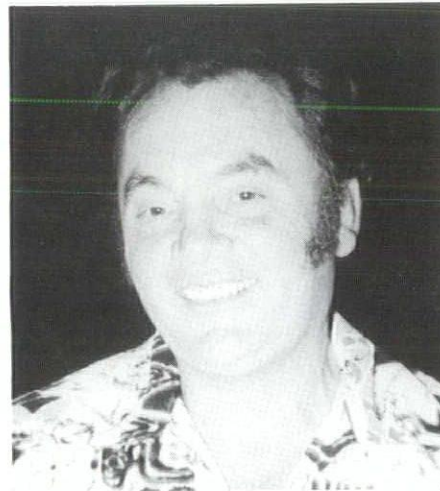
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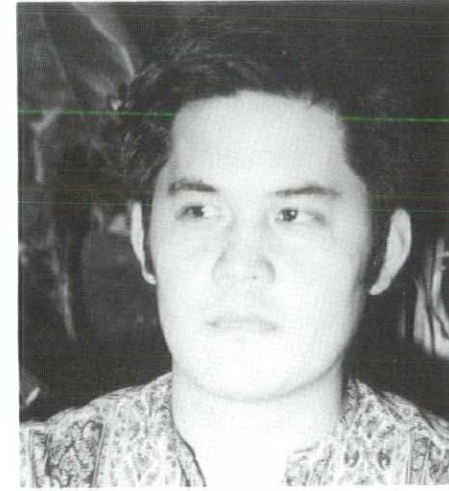
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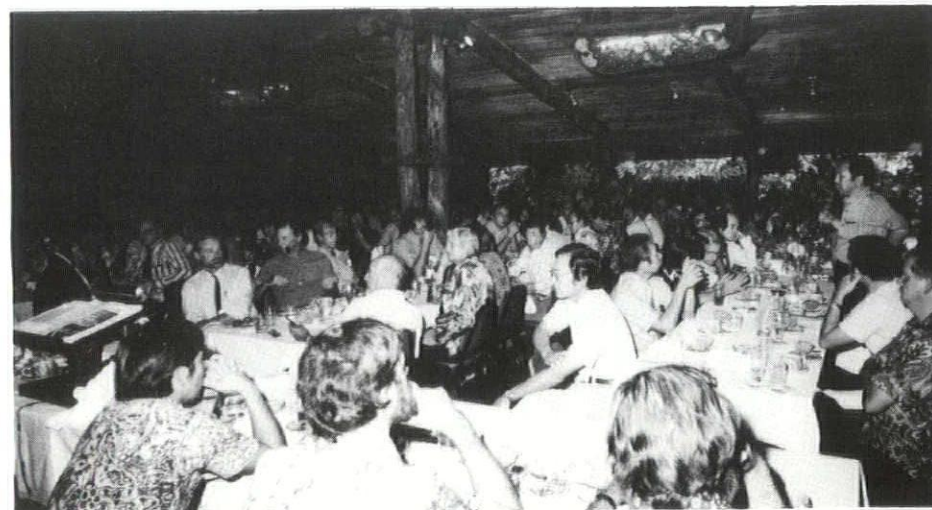
Director "Red" Phillips



Director Gordon Tyau



Associate Director Steve Mori







We elected to embellish the Hawaii Architect each month with a structure no architect could improve upon starting this month with the lovely Sharon. Photo by Jerry Hauser, well known architectural delineator.



## Keeping Hawaii Plastered



The sail shapes at the Yacht Harbor Towers were achieved through use of metal lath and plaster.

The base was formed of galvanized metal lath wire tied to the welded reinforcing bar shapes, followed by a scratch application of portland cement plaster.

The ultimate terrazzo finish was accomplished by grinding and polishing a mixture of white cement and marble aggregates.

Plaster Information — Don Morganella

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# High Rise Conference

Photos by Jim Reinhardt



On October 26 and 27 at the Ilikai Hotel 200 people representing the construction and development industry in Hawaii met under the auspices of the City Council and the Planning Department to discuss High-Rise Buildings in Hawaii. The well organized and thoughtfully prepared conference was carried out in several forms — lectures, panel discussion, work shop discussions, and technical exhibits. The essence of the session was "What does high-rise development mean to Hawaii?" Two themes ran continuously through the participants: "They are inevitable," and "we don't want them."

Life style options, the housing problem, concentrate the development, save the open space, reduce the cost of

services by concentration, bring the Life back to the city center — all the familiar arguments were brought out. Listeners nodded their heads, accepting the logic, the inevitability, but said, "... but I don't want to live in one."

The Queen Emma complex was shown again with its open spaces, landscape, and amenities. The listeners nodded their heads, knowing that Queen Emma would never become the model for development. "Costs, you know..."

Mike Kirkland, from the New York Urban Development Corporation, gave a well researched treatise on High-Density, Low-Rise options, now being tried in New York City. Gus Ishihara and Francis Oda gave a thought-provok-

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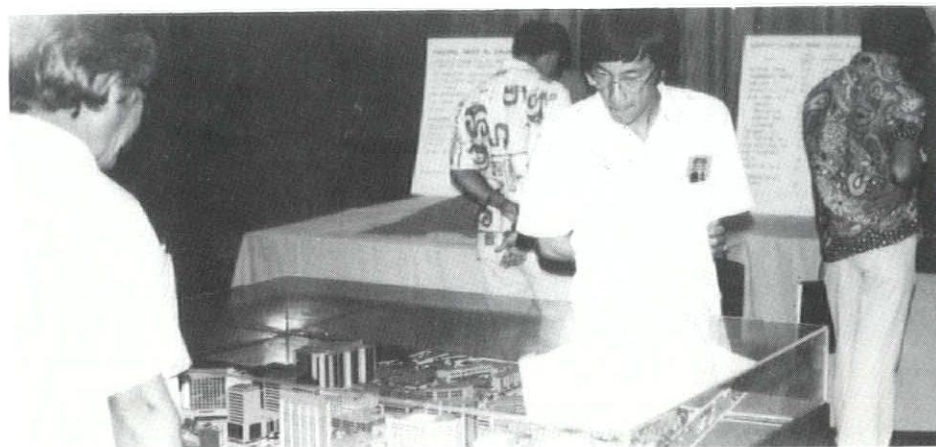
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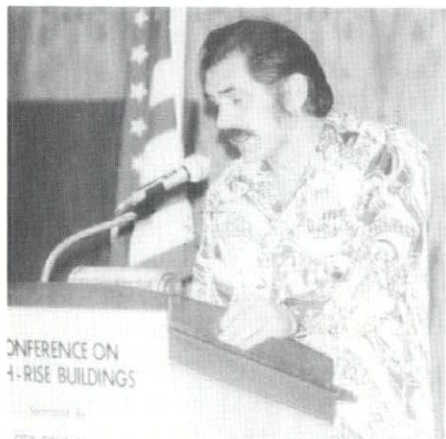
Exhibits at the conference.







Mike Kirkland



John Chapman



Paul Devens

ing study of housing density and its physical meaning. John Chapman's depiction of the dilution and demise of an excellent plan utilizing some high-rise areas for an Orange County coastal community seemed to put the final layer of gloom on a generally discouraging subject.

You may know, and I may know, that good high-density living — even good high-rise living — is possible with good design (not just "pretty" buildings), but getting it built is something else again. If anything positive is to result from the High-Rise Conference, it would be communication of a general dismay as to the present high-rise, and the importance of doing something to significantly improve the situation — soon.

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# Pan Pacific AWARD 1973 MIGUEL RODRIGO PERU

Photos, page 8 by Mike Cafarella  
Photos, page 9 by Miguel Rodrigo



October 27, the Hawaii Chapter AIA, at a banquet at the Hawaiian Regent, presented the 1973 Pan Pacific Award for Architectural Excellence to Miguel Rodrigo of Peru.

"Spaces embodied by man space, environment space, structure/matter, in which, when the expression of their structure is the just expression of the material, of its context, its spaces, structure-matter begins speaking in the same tongue, and if this tongue contains the language of exact proportions, of lights, shadows, even in their least expression, then, this whole, which is four walls, a tower, a square, a closet, starts speaking for man — and their sounds resound, as when a note vibrating in space makes a taut string produce the same note, thus establishing harmony."

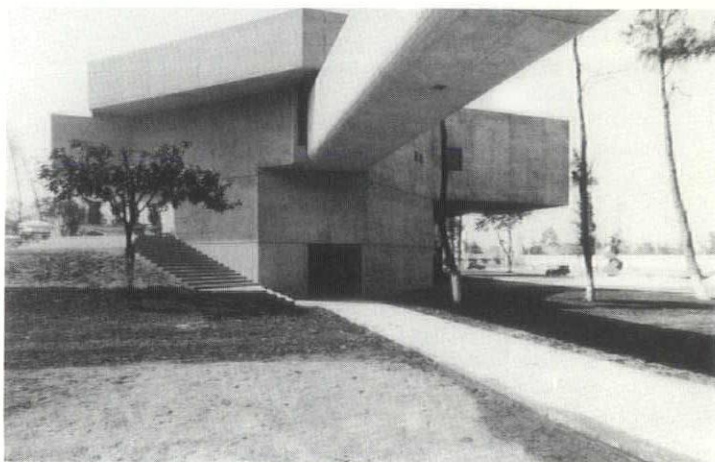
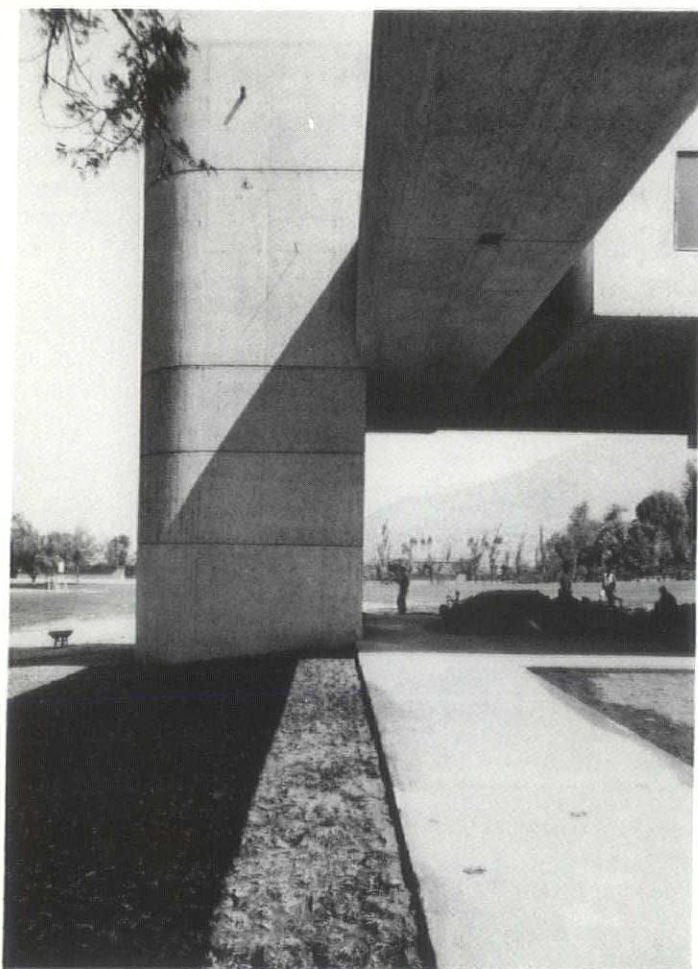
It is the total which talks to man and speaks to him of man and to man; it speaks to him of the natural environment, and speaks to him of the cosmos, and speaks to him of God."

"Space or spaces integrated into a continuity, from the vertices and from the centers. Space for passing or for meditating. Space of images overlapping in time, at the same time, born for silence and for noise; light in darkness, darkness in light."

"This architecture should converse with nature and must have the irresistible magic of its presence, which is the very presence of being in it.

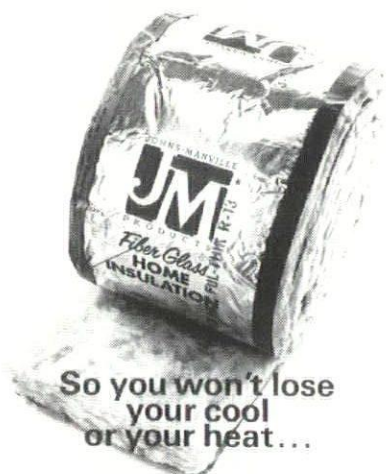
"And so these spaces are embodied, are shaped, are made adequate by structure, and its shapes are nothing but their expression and their beauty — it, in turn, being nothing but the link of communication."







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## COST AND CONSTRUCTION

In line with Hawaii Architect's attempt to relate more to the issues that touch our architects most closely, we are proposing a feature relating to construction and costs. Each month Hawaii Architect will feature a recent building, described by the format below. It is felt that by sharing this information, all of us will benefit from the knowledge and experience of each of us.

The format and the first project have been provided by Jack Lipman of DMJM. Continuation of the series will require constant input about **your** projects. We are **not** featuring design here, we are seeking information about costs and construction types.

**PROJECT:** Kukui Gardens, Honolulu  
**LOCATION:** Property bounded by Beretania, Liliha, Vineyard Blvd., and Aala Street (20 acres)  
**ARCHITECT:** Daniel, Mann, Johnson, & Mendenhall  
**CONTRACTOR:** Hawaiian Dredging & Construction Co.  
**CONST. PERIOD:** February 1969 to November 1970. Total: 21 Months

### PROJECT DESCRIPTION:

1. 822 low-moderate income housing rental units developed under FHA 221(d)(3) mortgage on Urban Renewal Property.

2. 4 six-story buildings; 40 three-story buildings; 1 recreation building; 1 day care center; 14 washer-dryer utility areas.

3. All units are 2-story townhouse type except the 4-BR units (ground level).

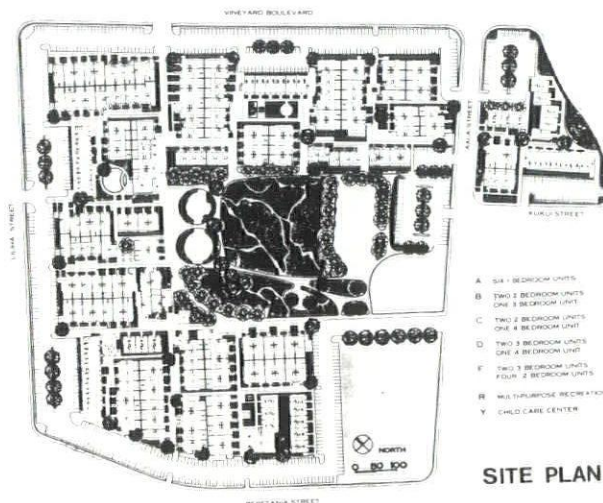
#### Mix:

105 1-BR units (548 sq. ft.)  
302 2-BR units (794 sq. ft.)  
279 3-BR units (945 sq. ft.)  
136 4-BR units (1063 sq. ft.)  
822 Units

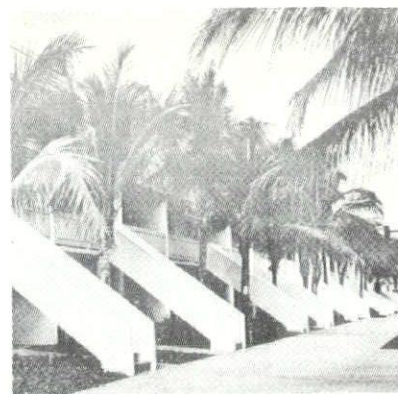
4. Appliances: Gas ranges, electric refrigerators and garbage disposers.

**MATERIALS:** Structure: Concrete & concrete block; Floors: Precast concrete plank; Stairs: Precast concrete (exterior & interior); Roof: Precast concrete plank; Interior Walls: Sheet rock on metal studs.

**CONST. COST:** \$11,763,245 (incl. landscaping) Average cost/unit: \$14,310. Average cost/sq. ft.: \$16.71.



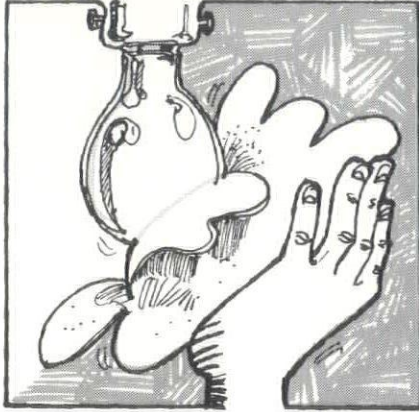
**SITE PLAN**





# 3 Lessons in Security Lighting.

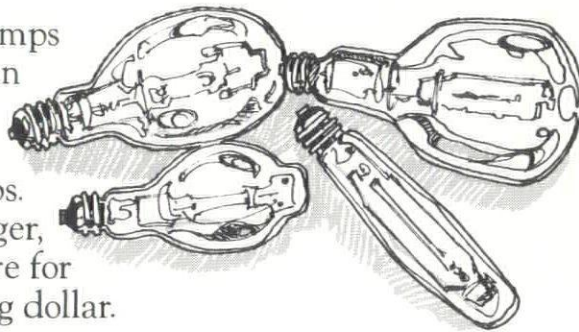
## 1. Cleanliness Counts.



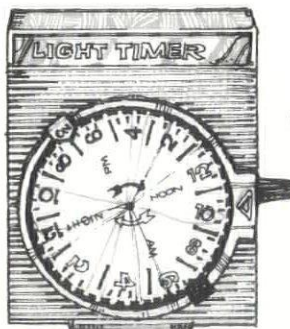
You'll increase lighting efficiency enormously with regular cleaning. It's hard to believe, but you can lose 30-40% of lighting efficiency due to dirty bulbs and fixtures. A frequent once-over with a cloth and soapy water should do the trick.

## 2. A New Light on the Subject.

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## 3. Get your timing perfect.



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When it's a question of getting the most out of your lighting system, you shouldn't take chances. Your consulting engineer or lighting supplier has the answers.

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# THE HALEKULANI

By Robert M. Fox

The Halekulani Hotel, located on the water at the foot of Lewers Street in Waikiki, is one of the last outposts of the cottage type hotels that once flourished in Waikiki.

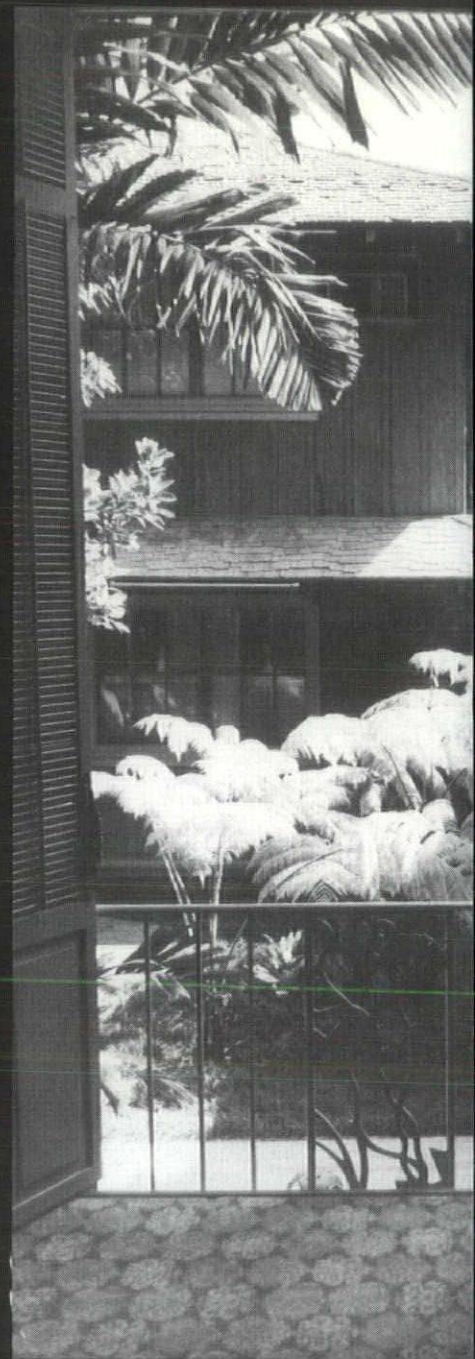
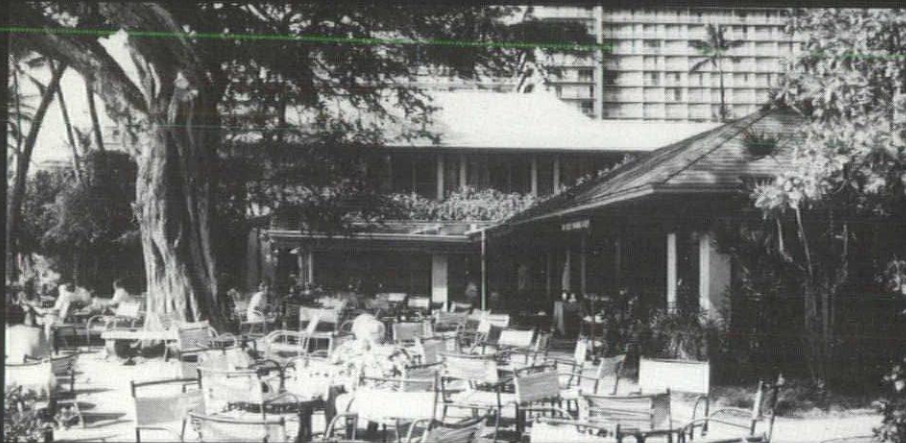
The small one and two-story, wood frame structures, with their high double pitched shingle roofs and wide overhangs, represent a style of architecture which has been identified with modern Hawaiian architecture of the pre-World War II era. Some of the buildings date to 1917 when the Clifford Kimball family purchased a small family operated hotel and by sensitive growth created what is now one of the most valuable historic sites in Waikiki.

The lobby building was designed in 1931 by the firm of C. W. Dickey, who was noted for his great sensitivity in adapting excellent contemporary buildings with strong form to the Hawaiian climate. It has been reported that Roy

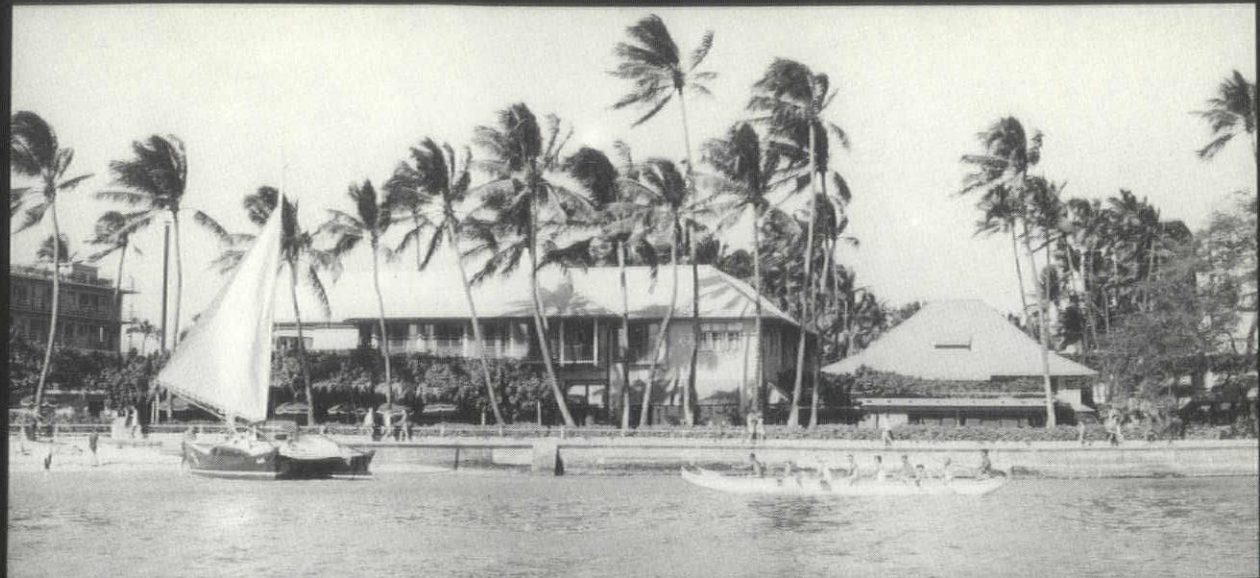
Kelley was one of the designers of this small-scale sensitively designed lobby building.

Like all structures in high-potential land use districts, under our current destructive tax laws, the Halekulani is facing extreme economic pressures which in the near future may force it into extinction. Recent moves in the legislature have proven fruitless in altering our highest and best use principle of taxation, and even sincere moves to obtain tax relief for those historic sites which have been officially recognized and singled out for hopeful preservation have met with a stone wall of bureaucratic indifference.

Hopefully, the Halekulani Hotel will be able to withstand the pressures of our times and receive fitting relief from economic tax pressures to allow it to continue to exist when all other available space in Waikiki has been covered in concrete.











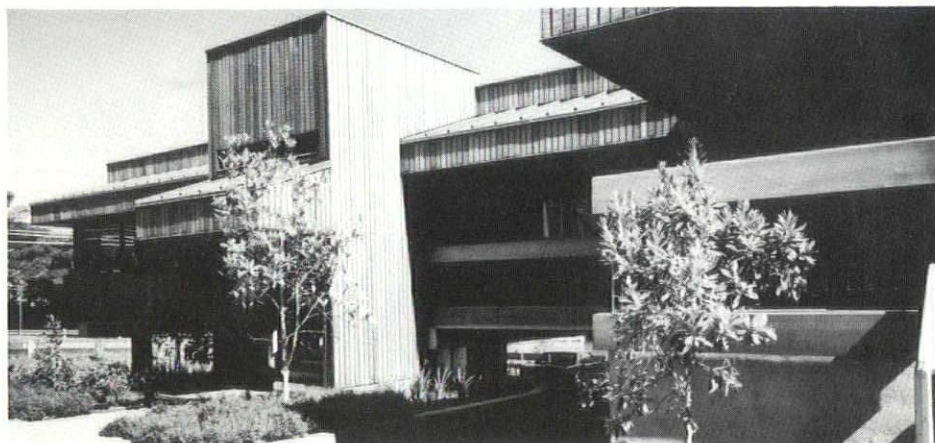
The design submissions this year were far fewer than in recent years. The members of the jury felt that the submissions were not really representative of the work that is currently being done by Hawaii's architects. Major categories — i.e. P. D. H. projects, industrial and retail projects were not represented at all. The projects honored however were felt to have high merit, worthy of recognition.

Jury comments from the AIA Honor Awards Jury. The Jury members were: Alfred Preis, Phillip Ladd, Peer Abben, Ali Sheybani and Roger Lee.

Project: Ala Wai Sky Rise — Architect DMJM. An elegant high-rise which forms a part of the unique urban complex of the Ala Wai Grouping. Slender and crisp. A direct statement of high-rise living. The planning is unique as to the views to each apartment. Lacks a feeling of regionalism. Does not provide for outdoor activities and landscaping. Office-like and lacking residential scale.



Project: Hawaiian Electric substation — Architect Alan Sanborn. Interesting treatment of a terribly mechanical environment. Its creativeness and imagination are commendable. The industrial-technical demands of this building have been humanized. An overpowering piece of architectural sculpture for a utilitarian function.



Project: State Savings & Loan — Architect Johnson & Reese. A friendly and serious building, very suitable for its purpose. The details have been well executed. A good example of a small office building with residential character. A competent complex of well related, well scaled, well detailed buildings. Not suited to Hawaii climate. An excellent example of poetic northwest architecture.



# Hawaii Chapter Honor Awards For Design - 1973

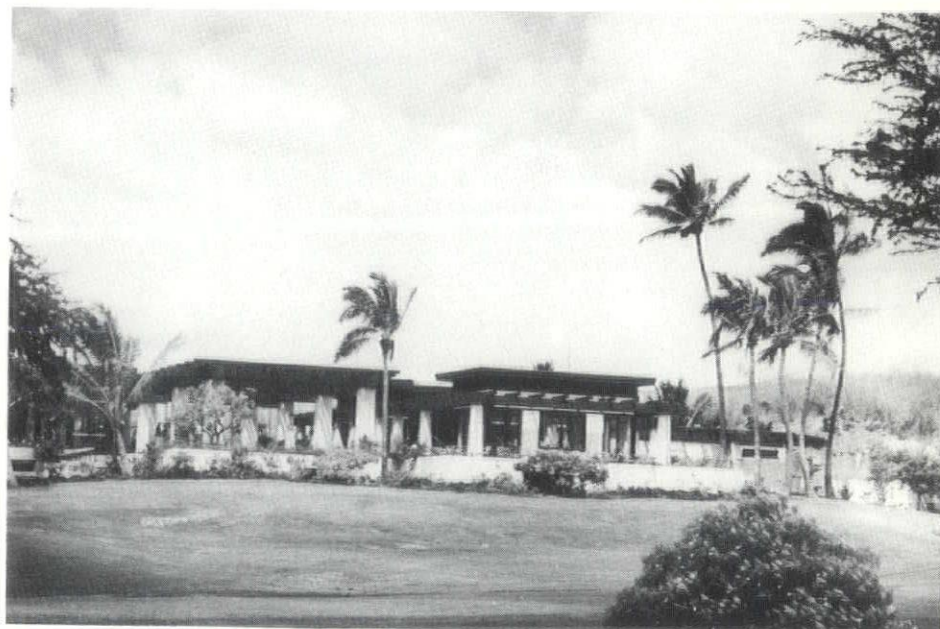
Project: Okinawa Hilton — Architect Wong, Sjöberg & Associates. An interesting treatment of material and topography. A play of concrete forms and treatment.



Project: Laie Beach House — Architect Hogan, Chapman, Cobeen & Associates. A noteworthy continuation of traditional residential architecture meeting modern demands. The architect has an understanding of old Hawaiian houses. Giving character to a way of living on the beach. Conglomerations of architectural forms put together in a quaint way.

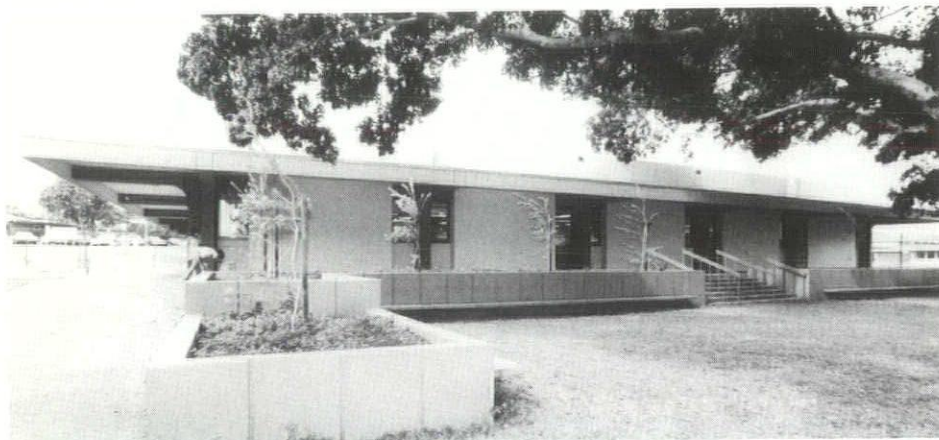


Project: Waialae Golf Clubhouse — Architect, Wimberly, Whisenand, Allison, Tong & Goo. A good solution for a clubhouse in a tropical climate. A good plan which typifies Hawaiian social living. Takes advantage of the beautiful view of the ocean. Clumsy and top heavy.





## Honor Awards continued

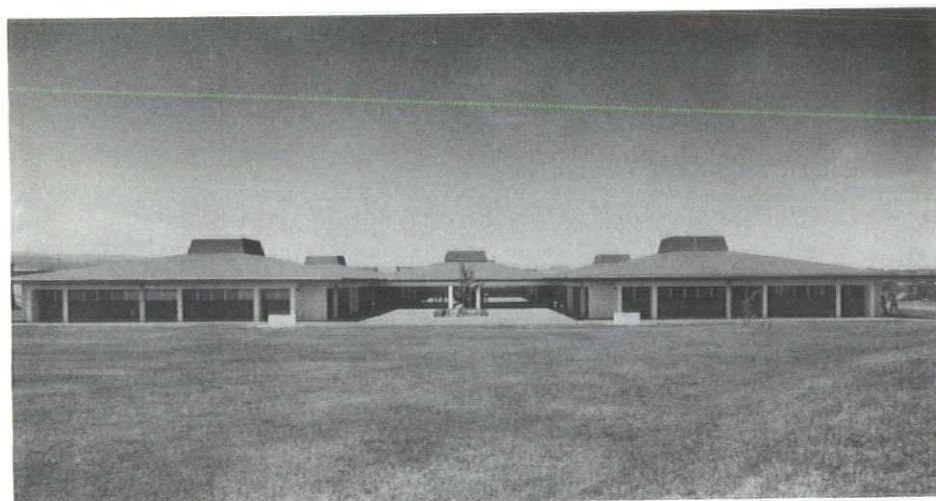


Feature category in 1973/Schools.

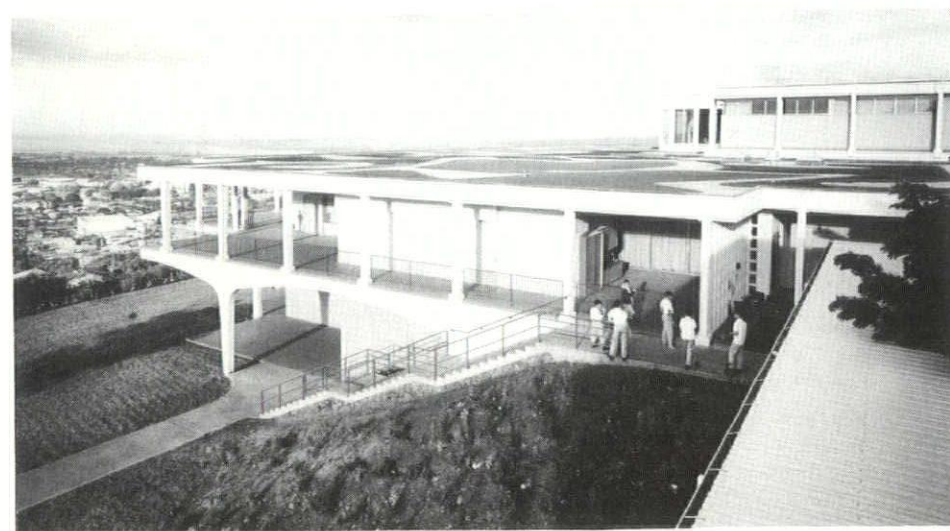
There were no outstanding examples of up-to-date school buildings based on national and statewide trends. However, there are certain commendable features which should be recognized.

Due to the financial administrative restraints which have been placed on the construction of schools in Hawaii, it is commendable that some new ideas have still been able to materialize.

There are many schools in Hawaii which exemplify good design.



Project: August Ahrens Elementary School — Architects Herbert Y. Matsumura & Assoc., Inc. Well organized, open plan concept. Clean design. The roof forms are somewhat redundant.



Project: Mililani — Waena Elementary School — Architects Kotara Koizumi & Assoc., Inc. Delightful variety of exterior spaces and building forms at the scale of elementary children, placed in one of the best landscapes in Hawaii. Pleasant treatment of interiors and lighting.

Project: Additions to Kamehameha Schools — Architects Onodera, Kinder & Zane (Roehrig, Onodera, & Kinder). An unusual design solution for Hawaiian Schools. An imaginative clustering of classroom facilities. Exemplary environmental, favorable to learning and growing.



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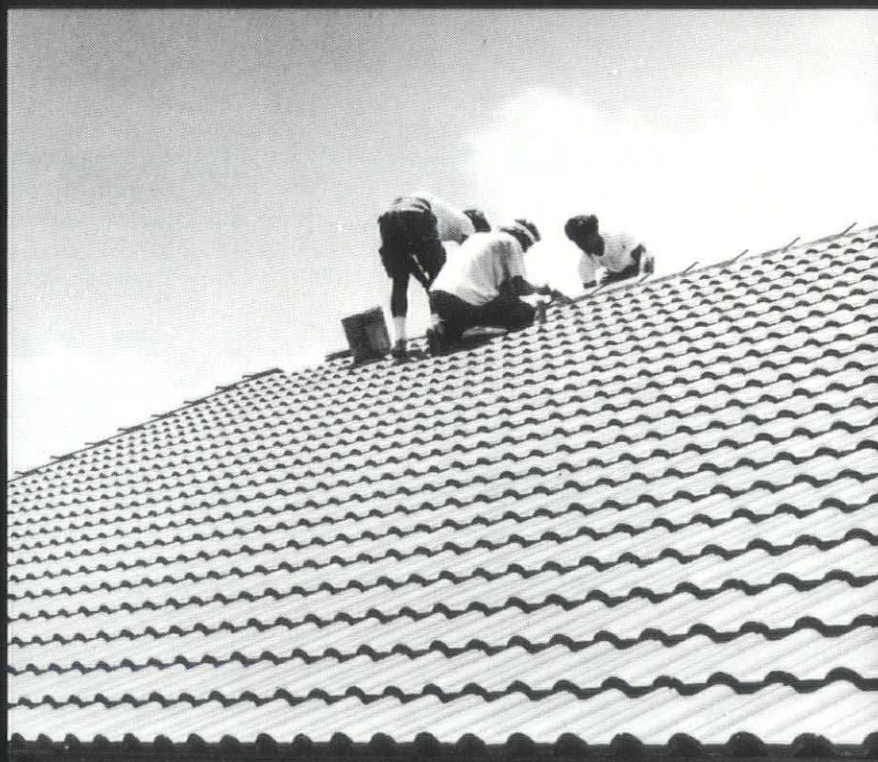
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# THE EXCISE TAX RIP OFF

by Val Ossipoff, FAIA

It is a common practice in most architectural firms to pay for Neighbor Island transportation costs, blueprinting costs for such prints as are made in addition to those covered by agreement with the Owner, and other miscellaneous costs for subsequent billing to the Owner for reimbursement.

In 1967 the State advised that such reimbursements were not subject to tax. In a letter of February 8, '72, the Attorney General took a contrary position that reimbursements for costs incurred in behalf of clients are taxable under Section 237-3 as "emoluments however designated." This position ignores the provisions of the first paragraph of Section 237-3 which limits the definition of gross income to amounts "received as compensation for personal services." Moreover, the taxing of these reimbursements appears to be contrary to the intent of the law under Section 237-20 which specifically excludes from gross income the reimbursement of costs or advances made or on behalf of one person by another so long as no additional monetary consideration is received for making such costs or advances. Reimbursements per se do not affect our fees for professional services. In no sense therefore can such reimbursements be classified as "emoluments."

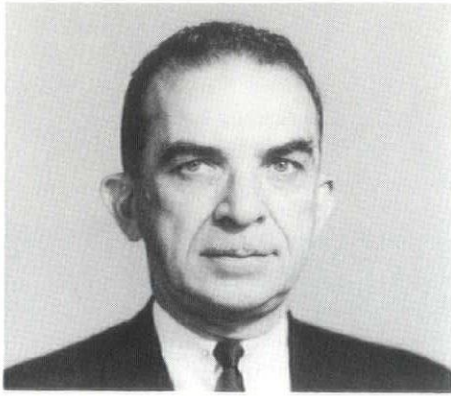
All this was brought to the attention of Mr. Tany S. Hong, Deputy Attorney General, to no avail and George Freitas, Tax Assessor of the Department of Taxation, levied taxes totaling \$1,243.09 for 1971 against Ossipoff, Snyder, Rowland & Goetz. The amount is not great but the violation of the principle is. The tax was paid under protest and Ossipoff inquired what it would cost to fight the case. His attorney advised that his charges would amount to \$4,000 plus an additional \$2,000 if the case has to be taken to the State Supreme Court.

It seems that all practicing architects are involved. There are ways of course, of avoiding this problem. One can have the client pay for transportation, etc. directly or one can pass on the 4% tax to the client. The first method is cumbersome and niggardly. The second penalizes the client. Since the problem is profession-wide, Ossipoff expressed the willingness to make his a test case if he could count on his colleagues to make contributions through the Chapter so that the financial burden of paying legal fees which exceed the amount of the tax would not have to be borne solely by him. The response is encouraging and the case proceeding.

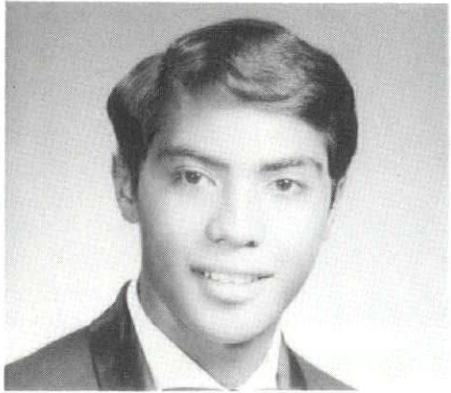




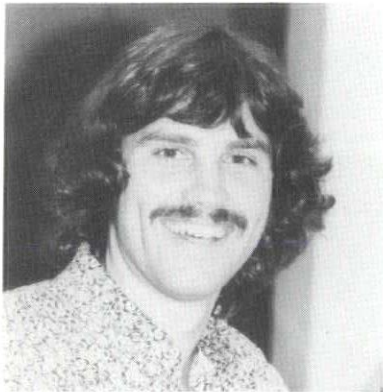
## New Members



**ANDERSON, G. HENRY** — Corporate Member. Principal of International Consultants, Tokyo. USC & University of Washington. Wife: Hiroko; Children: Dana, John.



**POE, DAVID** — Associate Member. Haines, Jones, Farrell, White and Gima. Assoc. Sci.: Leeward Community College.



**SILVERA, STEVEN C.** — Associate Member. Anderson, Johnson, Reinhardt, Ltd. B. Arch.: California State Polytechnic, San Luis Obispo. Single. Hobbies: Photography, Surfing, Chess.



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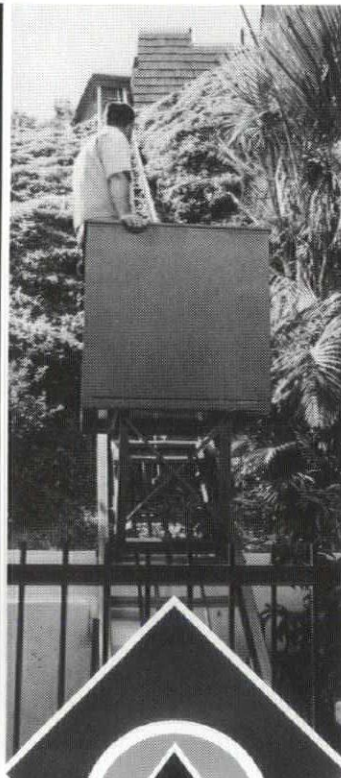
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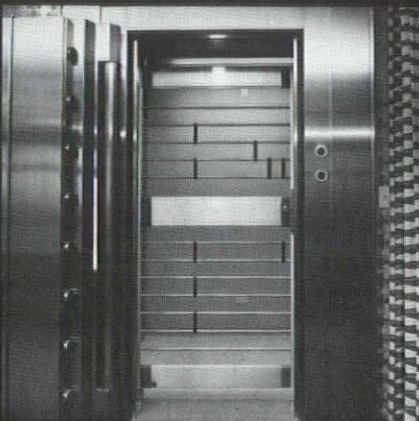
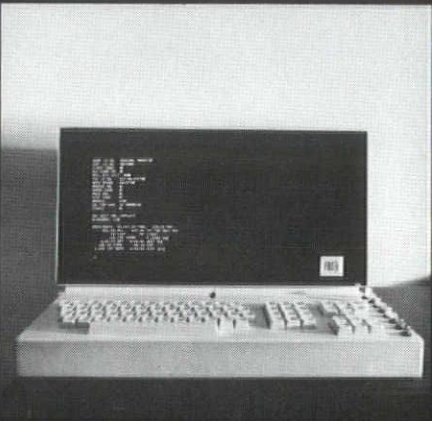
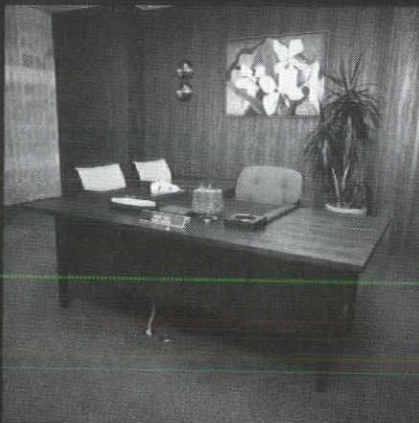
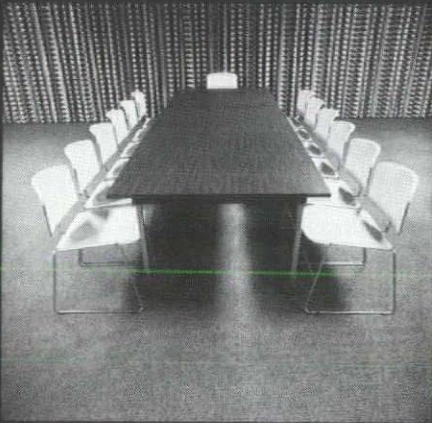
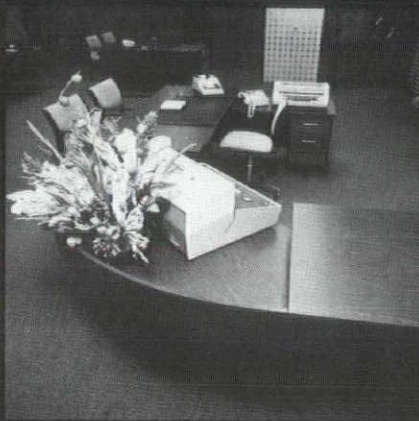
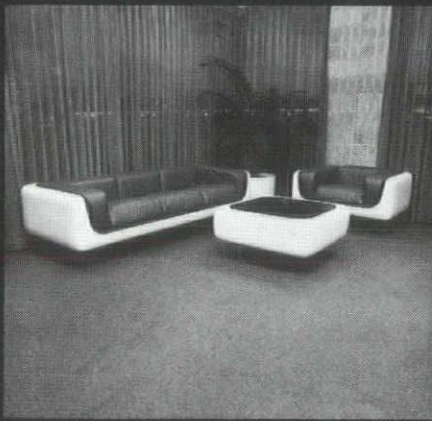
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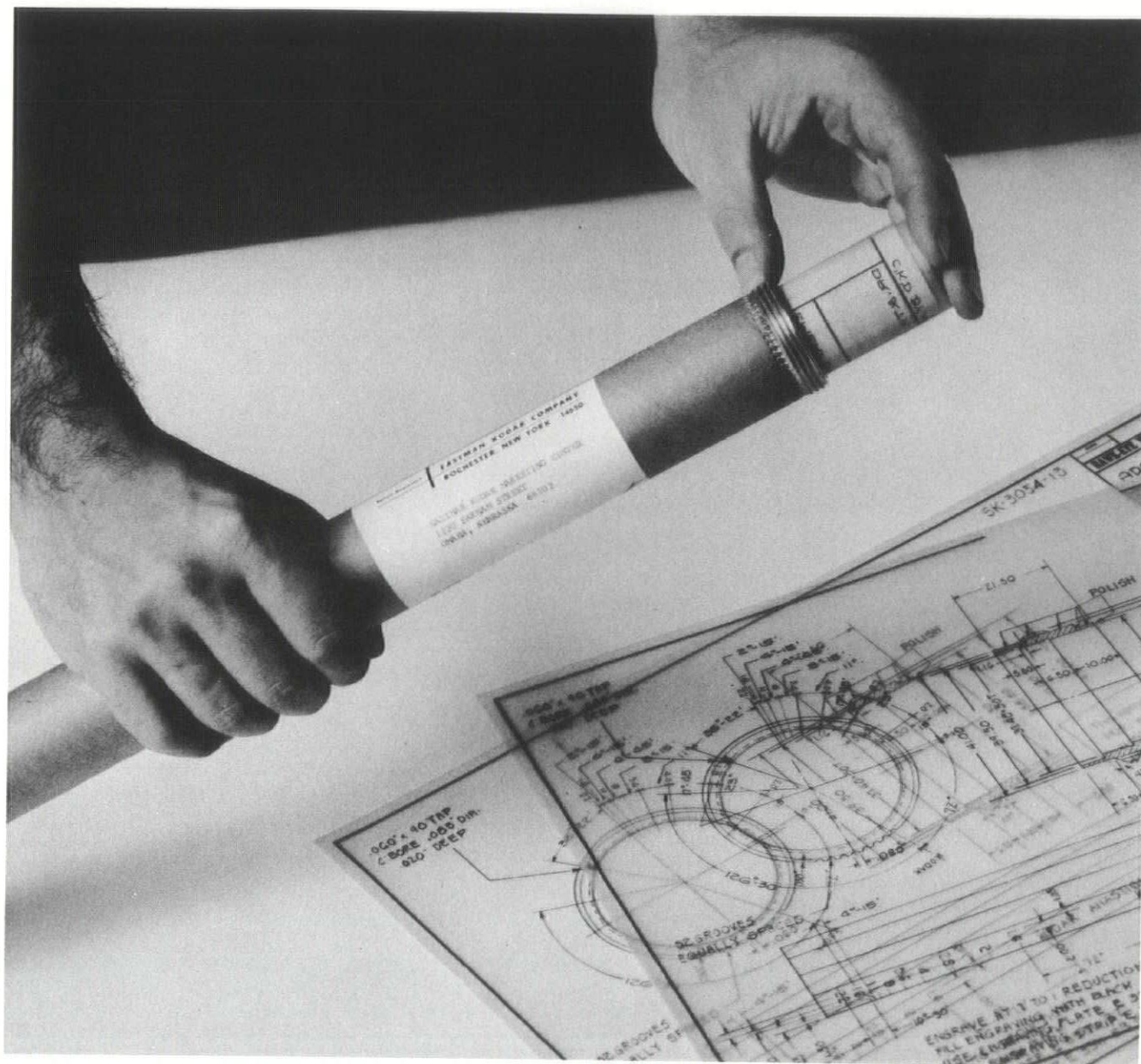
**UMEMOTO, ERNEST M.** — Associate Member. Wimberly, Whisenand, Allison, Tong and Goo. B. Arch.: University of Hawaii. Armed Forces Industrial College. Wife: Katherine; Children: Erin, 3, Ryan, 2. Hobbies: Arts & Crafts.



**YAMAMOTO, ROY K.** — Associate Member. Wimberly, Whisenand, Allison, Tong and Goo. B. Arch.: University of Hawaii; M. of Fine Arts: University of Hawaii. Single. Hobbies: Art, Fishing.



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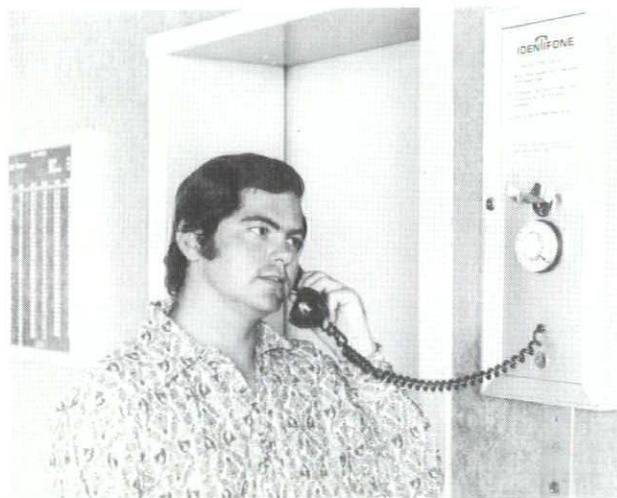
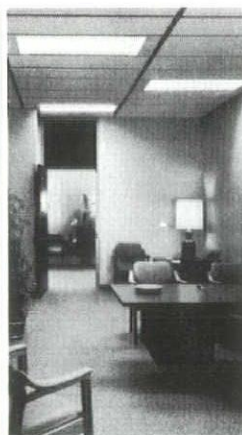
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## Dear Editor

... I must take immediate exception to several verbal and graphical statements contained within "Principles of Urban Design: Part I" by Jack Sidener, AIA, in the September 1973 issue of HAWAII ARCHITECT ...

We should not nostalgically and romantically ... transport the comparatively ... megalopolitan (and therefore perhaps riot-inciting) massive concrete Berkeley-type spaces to delicate and preciously fragile Manoa ...

In many ways ... Warnecke sketch-plans predicted ... introversion of Manoa Campus activities, facilities, and circulation systems placing its primary emphasis on two-dimensional "grid-iron" ... it ignoring the integrity of the Crawford-Dean-Gartley-George-Hawaii Hall quadrangular complex of flowing, spatial and pedestrian continuity, in performing the act of arrival and departure to the open spaces of the Manoa Campus — the great "hall" of Hawaii at Manoa ...

There is obviously no fundamental appreciation in evidence ... for the behavioral characteristics of pedestrian movements through space between buildings — which are not necessarily processional or axial ...

... I am further insulted by the ... notions exemplified by Mr. Sidener's sketches, towards the ... creation of megalopolitan architectural space which would further urbanize and industrialize the suburban-institutional atmosphere of a once rural campus ...

The spinal circulation network of "soft-medium-hard" densities should naturally be less linear and more sectorial — with hierarchically formulative trunks, branches, limbs and twigs/sprouts — and in Hawaii their orientation would not contradict the mountains-to-the-sea nature of the ahupua'a, but rather reverently respect it ...

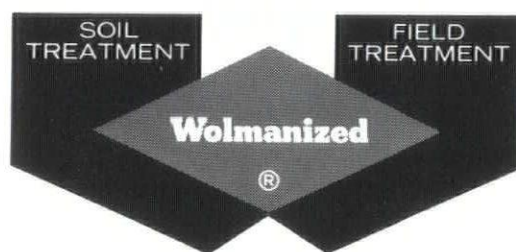
ANDREW CHARLES YANOVIK, AIA

Ed.—The preceding letter was edited from a four page manuscript, the full text of which is available at the AIA office for 40 cents.



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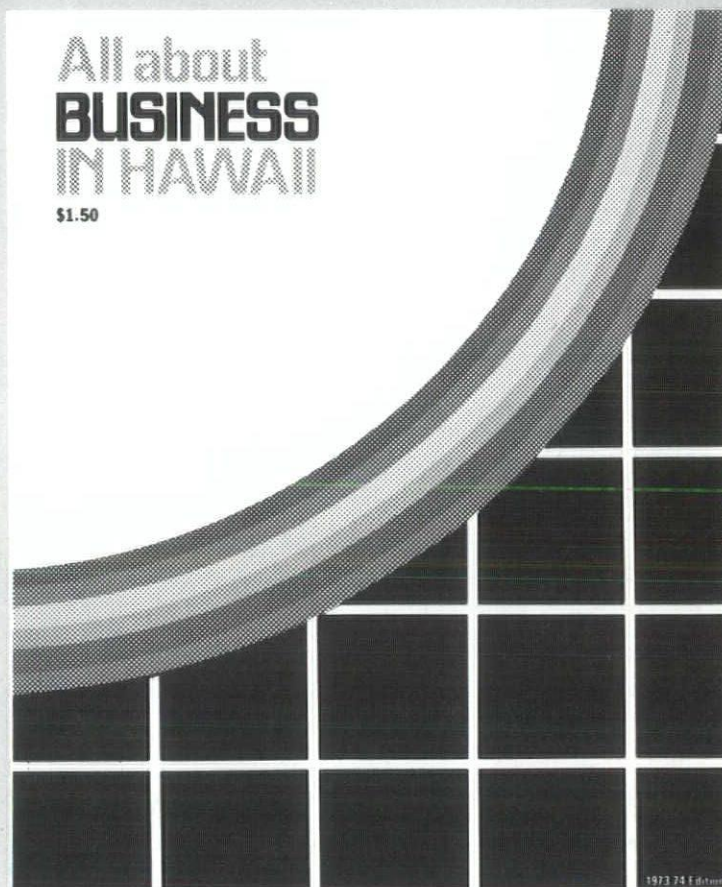
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