november, 1973    the journal of the hawaii chapter, american institute of architects
Concrete tile is by nature, hollow. Air trapped within a masonry wall buffers extreme outside temperatures. You might say it's custom insulation at no extra charge.

Insulating, sound deadening, fire-proof, termite-proof, always available, lifelong concrete is Hawaii's only sensible building material.

Concrete masonry... so logical it's beautiful.
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 validity, we may have tipped the scale to the side of weighty, long range objectives, and consequently may have shortchanged 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.

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

now available — 1969 edition
Engineering, Planning Guides
Lamson Pneumatic Tube Systems
Elevators by Dover
Raised Floor Systems by Westinghouse
Monoral, Hoists, Cranes by American Monoral
SYSTEMS DIVISION—Design, Engineering & Installation
Edward R. Bacon Company
Affiliated with Alexander & Baldwin, Inc.
Phone 897-202
318 Aliu Street
JUNE 1969

An early issue of what is now Hawaii Architect.
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
VP/President Elect Owen Chock
Secretary Jim Reinhardt
Treasurer Alan Holl
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.

November, 1973
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-
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.

With the nation and the world facing a growing energy problem, we're focusing on one of gas energy's most important features . . .

**gas is the energy saver.**

In Hawaii, both electric energy and gas energy are produced from oil.

**For some jobs, electricity is more efficient . . . jobs like washing clothes, ironing and powering televisions.**

**But for other jobs in the home, gas energy is more efficient by far, because it uses much less of Hawaii's primary energy resource, oil.**

Gas for clothes drying, cooking and water heating makes more efficient use of the primary energy resource than does electricity.*

This is an important message — for everyone.

For more information on energy efficiency write for our free pamphlet. Write: The Gas Company, Attention Department AP, P. O. Box 3379, Honolulu, Hawaii 96801.

Caring for the future begins today.

* Complete statistical research data on natural resource efficiency supplied upon request.
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."
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.

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.


Johns-Manville puts an R/Value on Foil-Faced insulation to be sure you get the protection you need. The R means Resistance — resistance to heat escaping in winter, or entering in summer. Higher numbers mean higher resistance. It's that simple. And it's simple to install J-M Foil-Faced insulation yourself. Because it's so compact and light. With finer glass fibers to trap that escaping heat ... or cool ... more effectively. And foil facing for superior protection.

<table>
<thead>
<tr>
<th>Installation</th>
<th>J-M Foil-Faced Fiber Glass Insulation Recommended</th>
<th>Recommended R/Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceiling</td>
<td>Super-Thik</td>
<td>R-19</td>
</tr>
<tr>
<td></td>
<td>Ful-Thik</td>
<td>R-13</td>
</tr>
<tr>
<td>Wall</td>
<td>Medium</td>
<td>R-10</td>
</tr>
<tr>
<td>Floor</td>
<td>Ful-Thik</td>
<td>R-15</td>
</tr>
</tbody>
</table>

The higher the R/Value, the better the insulating value. So, for economy of operation with electric heat and/or air conditioning — use higher R/Value products.

Distributed by
ALOHA STATE SALES CO., INC.
524 COOKE ST.  PH. 531-8161
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.

Today there are many lamps around that last longer than incandescent ones. Like fluorescent, mercury, metal-halide and sodium lamps. And because they'll last longer, you'll be getting more for your lighting dollar.

3. Get your timing perfect.

You don't have to panic about forgetting to turn on your security lighting system. Photo-electric cells or timers can do the job for you.

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.

Hawaiian Electric
Call us at 548-3570.

November, 1973
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


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.
Properly installed, the Monier Roof will never have to be replaced. It laughs at the thought of wind, rain, hell's fire and high water. Termites won't touch it... and no man needs to because it's maintenance-free concrete, lightweight enough for just about any double wall structure.


The roof that goes on forever.

Monier Roof Tiles
91-185 Kalaeloa Blvd.
Campbell Industrial Park
Phone: 682-4523
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


FULLER PAINTS. FOR THE MOST COLORFUL JOB ON THE BLOCK.

Fuller Latex Masonry Paint and Rust-Chex Primer.

TRUE FOUL WEATHER FRIENDS:

CARBOLINE & ADMIRAL PAINT COMPANY

COATING MATERIALS

These time-tested systems cover every surface problem.


CALL 847-0691

Keehi Drydock CORPORATION

24 Sand Island Access Road, Honolulu 96819

Stop climbing stairs forever.

Make hillside living in Hawaii a joy for the whole family. Indoor installations of custom-designed home elevators convert a two-story home into a one-story home. For details, specifications, engineering options and surprisingly economical estimates, call 521-6557.

Inclinator Installation on Oahu, by Amelco Elevator.

Amelco Elevator

645 Halekauwila St. • Honolulu, Hawaii 96813

Hawaii's largest independent elevator service organization. Offices in Hilo & Guam.

November, 1973
CHECK ONE
These are pictures of a...

☐ Contemporary Office?
☐ A Savings & Loan?
☐ A conference center?

We'll give you one clue. Sen Company sells office furniture, and meeting room, and school furniture, and folding walls, and conference facility interiors AND SECURITY SYSTEMS SUCH AS VAULTS! And almost anything else that goes into creating a complete business environment. Such as this Sen-designed branch office in Kailua for Pacific Savings and Loan.

for complete business environments see sen company
904 kohou st.

New Members


WANT "SECOND ORIGINALS" FOR CONTRACTORS, SUPPLIERS, BRANCH OFFICES?

Supply them quickly, economically, on Opti-Copy Hawaii

- To give your associates the best possible prints in exactly the quantities they need, send them duplicate originals on Kodagraph film. Let them order their diazo prints locally.
- You'll guard against tie-ups, mistakes, breakdowns in communications.
- Savings in postage alone may pay the cost of Kodagraph film reproductions if you are presently mailing large quantities of distribution prints.

Opti-Copy Hawaii
875 Waimanu St.-6th Floor
Honolulu, Hawaii 96813
808/531-6456

November, 1973
Dear Editor

...I must take immediate exception to several verbal and graphical statements contained within "Principles of Urban Design: Part I" by Jack Sidener, A.I.P. 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 precisely 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.
You build with "Wolmanized" wood. 
We field treat it. 
We treat the soil. 
No pilikia.

Announcing 
Diamond W. Protection.

The three best ways to protect against termite and rot damage have never been offered from a single source... until now. Only Honolulu Wood Treating Company offers all three:

Soil Treatment: A licensed pest control operator will treat the soil around and under the construction. In addition, we'll remove all woody scrap material from the homesite.

"Wolmanized" Wood: All framing and structural lumber and plywood, and wood in contact with concrete and masonry will be "Wolmanized" (or Tribucide) pressure treated wood.

Field Treatment: A licensed operator will be on hand during construction to end coat all field cuts and holes with Wolman X-71 solution.

3 guarantees make homes more valuable:
$5,000, 20-year warranty bond guarantee on all "Wolmanized" wood.

Others make promises. We give an ironclad written warranty bond guarantee. It's even transferable...remaining in force regardless of ownership.

1 year guarantee on all untreated wood.
Ordinarily the contractor is responsible for a one-year warranty. We take the monkey off his back. If even non-treated components are damaged by termites within the first year of construction, we'll make repairs, free. Diamond W protection is that effective.

5-year guarantee on soil treatment.
If there is any outbreak of subterranean termites within five years of construction we'll retreat the soil free of charge.

HONOLULU WOOD TREATING CO., LTD.
2290 Alahao Place/Phone 847-4661
The Inside Story...

...on Hawaii's economy and business environment. Facts, figures and original text on everything you need to know:

- Agriculture
- Commerce
- Commercial and Industrial Property
- Communication
- Construction
- Cultural Activities
- Economic Structure
- Education
- Facts for Businessmen (11 pages of pertinent data)
- Government
- Importing and Exporting
- The Labor Force
- Living
- Major Islands Described
- Manufacturing
- The Market
- Military
- Natural Resources
- Ocean-Oriented Industry
- The People and their Potential
- Recreation
- Retirement
- Some Comments on the High Cost of Living in Hawaii
- Tourism
- Transportation

An annual publication of Crossroads Press, Inc.

$1.50 at all major newsstands or $2.00 postpaid from publisher

Please send ___ copies of All About Business in Hawaii at $2.00 each, payment enclosed.

Name
Address
City State Zip