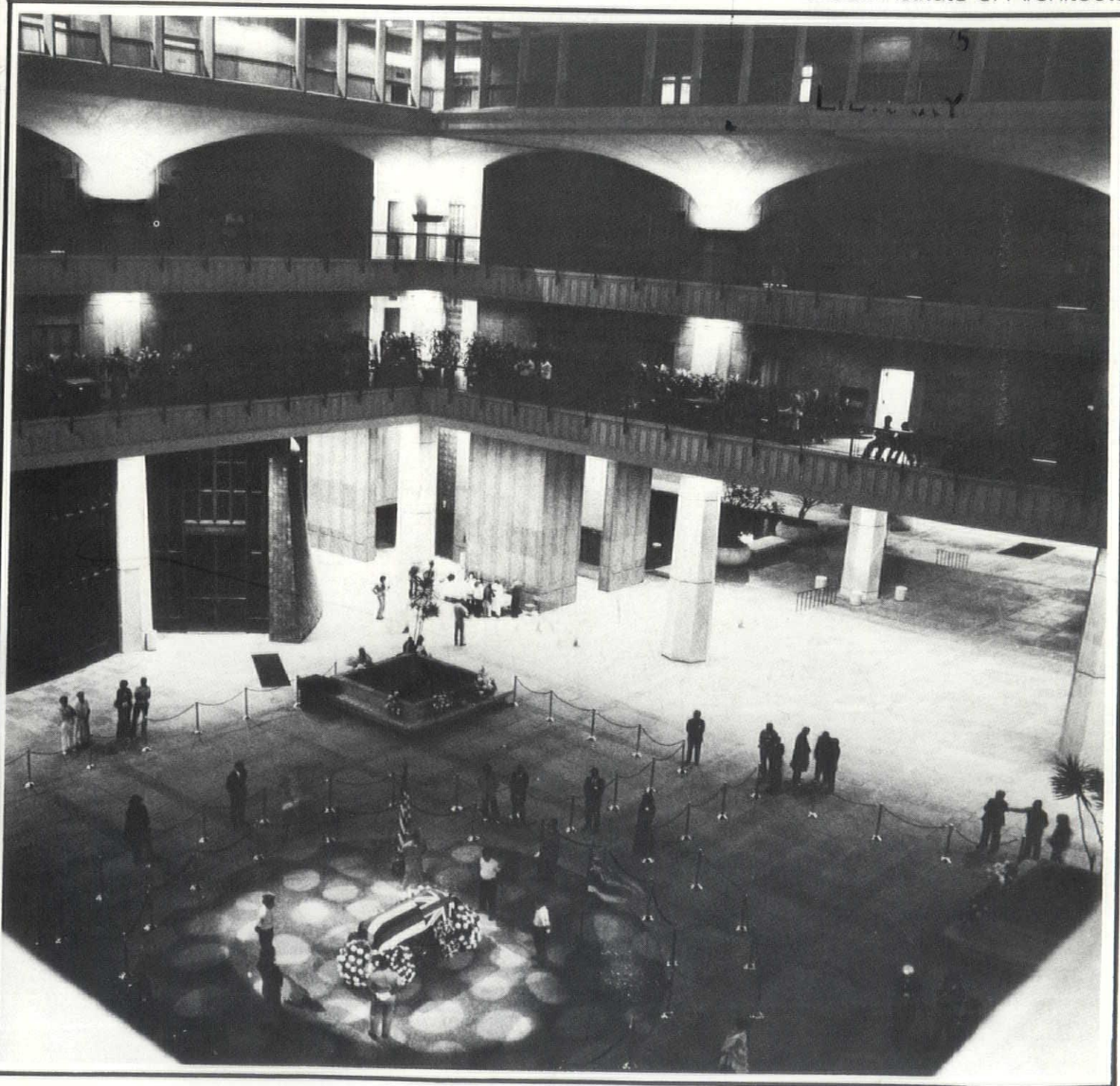


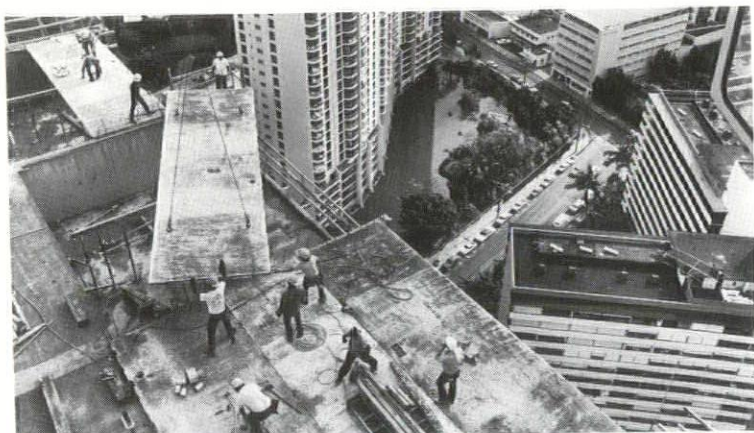
Hawaii Architect 4/75

AMERICAN

Journal of the Hawaii Chapter
American Institute of Architects



FOUR SOLID REASONS WHY YOU SHOULD SPECIFY PRESTRESSED CONCRETE FOR YOUR NEXT PROJECT.



1. LOWERS CONSTRUCTION TIME

Prestressed concrete planks, tees and girders can be quickly and easily put in place, significantly reducing over-all construction time.

2. LOWERS CONSTRUCTION COSTS

Prestressed concrete members are cost-competitive and, with fast, easy installation, construction costs are significantly reduced . . . lowers interim financing costs.



3. QUALITY CONTROLLED

Plant fabrication of prestressed members insures exceptional quality control over strengths and uniformity.

4. BEST LONG RANGE PROPERTIES

Prestressed materials provide excellent fire-resistant ratings and sound-insulating properties. And prestressed concrete is durable and maintenance free.

From office buildings to apartments . . . highway interchanges to parking garages, specify prestressed concrete. For technical information about prestressed or any concrete product, call CCPI at 833-1882. Make the most of your ideas . . . with concrete. It's made right here in Hawaii.



CEMENT AND CONCRETE PRODUCTS INDUSTRY OF HAWAII

Suite 1110, Control Data Building
2828 Paa Street
Honolulu, Hawaii 96819

Member Firms: Amelco Corporation; Concrete Industries Maui; Hale Kauai, Ltd.; Cyprus Hawaiian Cement Corporation; HC&D, Ltd.; Hawaiian Dredging & Construction Company, Precast Division; James W. Glover, Ltd., Hilo Operations; Kaiser Cement & Gypsum Corporation; Laie Concrete & Aggregate, Inc.; Lone Star Industries, Inc., Hawaii Division; Maui Concrete & Aggregates; Monier Roof Tiles; Pacific Concrete & Rock Company, Ltd.; Shield Pacific, Ltd.; Tileco, Inc.; United States Pipe & Foundry Company, Concrete Pipe Division; Valdastrì Schokkabeton.





The official monthly journal of
The American Institute of Architects
Hawaii Chapter.

Hawaii Architect 4/75

Hawaii Chapter Officers:

President:

Owen Chock

Vice-President/President-Elect:

Edward R. Aotani

Secretary:

Wayson W.C. Chong

Treasurer:

Dennis Toyomura

Directors:

Louis A. Fulton

E. Alan Holl

Gene Miyatake

Steve Mori

Gordon Tyau

Red Phillips

Hawaii Architect:

Co-Editors:

Robert M. Fox

James N. Reinhardt

Urban Design:

Rolf Preuss

Graphic Design:

Eric Engstrom, Art Director

Editorial Board:

Gerald Allison, FAIA

Edward Sullam

Fred Sutter

Arthur Kohara

Subscriptions \$10.00 per year

All correspondence should be
directed to:

Hawaii Chapter AIA
1192 Fort Street Mall
Honolulu, Hawaii 96813

Beverly Wolff, Executive Secretary
Phone (808) 538-7276

Contents:

Kakaako	4
Preliminary Cost Guide	7
Notes on the Need for Urban & Regional Design	8
Liens: What, When, How	12
Liens: A Case of Interest to Architects	13
Ramsay Berman Strikes Again	14
So You Think You've Got Troubles	16
WERD Group to Publish Findings	21

Departments:

Letters to the Editors	20
New Members	21

On rare occasions, the combination of architectural space and the events of the moment blend to produce an effect far greater than the sum of the individual parts. The solemnity of Gov. John A. Burns lying in state, the Kawaihau Choir filling the night with sound of mourning, and tribute and the splendid setting of the capital courtyard combined with the hustle and bustle of the closing nights at the legislative session to produce a singularly memorable occasion.



Cover: Photograph by Jim Reinhardt

Published by

Crossroads Press, Inc.

863 Halekauwila St.
P.O. Box 833
Honolulu, Hawaii 96808
(808) 521-0021

George Mason, Publisher
Stephen Lent, VP/Sales
Bruce Chew, Advertising Mgr.

Application to mail at controlled
circulation postage paid at
Honolulu, Hawaii.

Opinions expressed are those of the
editors and writers and do not
necessarily reflect those of either the
Hawaii Chapter or the AIA.

More Thoughts On Kakaako

by TED JACOBSEN

Planning Approach:

The ploy of overall development planning is theoretically valuable, but is cumbersome and unrealistic for an urban district which has grown like an unattended weed patch, in need of early clearing and replanting. At this stage, existing conditions, good or bad, and the "sacred rights" of ownership must be contended.

In this context the R/UDAT Plan is too idealistic, even though its value as a statement of principals and desirable goals must not be underrated.

Realistically the immediate actions must be:

1—To hold the line on further negative development in Kakaako.

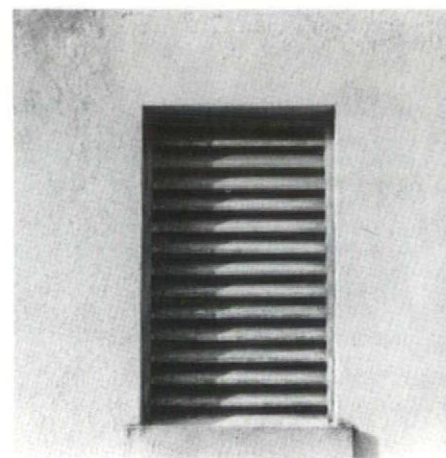
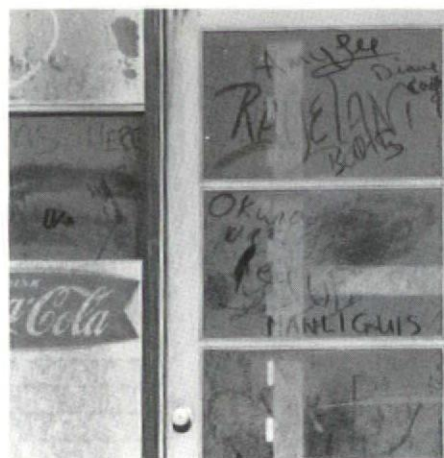
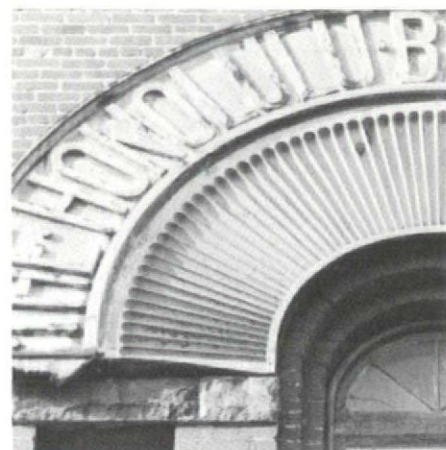
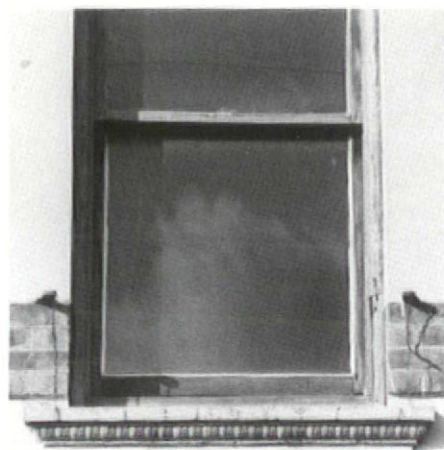
2—Recognize existing improvements which are valuable and desirable to retain. This would include: business, commercial, residential, utilities, public works, transportation, etc.

Also physical conditions, values, occupational trends, desirable growth patterns, wishful thinking, and so on.

It must be realized that growth patterns will not wait for broad regional development plans which are often out of date before agreement and adoption can be realized, if ever.

With these prosaic criteria in mind, we should proceed to consider particular areas for immediate growth patterns, even though they may be unrelated to other areas.

A city is made up of many individual districts, each with its own "thing" — often only related to other districts by physical and



political context (or bus routes and freeways).

Each district contributes certain services and facilities which add up to a metropolitan complex. The charm and interest of a city is enhanced by a variety of individual communities.

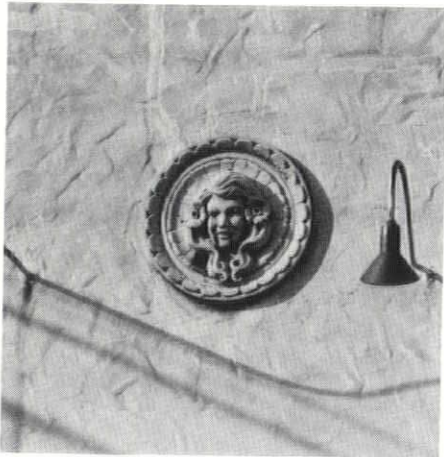
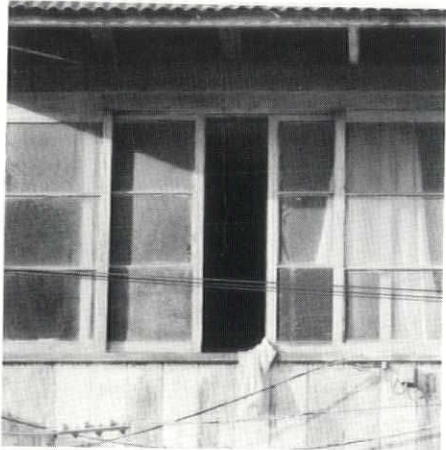
Conversely, these communities may detract from the cityscape through retarded or low quality growth, or poorly related activities. Kakaako is such a district. With a natural setting and location of great potential, it has been

by-passed by the expanding city for various reasons, resulting in conflicting uses and deterioration.

This does not mean we can wipe it out and start over. We must recognize existing valuable and desirable facilities, and plan around them, or incorporate them in our growth pattern.

Many features (both public & private) have unique and exciting qualities: Kewalo Basin, HIC, Ala Moana Park, Gold Bond and IBM buildings, The Foundry, 1350 Ala Moana apartments, and some of

Kakaako is a key district in Honolulu because of its central location, diversified interests, and potential major improvement possibilities.



the Ward Estate low-rise commercial units.

Some existing commercial and industrial uses are compatible; others may be deleterious and uneconomical, better relocated.

The most obvious necessity is the improvement and addition of housing as a highly desirable facility in this central location. A quality mix of housing, commercial, light industry, and social amenities is an especially proper growth pattern for this area, even though our present zoning denies

mixed occupancies.

Combined with transportation improvements, landscaping, social facilities, and appropriate architectural design this area could become a showpiece of civic activity, such as the San Francisco waterfront, for example.

Procedure

Area Makai of Kapiolani:

1—The first step is an inventory of existing facilities, with appraisal of quality, value, appropriateness, ownership, permanence, and so on.

2—Develop a design pattern incorporating existing desirable elements with proposed new amenities such as:

- **Housing.** Considered a very important addition to this area. The concept of a complete community comprised of dwelling, employment, and social amenities is becoming recognized as a valuable life pattern, and Kakaako can be an excellent example.

It must be carefully related to commercial uses, access, amenities, physical features and density.

- **Traffic.** Including proposed rapid transit station, public bus service, private auto traffic, and trucking services.

- **Kewalo Basin.** A semi industrial and public facility which has great potential for the local fishing industry, and as a unique civic feature.

- **University of Hawaii Oceanographic Station.** A well located valuable institution which should be expanded to its fullest potential, and retain a park-like image. (As suggested in R/UDAT for this area.)

- **Honolulu Harbor.** Retain all existing deep water facilities. (They are too valuable to abandon for recreation.) Develop for shipping to best advantage.

If the container facility is moved elsewhere as suggested, then the existing docks could be converted into public water transportation terminals. This would include harbor tours and local

Continued on page 6

**We're known by the
companies we keep...
and we represent
the very best!**

**Printec
Koh-I-Noor
Dietzen
Wild
Mayline
Clearprint
Diazit
Staedtler
Tactype
Vemco
Render-rite
Tacro
Planhold**

**Whatever you need in quality engineering
or architectural equipment and supplies, we
probably have it in stock.**

**Call us at
941-6602**

**HAWAII
BLUEPRINT**

Kakaako

from 5

commuting service, inter-Island ferry system, helicopter, and so on. The location is central and space is adequate.

- Fort Armstrong Peninsula: A public park on the outer shore line should be developed. (It is not good for much else.) The inland areas, however, should be retained for public facilities and buildings appropriate to this location.

Existing modern buildings and the historic immigration station must be preserved.

The ultimate complex of fishing harbor, oceanographic facilities, shoreline park, charter fleet terminal, and active public departments would have great potential and present a challenge to the most dreamy-eyed designers.

- Ala Moana Park. Retained and possibly expanded, with a real "Magic Island" as proposed in the original Kaiser Plan (but the natural reef must not be destroyed).

District Mauka of Kapiolani:

This area is more developed and set in its pattern of public facilities, commercial, and residential. The important objective here is to control inappropriate uses and structures as well as bad street and highway additions.

Urban housing is particularly compatible in this central area, and should be developed to a maximum desirable density under strict planning control.

Control and limitation of auto traffic is one of the major problems in development of this desirable cityscape.

Summary:

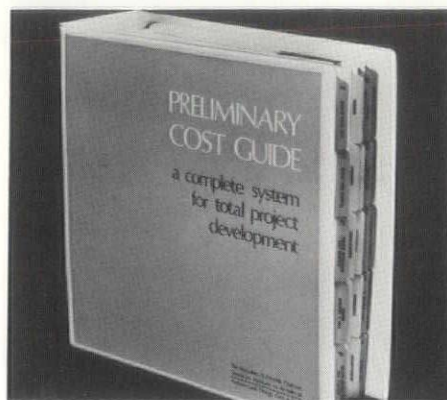
Public Relations:

A planning approach as outlined should be developed sufficiently in cooperation with landowners and citizen groups. It should be qualified, desirable, appropriate, and practical to command the support and backing of all interested parties, with the ultimate goal being major outstanding civic improvement.

Book Review:

Preliminary Cost Guide

David K. Hyun AIA, Editor



Using detailed case studies of 44 building types plus comprehensive budgetary forms and checklists developed by a team of seasoned architects, planners, real estate developers, landscape architects, and cost estimators, the Preliminary Cost Guide is a unique, highly utilitarian tool for professionals in virtually every area of the design, construction, and real estate industry.

The 700-page, illustrated, indexed Cost Guide provides a single source for determining total development feasibility of contemplated projects at the conceptual stage. It also permits the design development team to review areas of cost savings and select alternatives. After budgets are established and work commences, the book provides a cost control system for reference-checking projects through planning, design, and construction stages to profitable fruition.

One of this manual's most outstanding merits is that it enables those with little or no financial planning experience in such phases of project development as off-site development, landscaping, financing, legal fees, taxes, and marketing to relate to these factors and plan accordingly. By permitting rapid estimation of overall project costs, the book helps eliminate wasting time on plans doomed by economic reality.

Self-teaching in design and concept, well-organized and clearly and concisely written, the 12 chapters of this definitive book

provide step-by-step procedures for estimating total project costs.

Chapter 2, for example, contains 15 cost and data forms which provide a checklist for the user. Succeeding chapters explain first how to determine costs for the building itself and then how to estimate costs for all other phases of total project development.

Estimating procedure in the Guide is based on 100 case studies classified by building type combined with a benchmark formula for determining cost parameters, quality, and class.

All studies include interior and exterior photographs as well as site plans and correspond to Construction Specifications Institute (CSI) divisions of materials, processes and costs. Cost escalation and location indices are used for updating costs.

For developers and investors, the Preliminary Cost Guide offers a quick means of verifying building valuation amounts submitted by architects and contractors in applying for building permits and funding. It is a safety device to ensure a profitable end product.

As a textbook, the Guide teaches students the importance of project economics and how to relate to a project's overall scope. For architects and engineers, it is an invaluable resource that makes cost management an intrinsic part of the entire design process.

Copies of the Guide are available from Architectural Data Corp., 1041 East Green St., Pasadena, Calif. 91106 for \$49.95 plus \$3.50 for shipping.

SUBMERSIBLE PUMPS Are out of sight And out of mind If they are



Sizes 1HP to 180 HP. Conn. Size 1½" to 14" flgd. 5 year warranty backed by the originators and world's largest manufacturer of submersible sewage lift, flood water and contractor's dewatering pumps.

For technical assistance and prices, call:



**BERKLEY ENGINEERING
& EQUIPMENT COMPANY**

564 SOUTH ST. • HONOLULU
538-1921

\$500 to \$5,000 UNSECURED LOANS TO MEN & WOMEN

Strictly Confidential

BANK RATES

An Executive Loan Service designed for credit worthy and responsible professional and business men and women as a convenient supplementary source of money either for immediate needs or a credit line for future use. No collateral, no endorsement, no embarrassing investigation. All details can be handled by mail or phone from the privacy of your home or office.

RIGHT OF CANCELLATION

For full particulars write or call
Larry Shinn, Vice President



**MAHALO
ACCEPTANCE CORP.**

3057 Waiālae Avenue • Honolulu, Hawaii 96816
Telephone: (808) 732-7794

HOME OF THE MONEY BY PHONE LOAN

Notes on the Need for Urban & Regional Design

by JAMES T. Yamamoto, AIP

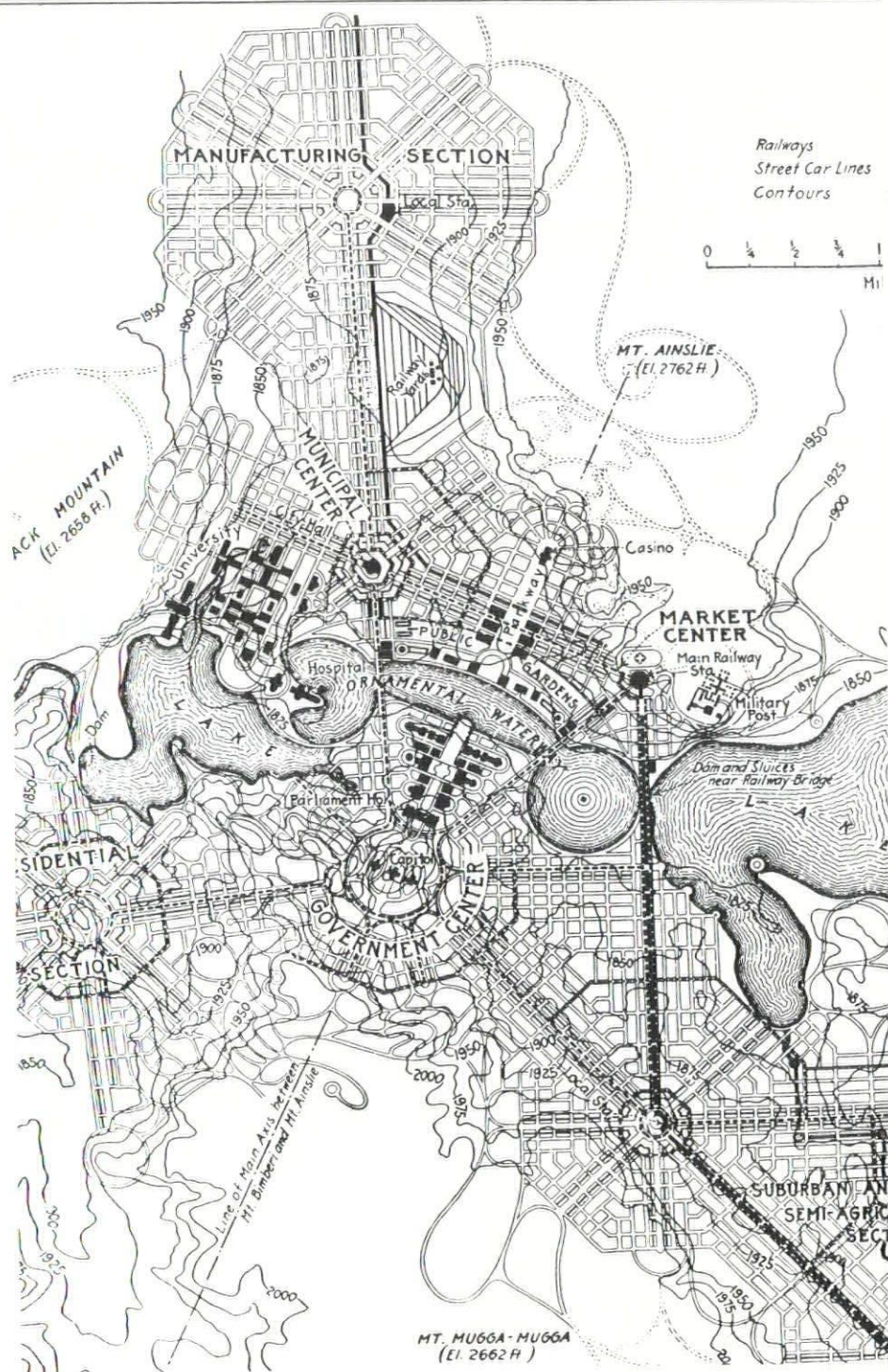
The issue of physical design has surfaced and is visibly on the public agenda. Political jurisdictions aside, the issue of physical design as a public policy matter is almost casually treated in terms of its role, scope, coverage, or other dimensions of policy. This short note attempts to polarize, in a conceptual sense, some of the more relevant parameters of physical design to open up a public forum in our community of design professions.

The problematic perspective of physical design as a public policy issue is, first and foremost, related to its dimensional character. That is, what are the relevant dimensions of physical design within the arena of public policies? We acknowledge, for example, as Kevin Lynch has written, that design deals with people and how people use their environment — "Environment is both social and physical . . . The man and his habitat must be known together." Further, we acknowledge that decisions relating to design and uses of the environment are both individual and collective kinds of acts.

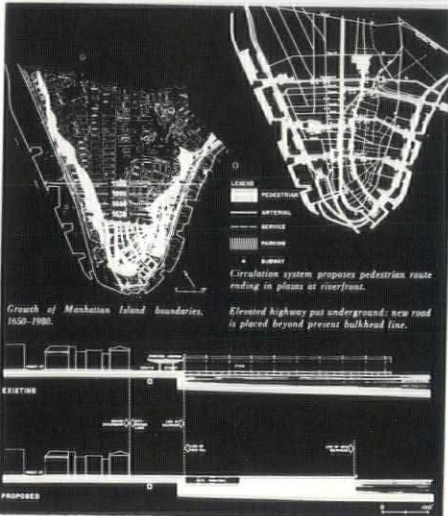
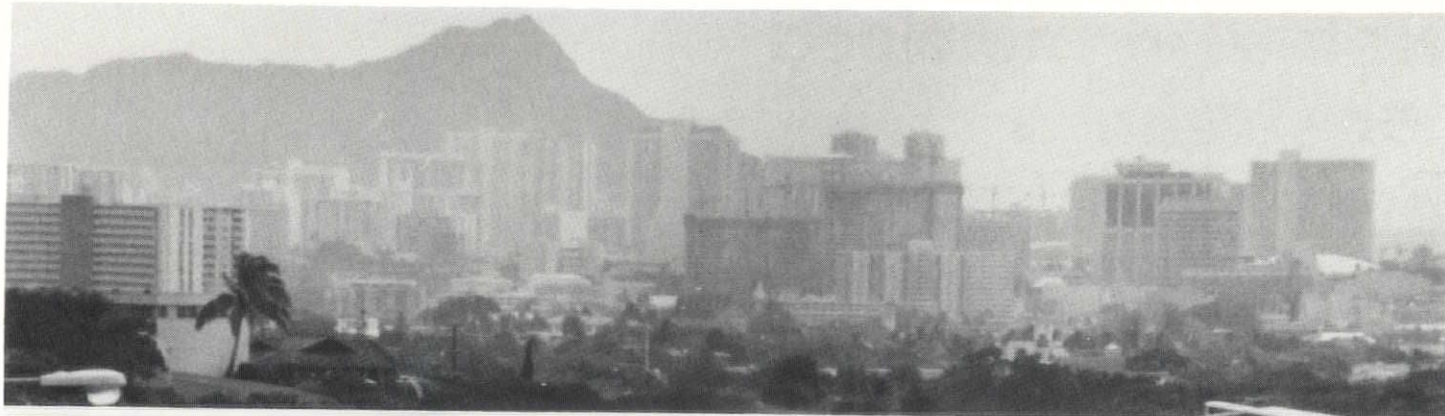
Conceptually, we need to isolate some operational tools to describe (in order to understand) these kinds of relationships and interdependencies among individual and community uses of the physical environment.

What are possible design concepts which would provide practical frameworks for analysis and for prescription?

We now know that physical dimensions alone are wanting; and obviously, we find that social and economic dimensions, by them-



Plan for Canberra, Australia — 1913.



Plan for lower Manhattan.
Wallace, McHarg & Conklin, 1965.

Manhattan Center Project,
Paul Randolph, 1967.



selves, are unworkable. Just to label a concept urban or regional design is insufficient.

Two key design concepts come to mind when discussing design from a public policy standpoint — scale and time. The designation of urban or regional design is suggestive of some scalar differences. Conceptually, it is generally recognized that urban differs from regional design.

But what are these “scalar” differences? Moreover, how do these scalar differences relate to the other dimensional characters of design? Quoting ex cathedra:

Site planning is . . . a design problem that lies on the boundaries between architecture, engineering, city planning, and landscape architecture, and is practiced by professionals of all these groups. At the upper end of the scale, it is distinguished from city planning or urban design, where control is incomplete and development is never terminated. At the lower end site planning may be separated from the design of objects such as buildings or bridges, from interior design, and from the layout of small and isolated exterior settings such as gardens.

Kevin Lynch

At the macro or regional scale, the fundamental issues are the problems of metropolitan and regional concentration of activities and people and their pollution as well as concomitant rural and regional stagnation and decline. At the local level, some major issues are the frequent ugliness of the micro-human landscape, in turn a function of poverty, freedom of property, and poor taste; the relative location of jobs, residences, businesses, and social and economic groups; and the kind of transportation to serve them.

Richard L. Morrill

This implied inter-professional and multidisciplinary character of physical design is, more than ever, recognized as an environmental design imperative. What is less recognized is the need for some common tools for describing and prescribing design for public policy purposes.

Bulk, height, mass, density, intensity, setback, floor area ratios, view planes and the like, all essentially describe static physical dimensions and are generally associated with micro scale design. Concepts for larger scale design are less precise and more dynamic in character — regional hierarchy, settlement patterns, regional specialization, growth centers, garden cities, green belts, linear cities, satellite cities, et cetera.

The common theme linking these various concepts is spatial organization. Spatial organization occurs at both levels or scales of design.

The separation of terminology is readily apparent, reflecting the differing professional and disciplinary backgrounds of those involved in the design process. “Spatial organization” appears as the key concept, a concept which binds these two acknowledged scales of physical design. Space is organized under differing institutional and environmental circumstances, reflecting the differing rules by which design is “practiced” and the differing substantive dimensions of design.

Time as the second key design concept is more abstract, hence more difficult to discuss though essential in understanding design.

Continued on page 10


WHAT WAS HOPPY'S HORSE'S NAME?

SKYLIGHTS, AND...



Callaway-Hawaii

1014 ARTESIAN STREET
HONOLULU, HAWAII 96814
808 947 5166



**HAWAII
PACIFIC
SALES**

120 Mokauea Street Telephone: (808) 845-9581

distributing these fine lines

Congoleum®
FINE FLOORS
We've built a reputation you can stand on...

Micarta®
THE ORIGINAL HIGH PRESSURE PLASTIC LAMINATE

BANGKOK INDUSTRIES, INC.
Luxury wood floors and wall paneling from the four corners of the earth

PermaGrain®
acrylic/wood flooring
ARCO Chemical Company
Division of AtlanticRichfield Company

AMTICO

HENRY
ADHESIVES-SEALERS
ROOF COATINGS

AZROCK®
the best buy
in flooring

ceramic tile & adhesives

Pomona Tile
A DIVISION OF AMERICAN OLEAN

GAIL INTERNATIONAL CORPORATION

MCINTYRE TILE CO.
STONEWARE

Huntington Tile

Murray Quarry Tile

Oxford

LATCO PRODUCTS

CERAMIC TILE
TEC Adhesives

American Olean
CERAMIC TILE

CALIFORNIA TILE SUPPLY

Yamamoto from 9

If, for the moment, design as a process is **not** divorced from design as a product, time is the link pin tying process with product — design has no beginning and it has no ending and yet it is fixed in space.

There are products associated with time dimensions, accommodating social and economic change. Time as a dimension in design is unseemingly fixed in this sense. The static nature of design as a product is fixed though shaped by the clientele.

Concepts of scale and time as related to spatial organization are as abstruse as one can get. And yet, these are necessary concepts in the process and the product called physical design. Our language, which is necessarily culturally bound, is presently ill-equipped to handle the public demands of design.



Concepts handled by narrative devices are proving to be grossly inadequate in the art of communicating design policies or ideas. The more traditional graphic or model modes of communication are, at once, more revealing though imprecise and subject to the hazards of multiple interpretation. The application of visual modes of communication accompanied by the catch words of design may excite and even manipulate the selective perceptions of the public.

They are, at end, one of many modes of communication if we accept the notion that urban and regional design is an inter-professional and multidisciplinary prac-

tice.

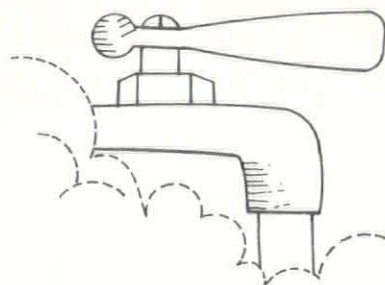
The conceptual weakness of the practice should not deter us from the demanding task of formulating a comprehensible language of design — the conceptual tools to foster improvement of environmental quality. As a start, design is an element of public planning as it relates to the physical environment.

Design expresses itself differently contingent upon the level and nature of planning. The concepts of scale and time are key dimensions and determinants defining each level of design. At the smaller scales of design, it is more static and short term. At larger scales of design, it is more dynamic and longer term.

The static and dynamic character of the differing scales of design are functions of how decisions are made in organizing and utilizing space — the greater the number of decisions required over time, the more dynamic it is. The spatial organization of a region, accordingly, is more dynamic than the spatial organization of a neighborhood in terms of physical design.

Elements of physical design are found at various levels of planning. There is a design element within a regional plan; and, there is a design element within a neighborhood plan. Different rules govern the design element of these two differing scales of plan. Each, however, concerns itself with spatial organization over time. Each, given today's state of the arts, is constrained by the limitations of the design professions which dominate each level of design.

At the regional scale, geographers and economists dominate the mode of analysis and prescription; while at the neighborhood level, the architect and the engineer rule the arena. The crux of the problem is to place each within the context of the other — a common language of design is a necessary antecedent to bringing the professions and the disciplines together.



Are you in hot water?

...a central gas water heating system is the builder's best buy.

It's efficient. It's economical. And it delivers all the hot water you and your tenants need in your apartment or condominium. Consider the advantages of the Central Gas System over the Individual Unit Electric System.

- cheaper to install
- assures ample hot water supply
- provides more usable apartment space
- has free adjustment and diagnostic service
- allows for easy centralized maintenance

Caring for the future begins today.

For jobs like cooking, heating water, and drying clothes, gas is more efficient than electricity in the use of Hawaii's primary energy source, oil. Oil is too precious to waste.



THE GAS COMPANY

GASCO, INC., A SUBSIDIARY OF PACIFIC RESOURCES, INC.
1060 Bishop Street / Honolulu, Hawaii 96813
Honolulu • Hilo • Kamuela • Kona • Kahului
Lihue • Lanai City • Kaunakakai

Liens: What When How

by JIM REINHARDT

The lien — What is it? A lien is a legal tool to tie up assets (either real property in fee, the security interest of a leasehold, or the improvements) pending settlement of a contract dispute. The lien most commonly encountered is the mechanic's lien of Hawaii Revised Statutes, Part 2, Chapter 507 § 41-47, 1967, 1968, as amended.

What does a lien do? A lien is basically a security for an alleged debt. It is a claim against the property or improvement which, if foreclosed, requires the owner to pay the debt or face forced sale of the property or improvement.

The lien effectively prevents the sale or transfer of the asset, since it constitutes a debt tied to it. In the case of the sale of an asset with a lien attached, it is possible for the seller to provide a bond (which by Hawaii law must be two times the amount of the lien in value) which then becomes the security for the debt.

Why would a lien be used? The lien is a remedy. The underlying issue in a lien situation is a contract dispute. "A" will provide either product or services to "B" for "X" amount of money. If A provides his product or services and B doesn't pay, A must resort to legal means to force B to meet his obligation.

But the possibility is always there that B will sell his property or the improvements and walk away, leaving A with no recourse. The lien prevents that. It says, "STOP — hold everything just as is until you two get your dispute

settled."

Settlement of the dispute is actually a separate issue, but practically speaking the two are intertwined. After a court decides on the contract dispute, the lien guarantees that there will be assets still there to pay the bill, i.e. the judgment.

What if more than one lien is involved? This is really a complex area. The conditions vary widely from situation to situation but to simplify, if the lien is against the fee interest in the land, a mortgage (assuming it was executed prior to the date of the lien, which is usually the case) has first priority.

If a forced sale is made, the mortgage gets paid in full; anything left is for other claims. Among mechanic's liens, all are equal in standing. Date has no importance.

What about leasehold land? There are 3 options for leasehold land with improvements. First is to attach the lien to the fee title, if the improvements are required by the lease. Second is to attach the lien to the security interest, i.e. the lease right. Third is to attach the lien to the improvements.

Who can file a lien? Anyone who has provided labor or materials for the improvement of real property. Note that this has been held to include architects.

How do you get a lien? First — YOU don't. Your attorney does. First step is to send a demand letter, by registered mail, demanding payment within 10 days (or

NOTE: This is not a how-to-do-it article. The material in this article is strictly an overview — to help architects understand what liens are and the procedures involved in utilizing them. There are more options and possible complications at each step of the way than a Bobby Fischer chess game. The best possible advice for anyone contemplating using a lien is: Get a good attorney — one thoroughly familiar with the lien process.

whatever time you specify). If payment is not made, then an Application for and Notice of Lien is filed with the clerk of the Circuit Court.

A hearing date will be set (they're quite prompt about getting the hearing). The Notice of Hearing must be served on the defendant by the sheriff. A hearing is held to determine if cause exists to justify attaching the lien. The Architect/Owner Contract, the construction documents, and bills are usually adequate for this. The judge grants the lien. From this point on, the matter is really a routine suit.

What happens then? A complaint to foreclose against the lien is then filed. This must be done within 90 days of the granting of the lien. The defendant has 20 days to file a response — to answer the charges in the complaint. If he does not, a default can be claimed, and the suit is over — you have won.

If he does answer, then he will most likely dispute many of your claims, or make counterclaims. If the issues of dispute are strictly matters of law, a summary judgment can be requested and the judge will rule on them. However, if issues of fact are involved, and they usually are, a trial must follow.

The trial can be either by judge or by jury, according to the wishes of the two parties. If one wants a jury, then a jury trial must be held. At the end of the trial, the issues of fact and of law are settled. Next comes the determination by the judge, of how much

Continued on page 22

Liens: A Case of Interest to Architects

by JIM REINHARDT

A recent ruling in a very minor hearing in Honolulu Circuit Court carries with it major significance for Hawaii architects.

Judge Arthur Fong consolidated two cases in order to address the issue of whether or not an architect can, under the mechanic's lien laws of the State of Hawaii, file a lien against a property when no construction has been done.

The common understanding among architects has been that a lien could not be filed until substantial construction had been done on the site. This was somehow tied to the concept that the lien related to actual work done on the product, that once the drawings were used and the architect had performed some degree of project supervision, no matter how small, that this validated his position to file a lien.

The ruling by Judge Fong was that it was quite clearly the intent of the lien law that architects and design professionals should be able to utilize this remedy, and that it was in no way related to a requirement for actual construction. In other words, architects can file a lien even if no construction work has been done.

While this is certainly a welcome decision, it is far from being an easy or certain way for the architect to collect his fees from the client who has decided to drop his project. The tool is there, but it requires proper use to do the job. Documentation of the case is a must.

Contracts, properly executed, records of progress payments, cor-

Continued on page 22

We Are Laundry Specialists.

COMPLETE ENGINEERING SERVICES
FOR ANY TYPE LAUNDRY FACILITY

IN-HOUSE OR COIN-OP

Hotels • Hospitals • Condominiums • Apt. Houses • Schools

Thrifty-Wash inc

955 Waimanu St. Honolulu

536-0021



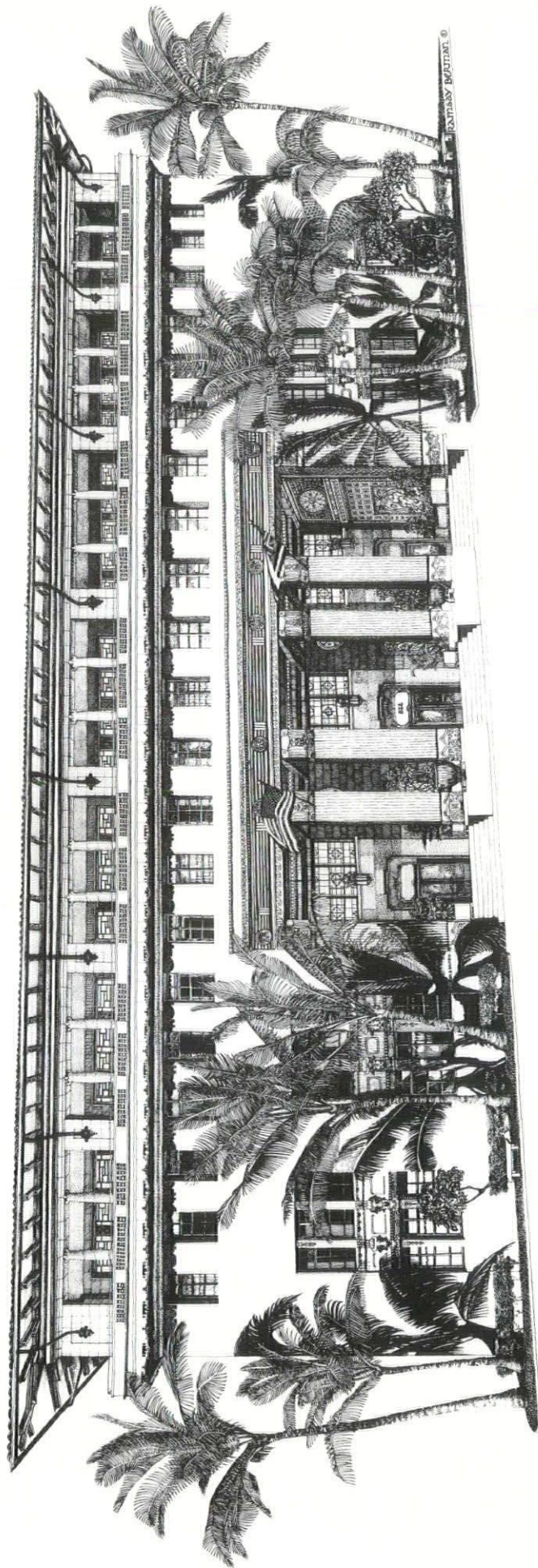
A Du Pont product, CORIAN is a filled polymer ideally suited for use as counter tops, wall wainscoting, and work surfaces. CORIAN is solid, strong, hard, non-porous and is characterized by outstanding durability. While it is durable, CORIAN is also pleasing in appearance offering "Practical Elegance." CORIAN is made in sheet form and also cast in one-piece shapes. It is available in richly opalescent Cameo White or in two marble-pattern colors, Dawn Beige or Olive Mist, in which the delicate veining runs completely through the material. It can be worked much like wood and can be fabricated with power tools.

DISTRIBUTED BY
ALOHA
STATE SALES CO., INC.
2829 Awaawaloa St. Ph. 833-2731

RAMSAY BERMAN STRIKES AGAIN!



The talented Ms. Berman has been busy with pen and ink capturing more of Honolulu's outstanding buildings...





© 1914 JAMES H. BECKMAN

So You Think You've Got Troubles

Re: Variance request, 18 November 1974
W. P. Gardner residence, Lanai City
Tax map key: 4-9-12:29

The following is the text of a letter written by W. Philip Gardner, AIA, to the Honorable Elmer F. Cravalho, Mayor, County of Maui, on February 25, 1975.

I wish to bring to your attention a matter which concerns the Department of Public Works.

I designed my residence in compliance with the ordinances and codes furnished me by the County Building Department. It was not until 10 months later, and only after repeated requests for it, that I was furnished with a more restrictive memorandum which is not a part of the ordinance.

This memorandum does not allow me to use my garage, the walls and floor of which are already constructed, and I shall have to go to great additional time and expense to construct a separate garage.

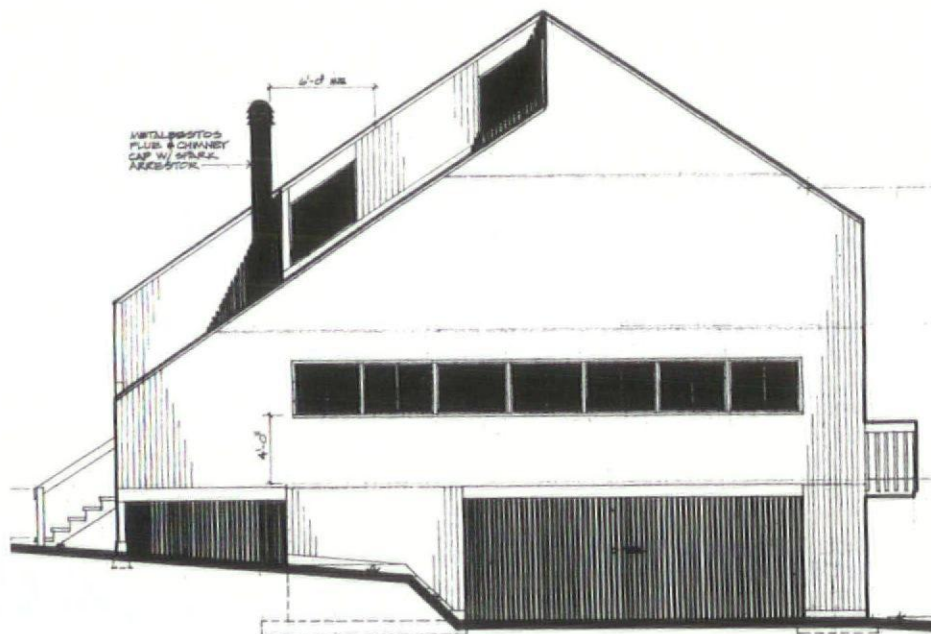
I shall also have to raise the grade in front of my garage an average of four feet (see the enclosed drawing).

This places me in a very bad position, for according to the time clause of my purchase of the lot I must move out of my present residence and into my new residence in July 1975. I feel this involves great practical difficulty and unnecessary hardship and that granting my request is not in any way detrimental to the public interest.

It should be noted that there were no letters or public testimony against my proposal, and all of my neighbors are in favor of my residence being built as designed.

Following are particulars to clarify why it has become necessary to bring this situation to your attention.

January 1974: I went to the Building Department to obtain all



of the County ordinances concerning buildings, and especially residences. They informed me the 1970 Uniform Building Code was used and they gave me Chapters 7 and 8 of the County Ordinances.

I designed my residence conforming to the UBC and those ordinances. (See Maui County Zoning Ordinance: page 54, Chapter 8-1.4; page 44, "Building height"; page 49, "Story"; page 44, "Basement." See Uniform Building Code 1970: page 41, "Story"; page 36, "Basement.")

On preliminary examination of my plan by the Building Department, I was informed I would need a variance for the building height of a tower 38 feet high. I made application for the variance on May 29, 1974.

June 22: I applied for a grading

permit which I received.

June 30: I again asked to go ahead with the variance in response to a June 27 letter from the Planning Department.

July 1: Dole Company was to do the work and it had to be done before their summer work began. I received the permit too late.

July 30: I applied for my building permit.

August 6: The Land Use and Codes Division sent me a form stating "... we will process this permit upon receipt of the following: driveway permit application and layout."

August 12: The application layout and fee were sent.

August 29: I notified the County I would excavate the lot on September 2.

September 3: Excavation work

Between the writing of this letter and the time of our publication, the building permit for Gardner's residence was issued, but the procedural questions are still unanswered. ED.

on the garage began. I phoned Mr. Mizomi at the Building Department to find out where my building permit was. He said I needed a variance. I decided to redesign the residence so as to not require a variance and so notified him.

September 16: I submitted my new design (conforming to all applicable codes) to the Lanai Company Design Review Committee and received their approval October 2, 1974.

October 16: I submitted the final working drawings to the Building Department for a building permit with a request to be notified immediately by a collect telephone call to my office in Honolulu if there were any problems.

October 30: I called Mr. Mizomi to find out about my building permit application. He said I needed a variance and quoted a memorandum of February 19, 1969, pertaining to height and number of stories. I asked him to send me a copy of this memo. I question its validity because of references within the ordinance to July 1970 which supersede this memo.

November 4: I received a letter from Mr. Mizomi which stated the dwelling, as interpreted by this memo, to be three stories, and he included a copy of the memorandum.

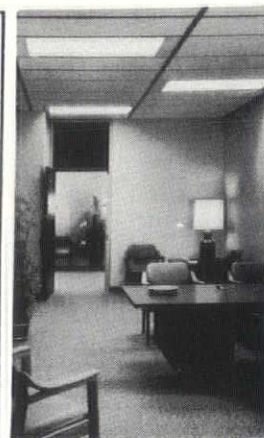
November 18: I submitted more variance information required by the County.

November 26: I filed the final requirement for a variance to the County.

December 11: I went to the
Continued on page 18

Armstrong Ceiling Systems Resilient Floors Carpets

For information contact Gerry Evenwel
Armstrong District Office, King Center Building, Honolulu
Phone 946-5929



**PACIFIC
BLUEPRINT**

911 Halekauwila Street • Honolulu, Hawaii 96814 • Phone 538-6727

Everybody's answer book — AN ALL-YEAR REFERENCE **TAXES OF HAWAII**

By Russell S. Bock

Author of "Guidebook to California Taxes"

This is the only comprehensive guide to all Hawaii taxes, especially suited to business and professional people, attorneys, and tax practitioners... and an easy-to-understand reference for individuals.

Taxes of Hawaii has been published each year since 1964 and has been an unqualified success. The income tax section is fully referenced with Hawaii and Federal law, and the relationship to Federal income taxes is particularly emphasized.

only **\$9.95** each

sent postpaid

300 pages

fully indexed

specimen tax forms
withholding tables
optional tax tables

 **Crossroads Press, Inc.**

P.O. Box 833 Honolulu, Hawaii 96808

Please send _____ copies at \$9.95 each to:

Name _____

Firm _____

Address _____

City _____ State _____ Zip _____

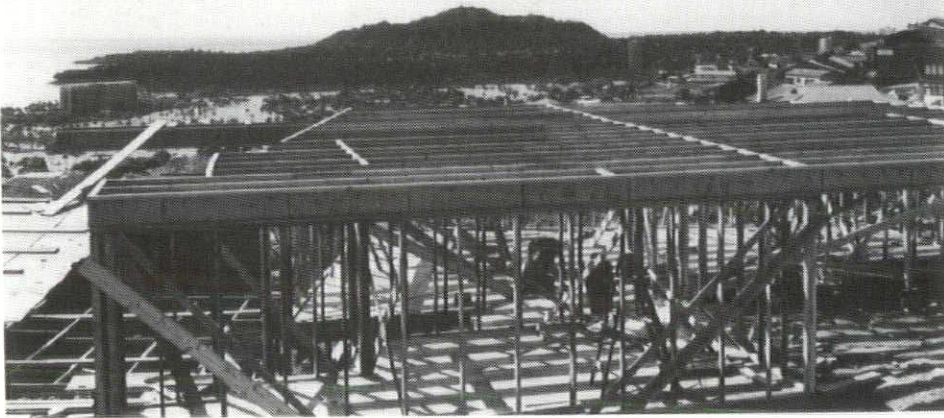


architect: Au, Smith and Haworth
 interior design: Au, Smith and Haworth
 project: Canon, U. S. A.
 location: Ward Warehouse
 supplier: A.I.D.S.
 Scandiline's 551-74

AIDS

Specification Library Showroom
 735 bishop street room 438

days: 533-4311
 evs: 732-3631



ANOTHER FINE HAWAII RESIDENCE WHERE ARCHITECT AND OWNER-ENGINEER CHOSE *trus joist*®

WAIALAE-IKI RESIDENCE OF CARL E. REINHARDT

ARCHITECT:
 ROBERT G. HELG, AIA
 HONOLULU

ENGINEER:
 CARL E. REINHARDT
 & ASSOCIATES
 HONOLULU

BUILDER:
 A-FRAME INDUSTRIES
 HONOLULU

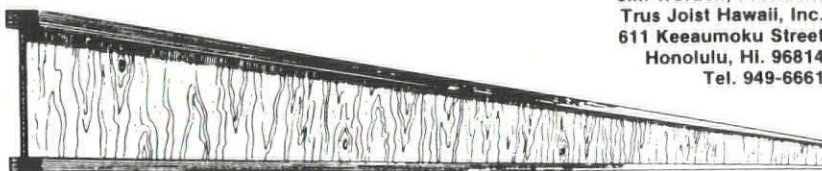
As it is for public and commercial buildings of all kinds, Trus Joist roof and floor structure systems are ideal for private residences. We asked Carl E. Reinhardt why Trus Joist I Beam construction was chosen for his own Waialae-Iki custom home. He said: "Trus Joist meant fast application, easy alignment and dimension accuracy. We know the floors and ceilings are level from outside wall to outside wall. The long 54 foot run from outside to outside meant simplicity and savings in construction time and costs. We could install the partition walls after the ceiling was applied." Yes, Trus Joist users tell our story for us. Remember, too, on time delivery—8 weeks including shop drawings—5 weeks after completion of shop drawings.



REINHARDT

For full details (no obligation) call or write:

Jim Worden, President
 Trus Joist Hawaii, Inc.
 611 Keeaumoku Street
 Honolulu, HI. 96814
 Tel. 949-6661



Troubles

from 17

Building Department to secure the building permit for the foundation retaining wall. I was told a permit was not required.

I was told no action would be taken on my variance until a legal action contesting the variance procedure was settled within the next two weeks, but that they would notify me as soon as the hearing was scheduled.

January 13, 1975: I wrote Maui County quoting Section 8-1.24 of the zoning ordinance which states that if no action is taken by the Board within 60 days from the date of filing the request is automatically granted.

January 16: I received a reply stating that Lanai was under interim zoning, that Section 8-1.24 does not apply, and that they would notify me of the date for the public hearing.

February 12: I called Goro Hokama, County Councilman from Lanai, to try and get something moving on my hearing. He said my hearing was scheduled for February 19, 1975, and that he was going to contact me.

The hearing was held February 19 but instead of being before the Board of Adjustment and Appeals it was before the Lanai Advisory Board.

This hearing was conducted and the questions asked of me in such a manner as to require me to defend my living on Lanai in company-owned housing and to defend my right to purchase the lot I am building on. I feel these questions were totally out of order with the purpose of my hearing.

The Committee said it would make its recommendations to the Board soon but that it could not guarantee this would be on the next agenda. This would further delay the Board's action until the end of March.

I do not believe it to be fair for

PACIFIC SCALE MODELS



POSTAL INSTANT PRESS ROLLS BACK INFLATION XEROX COPIES

LOW LOW PRICES

100 Copies, same original — ONLY \$4.55

Three convenient ground floor locations to serve you.

1411 Kapiolani Blvd.
Opposite Ala Moana
Shopping Center
949-5554

Pacific Trade Center
1058 Alakea St.
Between King & Hotel St.
533-2967

1061 Bethel St.
Corner of
Bethel & Hotel St.
531-4881

The toughest exterior a home can have

BIRD

SOLID
VINYL
SIDING



- Bird Solid Vinyl Siding never needs painting — its color goes clear through the material!
- It won't peel, blister or rot!
- It won't stain or hold grime — usually a rainstorm or hosing down washes its smooth, satin surface bright and clean!
- It won't tempt termites!
- It won't show scratches or corrode and lose its weather-tough seal because of them!
- It insulates against winter cold, damp, summer heat, humidity and provides extra comfort!
- It quiets the home — blocks out street and neighborhood noises!
- It beautifies any exterior — gives it an authentic, narrow-clapboard, colonial American charm — adds long, lean, sleekline grace to contemporary home styles!
- It adds safety — won't conduct lighting or electricity, won't support fire!
- It installs easily, quickly over your present sidewalls!
- It protects, stays beautiful, preserves home investment dollars for a lifetime!



SHATZER & GAILLARD, INC.

1020 Auahi St. — Ph. 521-5688 — License No. BC-4683

the Board to hear only the recommendations of this Committee and not my testimony as well.

The undue delays of action by the County on such a simple matter as this request are staggering. I have a time limit on getting this house built or I lose my land and have to move out of my present housing. If this becomes the case due to delays by the County, I feel I shall have no recourse but to seek monetary satisfaction in a court of law.

I am doing much of the work myself with help from very patient friends. I finally had to take the step of ordering my materials due to long time delays and so I feel it would be a great burden to redesign this residence now. I anticipate the arrival of my building materials in the immediate future and I desire to be able to put my crew to work. It is costing us all in time and money.

I do not ask you to advocate my stance in any way but I do ask the following:

1—Please determine why there have been such long delays on actions in this matter so as to preclude a future reoccurrence with another party.

2—Determine with the County Attorney if the Maui Planning Department memorandum dated February 19, 1969 is a legal part of the Maui County Zoning Ordinances.

3—If the above memorandum is a part of the ordinance, determine why it is not readily available to the public and disseminated with the ordinances.

4—Determine why it shall take so long for the Lanai Advisory Committee to notify the Board of Adjustment and Appeals of its recommendations.

5—Provide me with a reasonably prompt response to the above.

Letters to the Editors

I read with interest your opinion on the "Architect, Engineer Selection Bills in the March issue of Hawaii Architect. I appreciated your forthright comments and the clear and accurate picture you portrayed on the essential points of the legislative program. I hope all your readers will get the message that a very small minority in AIA is suppressing the wishes of the majority. As chairman of the 1975 ICED Legislative Task Force, I am aware of the frustration that Owen Chock and other AIA Hawaii Chapter progressive leaders experienced during the past few months.

The other members of ICED were shocked at the AIA Hawaii Board action but CECH decided to introduce the bill SB 1632 in the current legislature. The bill, of which I was the major author, is patterned after the California CEAC and CAIA Bill which be-

came law in California last year, and the basic language is of the congressional "Brooks Bill"-PL-92-582 passed by Congress in 1972.

ICED has been very active since I was the chairman in 1973 and it is an excellent means of communication between the elected leaders of the six major design professional groups and societies in Hawaii. The writing and support of this local bill, SB 1632 was an example of unity and togetherness of architects, engineers, landscape architects and planners, and the failure of AIA to support this bill did a great deal to weaken our efforts to convince the legislative committees to consider it. As you may know, SB 1632 never left the Senate Committee on Government Operations and Efficiency and a companion house bill HB 1824 was killed by the House Committee on Consumer Protection

and Commerce.

I understand you personally testified in support of SB 1632 and we appreciated your help. As you may know, CILO testified supposedly in our favor, but actually presented very negative arguments and did our cause damage. Again, I commend you for your public stand and I hope that AIA Hawaii Chapter and CECH and all other ICED design professional groups will not let this setback stop our progress toward working together on common goals.

All bills presented in this legislature and not acted upon can be reviewed and considered again by the 1976 legislature. Therefore, it is important for all ICED members to continue discussion of this legislative issue and present a unanimous voice for the design professionals in 1976.

RICHARD R. HUGHES

I want to compliment you on the very fine job you have done on your 11/74 edition of Hawaii Architect. The drawings by Ramsay Berman were OUTSTANDING.

I am enclosing a brochure that tells of the change taking place here in New England. I just hope that we can do as good a job with our new publication as you do.

I hope that you and your staff will have a successful 1975.

DAVID E. DENNIS
General Manager
New England Architect

ARCHITECTURE



NEW ENGLAND

Your March 1975 issue arrived today and as usual provided interesting reading.

Linda Yanagisawa's story on "Honolulu Stadium" is a gem, and should be treasured by all of us who have enjoyed activities over the years at the old termite palace.

The Reinhardt/Engstrom photo story of "Signs of Progress/Oahu" offers vigorous contrast to the nostalgia of the stadium story.

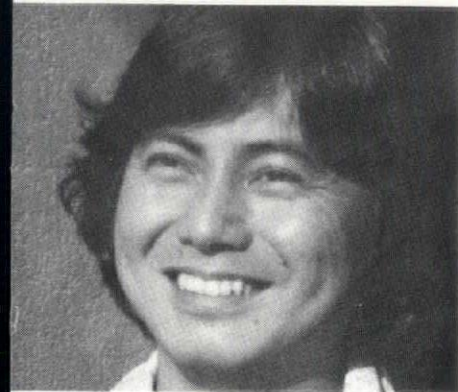
The current events items — Reinhardt's opinion of A/E selection bills, and Jim Pearson's two contributions on energy are well presented.

Altogether a credit to the AIA Chapter! I'd just like to express my appreciation for being on your mailing list.

FREDERICK H. KOHLOSS

New Members

DOUGLAS KAZUHARU SONODA. Corporate member; self-employed. B.S., Oregon State College; U. of Oregon. Wife: Grace. Children: Michael 15, Keith 12.



MAURICE H. YAMASATO. Corporate member; self-employed. B.A. in Architecture, U. of Hawaii; Cal Poly. Wife: Jeanie. Children: Aaron 4½, Aolani 2½.

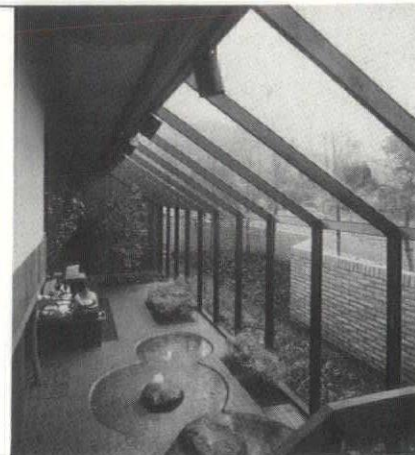
WERD Group to Publish Findings

A survey is being conducted to compile information on all aspects of wind engineering research, an area of research activity that has increased rapidly in recent years and is expected to expand at a faster pace. The need exists for a wind engineering research digest (WERD) for disseminating sufficient information on current projects quickly, thus enabling researchers to contact one another if working on the same subject, rather than waiting for the information to be published in technical journals at a much later date.

The second edition of WERD is planned for issuance in August 1975. Researchers in wind engineering are urged to request questionnaires for submitting information from Arthur N. L. Chiu, Wind Engineering Research Digest, Spalding Hall 357, 2540 Maile Way, University of Hawaii, Honolulu, Hawaii 96822. Deadline for receipt of information is July 1, 1975.

architectural photography
by
gary t. oda

735 kapiolani blvd.
honolulu 96813
531-1535 / 595-3600



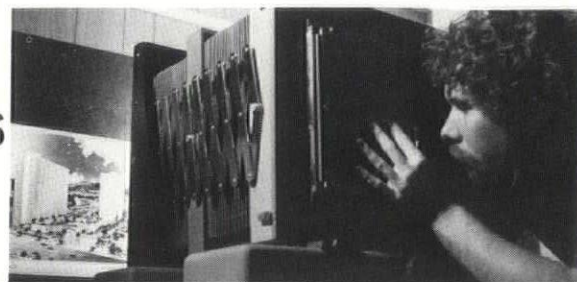
**FULLER PAINTS.
FOR THE MOST COLORFUL
JOB ON THE BLOCK.**

Fuller Latex Masonry Paint
and Rust-Chex Primer.



FULLER O'BRIEN CORP.
770 Ala Moana Blvd. / Phone 537-6902

THE PROFESSIONALS



Technician: Bill Kuencer

Copies of Color Art

We specialize in making crisp, clear and evenly illuminated copies from flat color art work. They are obtainable as negatives, prints, projection slides and reproduction quality transparencies.

CIBA Transparencies and Prints

This new transparency material is something long awaited in the color business. In addition to being very sharp, having excellent contrast and fine color rendition, it has superb non-fade characteristics.

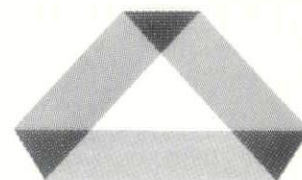
Service

Service can be a matter of hours or days — it all depends upon the extent of your requirements.

For All Your Color Needs Call On:

colorprints, inc.

324 Kamani Street / Honolulu, Hawaii 96813 / Phone 533-2836



INDEX OF ADVERTISERS

Aids	18
Aloha State Sales Co.	13
Amelco Elevator	24
Armstrong Cork	17
Berkley Engineering & Equipment Co.	7
Callaway-Hawaii	10
Cement and Concrete Products Industries of Hawaii (CCPI)	2
Colorprints, Inc.	21
Fuller Paints & Glass	21
Gasco, Inc.	11
Hawaii Blueprint	6
Hawaii Pacific Sales	10
Herbert H. Horita Realty	23
Mahalo Acceptance Corp.	7
Gary T. Oda	21
Pacific Blueprint	17
Pacific Scale Models	19
Postal Instant Press	19
Shatzer & Gaillard, Inc.	19
Thrifty Wash, Inc.	13
Trus Joist	18

Liens from 12

money, including legal fees, expenses, and interest will be awarded. By state law, the amount of the lien plus legal fees of up to one-third of the lien may be granted.

The judge then would appoint a commissioner to preside over the sale of the asset in the lien. If payment is not made, a public auction is held, the asset sold, and payment made from the proceeds.

Any time limits on the lien? The Application and Notice of Lien must be filed within 45 days of the date of publication of notice of completion.

Sounds simple doesn't it? In addition to the rigors of the process described here, there lurks at each step of the way a whole host of legal maneuvers to delay, force immediate decision, include or reject forever all related issues, or several other actions.

As mentioned above, this is strictly an overview of the lien and foreclosure procedure. It is intended to give architects a general understanding of what is involved, what the application is, and of the complexity of the procedure. In times like these, you may need to know.

Lien Case from 13

respondence accepting progress stages of work, billings, letters attempting to get payment, demand letters, and anything else to indicate that the client has seen the work you were doing, understood that you were working on it, and authorized you to proceed — all these are important to establish your right to lien.

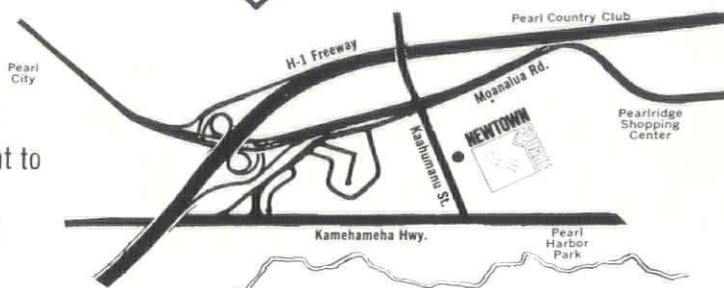
While the degree of completion of the drawings was not an issue in this hearing, it is clear that the more complete the drawings and specifications, the easier it would be to justify the lien.

The lien can be a very powerful tool in pursuing proper payment for services performed. The tool is there.

ACTION CENTER FOR OAHU'S FASTEST GROWING AREA!

NEWTOWN SQUARE

Businessmen, doctors, lawyers, chiefs!
Get in Newtown Square's "Action Center"
where the shopping and professional needs
of thousands of families in the area are now!
Newtown Square's location is most convenient to
communities in Oahu's fastest growing area
... and Newtown Square's superbly designed
3-story office building has the space,
the parking and the amenities
to fit your needs to perfection.



For information call . . . **Island Management and Leasing Department**
H. K. Horita Realty, Inc.
Phone 847-2324 or 847-3321

YOU CAN WRITE!

For Hawaii Architect

EARN BIG!

Ego Satisfaction

Impress Your Friends!

and Relatives

BE POPULAR!

with the Editors

No Experience Needed!

Just Clean Typed Copy

ANYONE CAN DO IT!

Even Planners and Graphic Designers

It's Valuable!

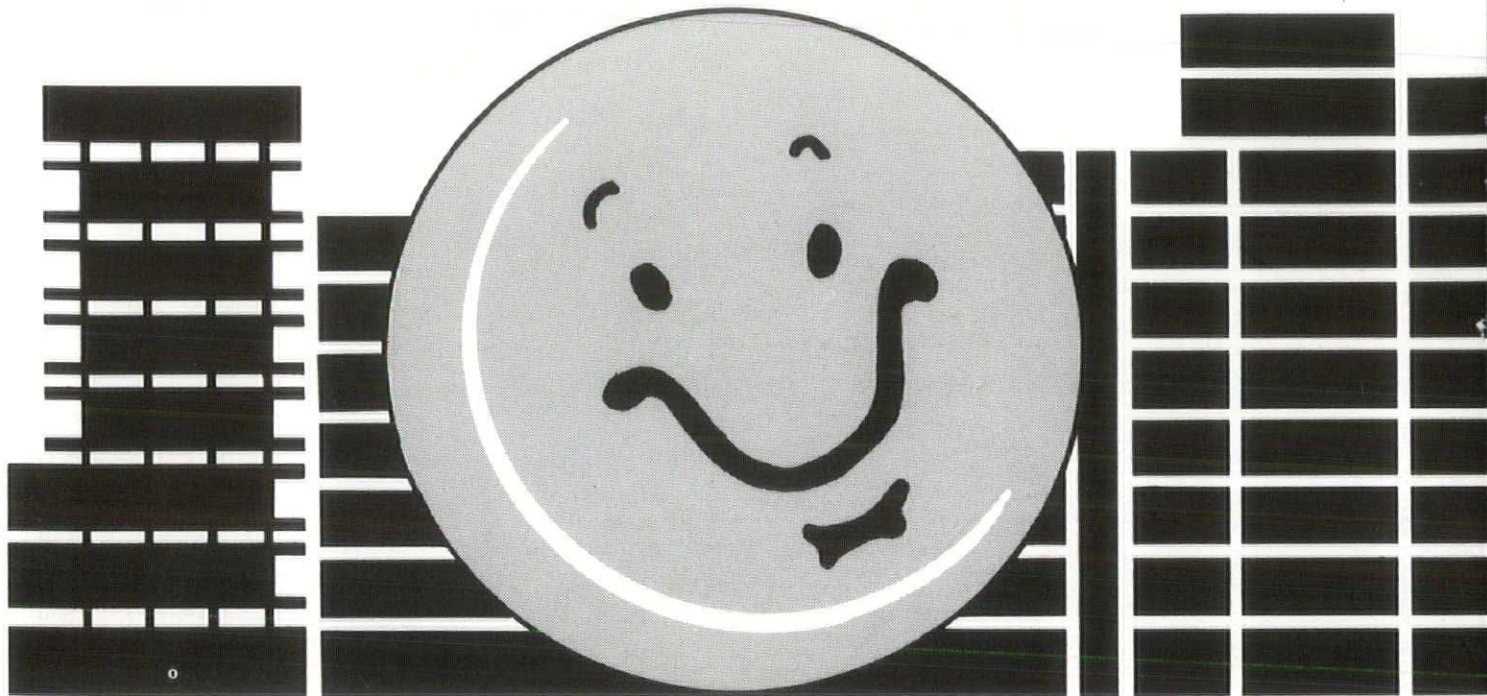
To List on Your Resumé as 'Published Work'

CALL OR WRITE TODAY! OR NEXT WEEK.....

AIA Office 538-7276, The Editors c/o The AIA or Crossroads Press

Crossroads Press, Inc.
P. O. Box 833
Honolulu, Hawaii 96808

Geo. Pattengill, Hon. AIA
AIA Library
1785 Mass. Ave. N.W.
Washington, D.C. 20036

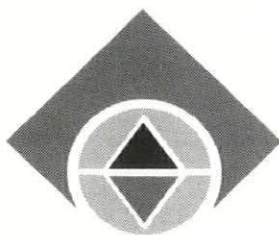


Happiness in a condominium is good elevator service.

Any mechanical equipment, activated by hundreds of different hands every day, perhaps every hour, can spell problems. It's just as important to have expert professional *preventive maintenance* service as to be assured of fast *emergency* service when you need it.

The low cost of Amelco Elevator service can also help balance your condominium's budget.

**Ready for that happy number?
It's 521-6557**



Amelco Elevator Company
645 Halekauwila Street / Honolulu, Hawaii 96813 / Ph 521-6557