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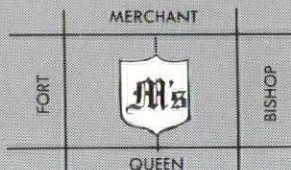
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Volume 8, Number 4

April, 1979

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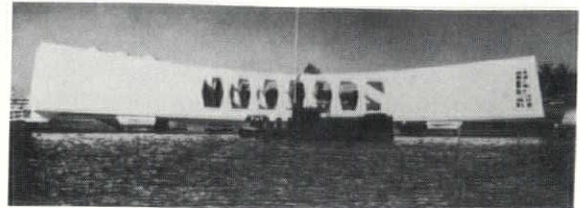
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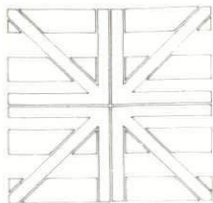
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Headlines

Celebration '79

by JAMES REINHARDT, AIA

The theme for AIA's year 1979, according to Ehrman Mitchell, FAIA, Institute president, is a "Celebration of Architecture." After all the emphasis we have heard over the past several years on liability, office management, political involvement, sales and the like, it's a refreshing change to hear someone suggest that we emphasize design! A good idea, but what does it mean to us?

At recent meetings with officers from widely spread Mainland chapters, a wide diversity of ideas has come forth. Of all I have heard, the plan formulated by the Seattle chapter sounds the strongest to me, and has become the basic prototype for what I hope will become the HS/AIA's celebration.

The idea of a "Celebration of Architecture" appeared to be a good idea to the Seattle members, but too narrow—too much like a PR program for AIA (which, of course, it is). Why not broaden the concept, take in more design areas? Why not include the landscape architects, the city planners, the graphic designers—possibly even the contractors? So the idea of the "Celebration of the City—Spaces and Places" was born. Not only did the City Celebration sound less self-congratulatory but it brought in more potential participants, and might even draw participation as an element of civic pride.

Transformed to Hawaii and keyed around some of our already established events and dates, here's a rough outline of what might happen here.

Groups involved: AIA, ASLA, APA (the new combined organization of AIP and ASOPO), ASID, Graphic Designers, DIA.

Events: "The City—Spaces and Places"—an exhibit organized by the Hawaii Art Education Association scheduled at the Contemporary Art Center of Hawaii, through March, involving the work of high school students and University of Hawaii Department of Architec-

ture students. A look at our city through photographs, drawings and paintings.

Walking Tours: Once-a-week tours or a series including a new walking tour area each week led by formed architects. For example, Week 1, the B Street area; Week 2, Merchant Square and Nu Ave.; Week 3, Chinatown; Week 4, Central Wa and so forth. These would have to be carefully planned, researched and well presented.

Exhibits: In addition to the usual one-week display design awards at the Amfac Gallery (already scheduled), this would be greatly expanded to include other design professions, expanded to include awards of other years, to include such things as panels HS/AIA prepared on Honolulu's favorite historic buildings and would also be much more well shown, including traveling to several high schools.

Speeches: A series of public oriented speaking events focusing on the design of our city—for July and August.

Party: A dinner/cocktail party honoring one or several of the key figures (non-architects) in the shaping of high quality elements of Honolulu—clients, decision makers, quality encouragers.

Media: A series of focuses on design quality in Honolulu—newspaper features and possibly TV.

This is just the start. A Celebration of the City Task Force has been formed. Many of you will be asked to help in some way. At this time ideas are critical. Be at the HS/AIA office. The goal of this project is to highlight those parts of Honolulu that we really like and want to see emulated. One of those parts is an active and enthusiastic civic spirit. Let's see if HS/AIA can set the pace. HA



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Tourism and the Environment: A Fresh Look at an Old Problem

by DAVID L. CALLIES

*"Everyone is a sojourner, a traveler,
a tourist ..."*

Fred P. Bosselman
In the Wake of the Tourist

There is generally a tension between the use of land for tourist development and its preservation. An area worth preserving is usually an ideal site for tourism. Choose a site for a new resort, and critical areas seem suddenly to sprout like weeds in Manoa. The reason is obvious. These areas, those values which conservationists, preservationists, and environmentalists deem critical — beach, dune, forest, mountain, valley — are the same which the tourist (and the developer catering to his needs) also find attractive. The struggle to preserve on the one hand and develop on the other has been recounted before. But *ally* the tourist and his development with nature? A novel—if heretical—thought.

It is this thought, this theme, this thesis, this putative heresy around which Fred Bosselman has written a unique book relating tourism and the preservation of special places in eight countries: *In the Wake of the Tourist* (The Conservation Foundation, 1978.) Fresh concepts in the area of land use management and control are not unexpected from Fred Bosselman,¹ and he sets them out aplenty here, in roughly 250 profusely illustrated pages, from Jerusalem to Tokyo, with enough stops in England, France, Netherlands, Germany, Mexico, and Australia in between to wet the wanderlust—latent or patent—in us all.

Bosselman commences with some observations about the prevalence of tourism. My own frequent perambulations about this and other countries confirm that Bosselman is dead accurate about its pervasiveness. Nor is it likely to go away very soon. So much the better for the timeliness of this book. In the development of a major theme,

Bosselman describes the trend toward "self-catering" services and its impact upon tourist facilities and service/infrastructure improvements. If tourists tend to stay in condominiums and other "do-for-yourself" facilities, patronage of hotels and restaurants falls off precipitously. At the same time, demand for sewer, water, and other infrastructural improvements may rise just as dramatically. The impact on the environment shifts from concentrated to scattered development. Which is more intensive depends on place, scale, and perspective.

Other major themes:

1—Benefits of tourism generally: (p. 22)

But tourism can also create benefits for the place being visited. Insofar as the tourist seeks the beautiful, the exciting, or the authentic, the economic benefits he brings may provide the incentive to create and maintain these qualities.

Tourism has provided a major source of support for the arts and other cultural activities, and contributed substantially to the preservation of historical areas. Religious organizations often find in tourism an opportunity to spread their spiritual message, and, in some cases, receive substantial financial assistance from tourists for preservation of religious buildings and sites.

For the natural environment as well, the tourist's desire to learn can be a constructive force. "That thing called nature study," wrote Aldo Leopold, "despite the shiver it brings to the spines of the elect, constitutes the first embryonic grouping of the mass-mind toward perception." Scientists may scoff at the simple lover of nature, but the support of such people is an essential factor in preserving natural areas.

2—On the perceptions of tourism developers: (p. 33)

The tourism developer cannot regard his attention to environmental considerations as a grudging concession to public pressure. He must treat the protection of environmental quality as an "integrity"—a cost of doing business that feeds back into the long-range profitability of his hotel, campground, or resort. Different segments of the tourist industry vary greatly in their responsiveness to environmental issues, but most of the industry is well aware that at some point overcrowding and overdevelopment can cause an area to be perceived by tourists as less desirable.

□ □ □

The fact that the tourist industry as a whole may eventually suffer from the excesses of certain developers is unlikely to deter these developers from attempting to maximize immediate gains. Consequently, deficiencies of the market have spurred a search for ways to strengthen control over the development process.

3—Discussing the effects of mass tourism on native cultures (pp. 109-110)

In developing countries the tourist represents the modern, international culture that often both fascinates and repels. Some commentators have argued that mass tourism aggravates relations between different cultures by encouraging both tourist and host to play stereotyped roles. In the words of a citizen of Fiji:

"As our people in Fiji go about their daily tasks of serving the visitors we see an endless succession of the same little old ladies, with the same blue hair rinses, spending the same life insurance money and speaking in the same accents of the same things which have penetrated their similar perceptions. And what of little old ladies? As they climb in and out of their same cars, their same planes, their same hotel as they eat the same foods, drink the same

David L. Callies is a professor at the University of Hawaii School of Law. He was formerly an adjunct associate professor at the School of Architecture and Urban Planning, University of Wisconsin-Milwaukee. He received his Master of Laws degree from the University of Nottingham, England, in 1969, writing his thesis on Land Use Planning Law. Callies is a former law partner of Fred Esselman, and is the author of three articles on the reconciling of critical coastal sea protection and development.

drinks, and buy the same souvenirs, is it to be wondered at that many cannot tell from one day to the next which country it is that they are presently visiting? These people travel the world like registered parcels, blindly unaware of the local populations, their aspirations, problems and tragedies. Instead of promoting mutual understanding, they promote mutual contempt."

Many tourists agree with Daniel Boorstin that they are increasingly becoming make-believe actors in a papier-mache world, that mass tourism is destroying the authenticity they seek by encouraging "picturesque" natives to perform pseudo-events whenever the tour bus appears:

"Earnest, honest natives embellish their ancient rites, change, enlarge, and spectacularize their festivals, so that tourists will not be disappointed. In order to satisfy the exaggerated expectations of tour agents and tourists, people everywhere obligingly become dishonest mimics of themselves."

□ □ □

But surely each ethnic group does not have an obligation to maintain the purity of its ways so that tourists and research workers may study them. African music has had a powerful influence on jazz and rock music; Japanese art has strongly influenced the art of Europe. These "impurities" are seldom found objectionable. Why, then, should there be an objection to West Indian steel bands playing Beatles tunes?

4—Discussing Ayres Rock, a monolith with religious significance for the aborigines in Australia's outback: (p.97)

That message—that only hard data is trustworthy—is particularly dangerous where development decisions are concerned. To know how to control development, it is

Continued on Page 9



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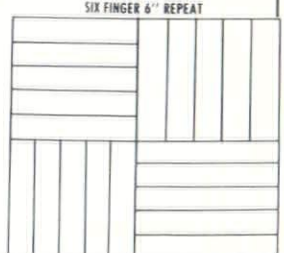
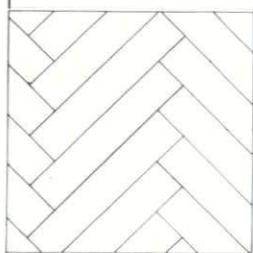
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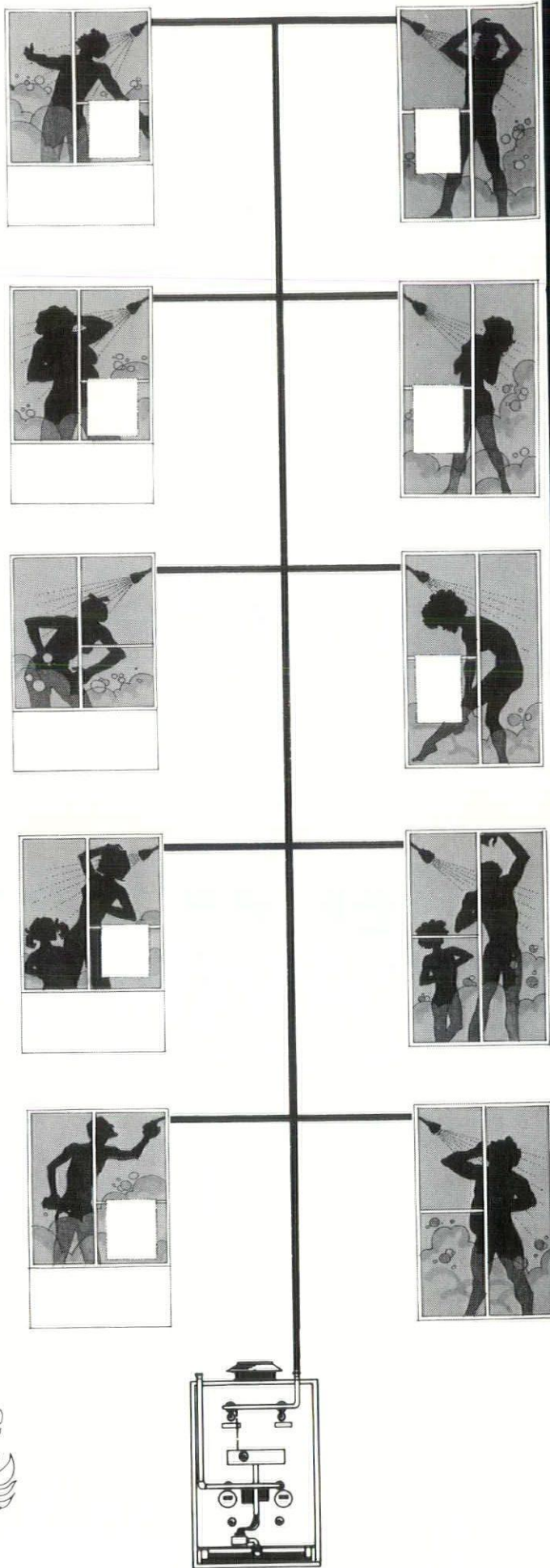
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Tourism and the Environment

Continued from Page 7

necessary to understand what makes a place attractive.

5—Comment upon the blot on the Jerusalem landscape that passes for modern tourist facilities: (p. 7)

People increasingly wonder whether it is really necessary to grant subsidies, low-interest loans, and tax concessions to attract tourist development Having studied the use of such incentives . . . economist John Bryden concluded that there was "little doubt in most people's minds that a substantial proportion of investment in hotels would have taken place even in the absence of incentives, or at any rate with substantially reduced incentives."

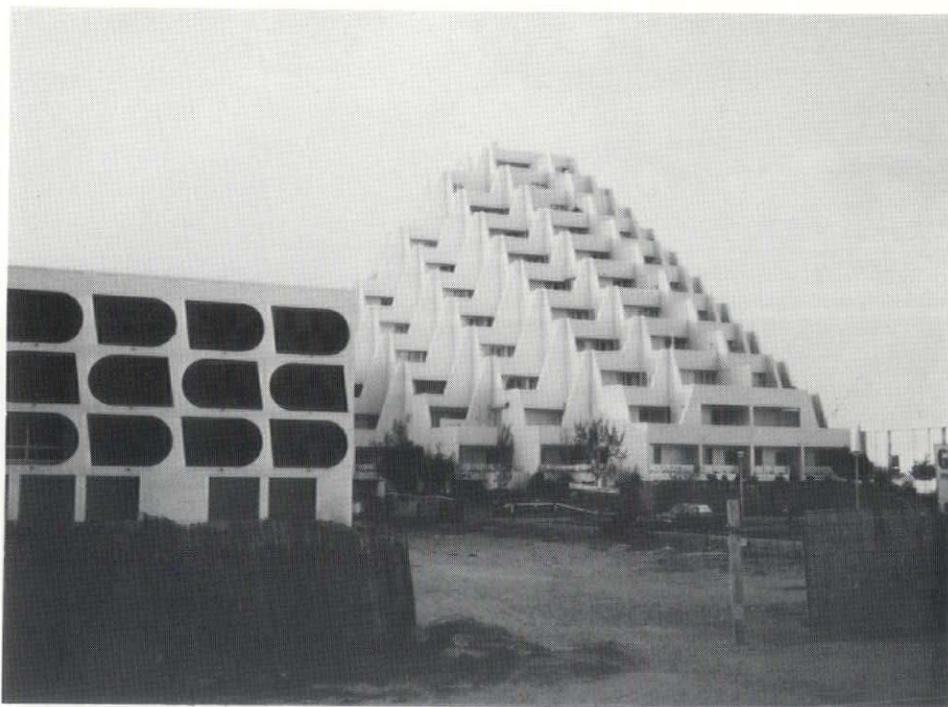
6—Discussing the tinkertown-on-the-sea that La Grande Motte/Languedoc on France's Mediterranean Coast has become: (p. 13)

Even when there is planning for tourism development . . . , it does not ensure a harmonious relation-

Continued on Page 16



Overall view of La Grande Motte/Languedoc, French hotel, apartment and condominium development.



La Grande Motte/Languedoc condominiums.



Digging up the dunes at La Grande Motte.



Laurels

AIA Awards Retrospect

On March 23 Hawaii Society/AIA announced the selection of its 1979 Honor Award winner. Hawaii Architect will be featuring these designs during the coming months.

This issue devotes itself to some of the Society's past award winners. Prior to 1958, records of the Society are very incomplete. As a result, attention is focused on awards made after that year. Even limiting our presentation of each building to one photograph and appropriate credits, the space required for a 20-year retrospective is too extensive to cover in a single issue. While the intention is to look at all award winners, this issue restricts itself to the years 1958 to 1962. There were no awards given in 1959.

The May issue of Hawaii Architect will present the next installment of this retrospective.

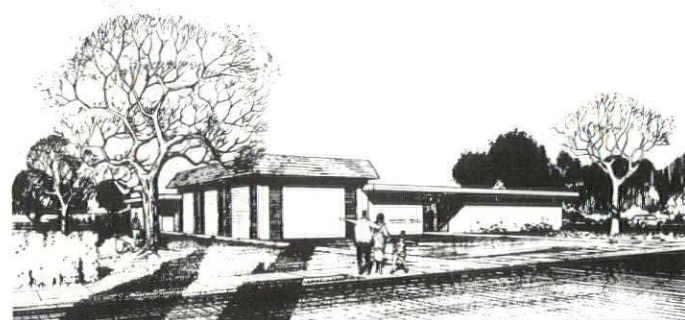
1958



Alfred Preis
Union Hall Addition, ILWU Building



Ossipoff Residence
Vladimir Ossipoff & Associates



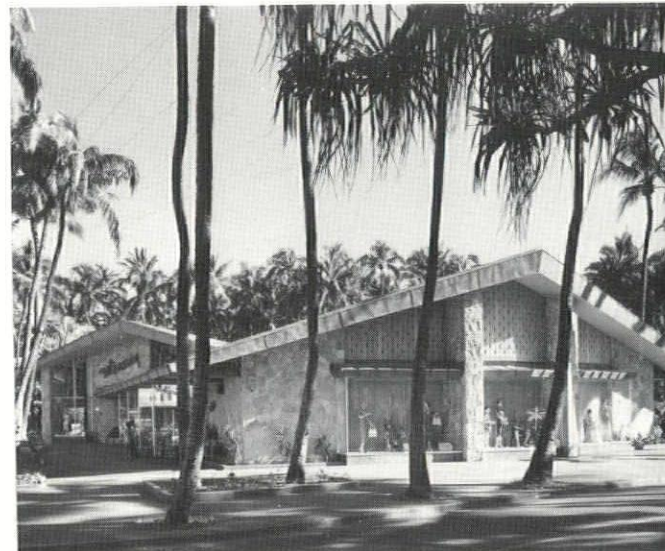
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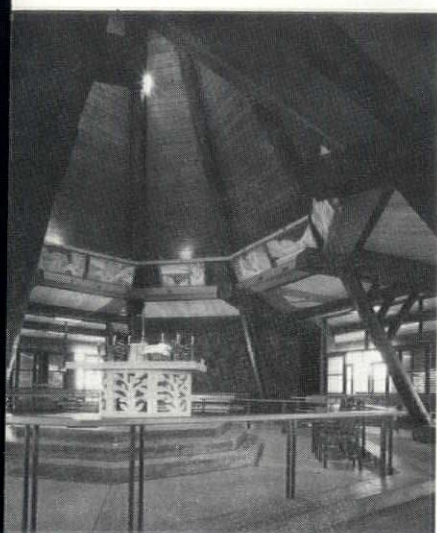
Alice C. Guthrie Residence
Richard N. Dennis

Tract House, Orchard Hills, Aiea
Wood, Weed & Kubala, Ltd.

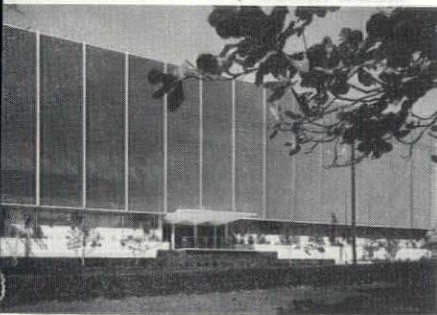


McInerney Waikiki Store
Vladimir Ossipoff & Associates

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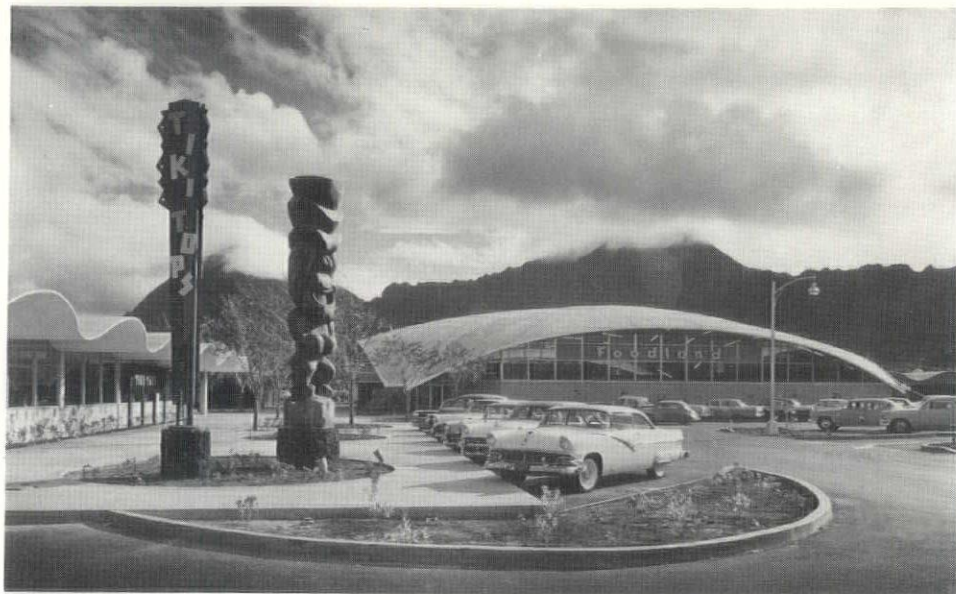
St. Sylvester's Church, Kauai
John H. McAuliffe Jr.; Edwin Bauer



First Insurance Building
Wimberly & Cook



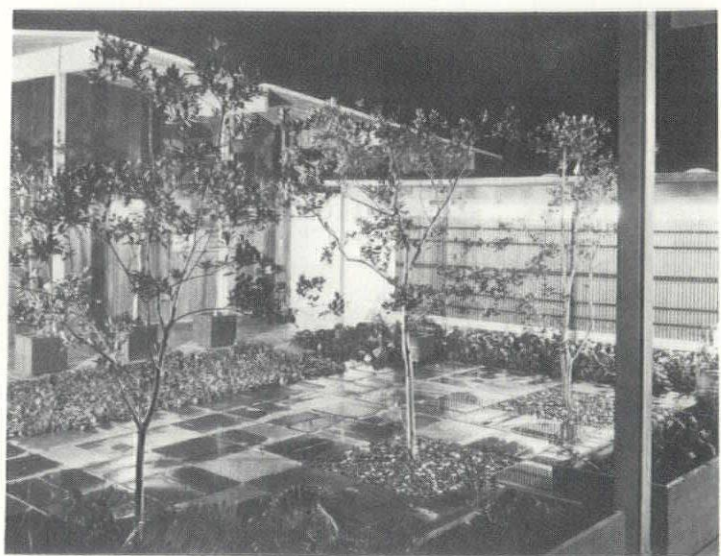
Honolulu Iron Works
Merrill, Roehrig, Onodera & Kinder



Windward Shopping Center
Wimberly & Cook



Bishop National Bank (First Hawaiian)
Wimberly & Cook

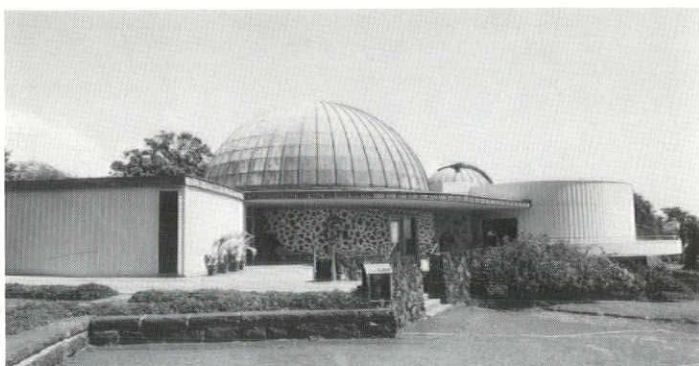


Kenneth W. Roehrig Residence
Kenneth W. Roehrig, FAIA

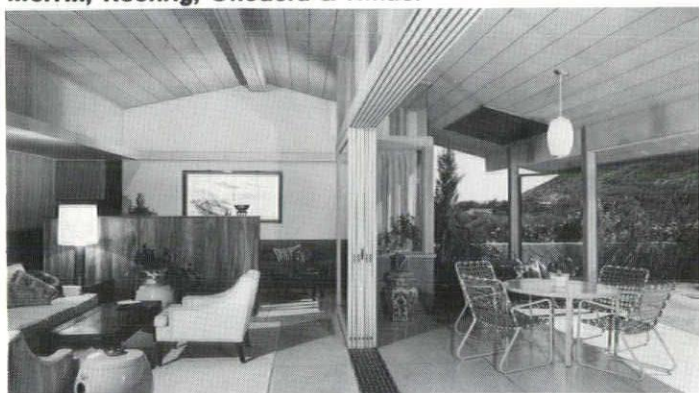
AIA Awards Retrospect

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1961



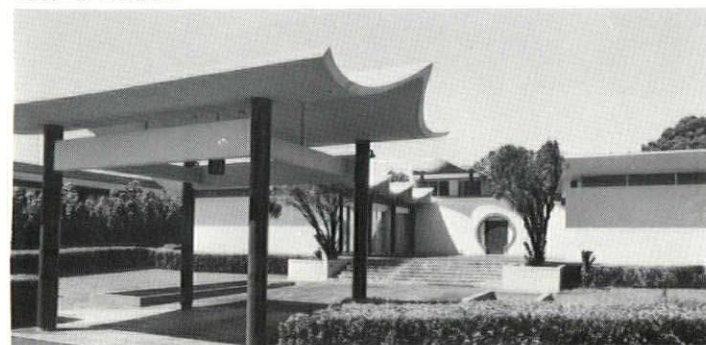
Bishop Museum, Planetarium & Observatory
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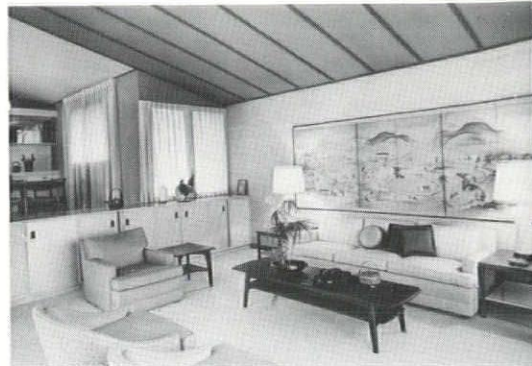
Richard Tam Residence
Edward Sullam



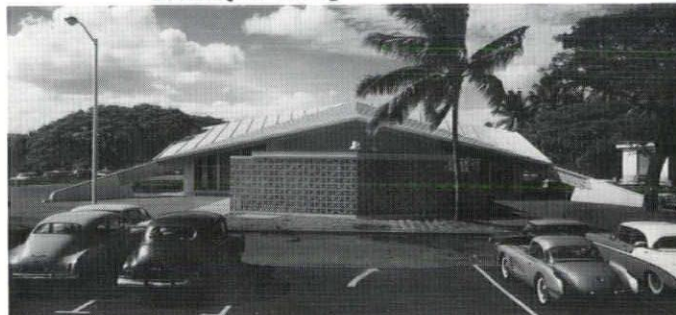
Aiea Haina First Hawaiian Bank
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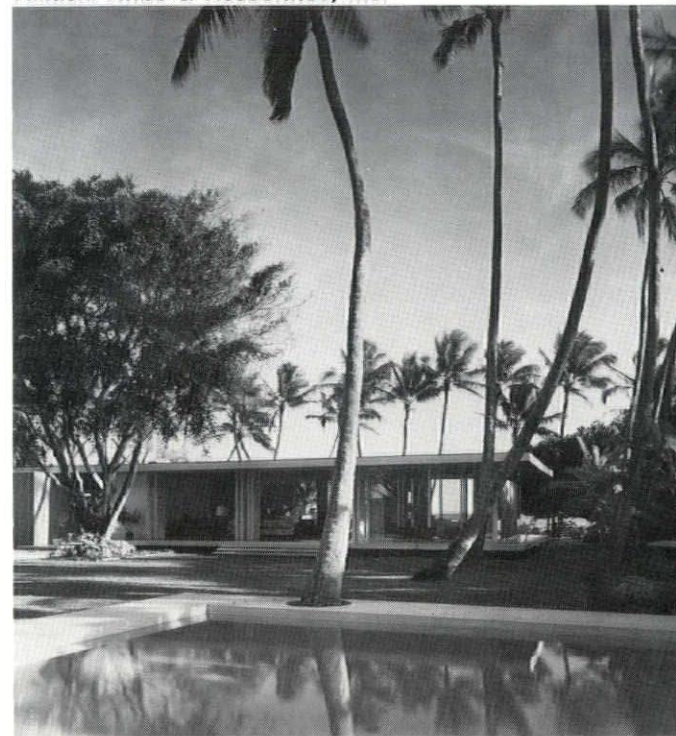
Chinese Consulate General Building
Howard M.Y. Wong



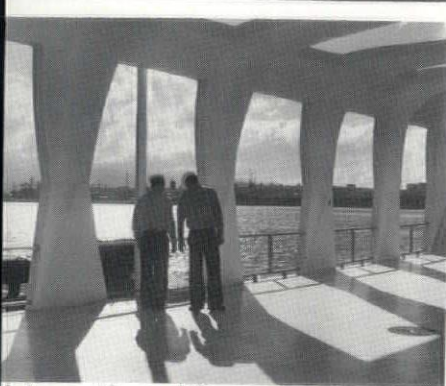
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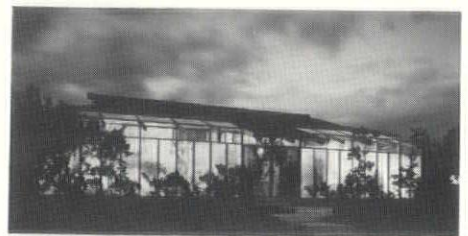
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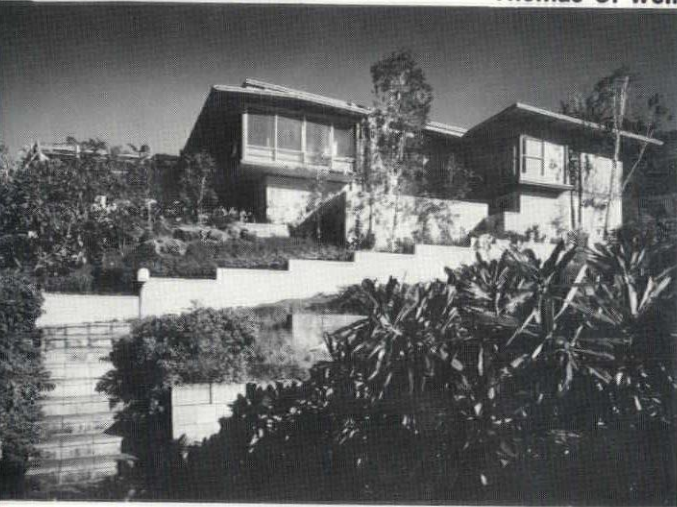
Harold L. Whitaker Residence
Slavsky & Whitaker



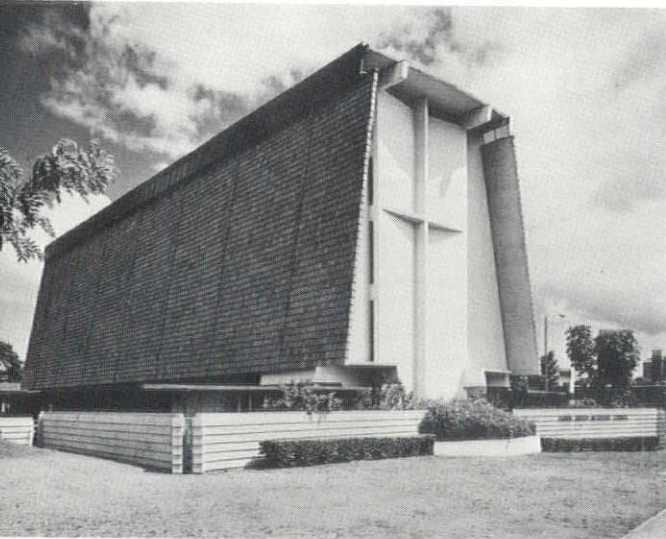
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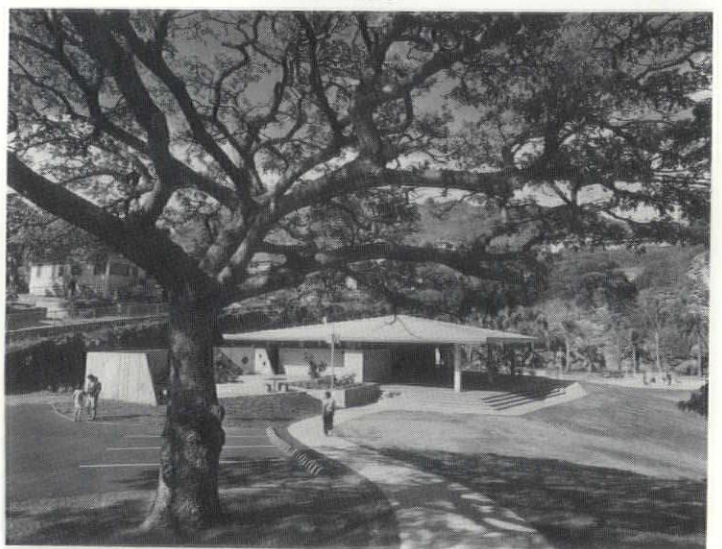
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EDW/Architects and Planning Consultants



Nishimura

Architects Arlene Nishimura, John Aveiro Jr., and Vernon Inoshita have been appointed senior partners of EDW/Architects and Planning Consultants, Inc. The announcement was made by the firm's present senior partners, Lewis Ingleson and Owen Chock. All are members of the American Institute of Architects.

Ingleson said the appointments reflect the growth of the firm and the expansion of its team approach to architecture and design.

Nishimura has been with EDW since 1972. She is a graduate of the University of Hawaii and holds a bachelor of architecture degree from Washington University in St. Louis, Missouri.

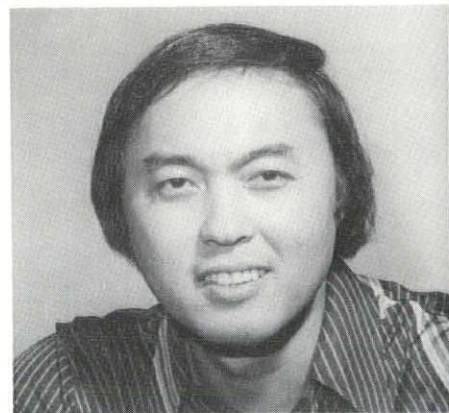
Aveiro holds an associate science degree in architectural drafting from Honolulu Community College and has been with EDW since 1968.

Au, Smith & Haworth

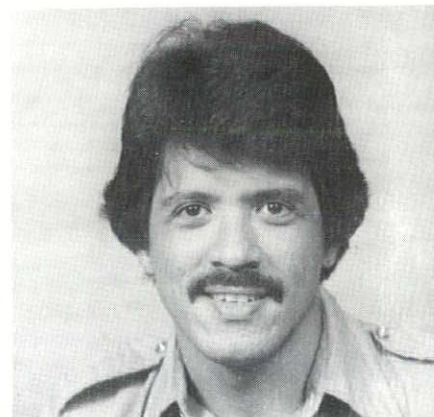
Byron T. Tsuruda, AIA, has been named a partner in the architectural firm of Au, Smith & Haworth, Ltd.

Tsuruda joined the firm in 1970 and has been an associate for the past five years working on a variety of projects including the Waiakea Village Hotel and Market Place in Hilo, Manoa Market Place, The Ward Warehouse, and various restaurants including The Proud Pea-

Kudos



Inoshita



Aveiro

Inoshita rejoins the firm after five years with the federal government as a supervisory architect. He holds a bachelor of architecture degree from the University of Southern California and is an MBA candidate at the University of Hawaii.

cock at Waimea Falls Park, and the Polynesian Cultural Center's new Gateway Restaurant.

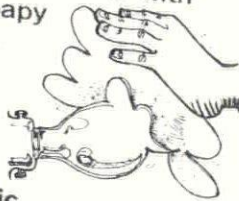
Originally from Sunnyvale, California, Tsuruda is a 1966 graduate of the University of California, Berkeley. He worked in San Francisco for the firm of Marquis & Stoller, and in Honolulu for the late Geoffrey W. Fairfax, FAIA.

HAWAII ARCHITECT

FACTS ON LIGHTING EFFICIENCY

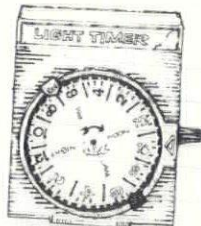
Keep them clean.

The lights you leave on all day or night for safety and security need your occasional attention. You can lose 30-40% of your available light if you let bulbs and fixtures get dirty. Give them the once-over with a cloth and soapy water, once in awhile.



Make them automatic.

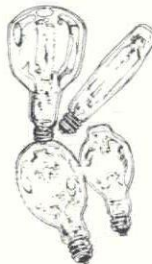
You can avoid wasting energy by making your security lighting system automatic. Photo-electric cells or timers will remember to turn the lights off (or on) even when you forget.



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Use electricity wisely.

When it's time to replace or remodel your present lighting system, don't use guesswork. Be certain on getting the most efficient system for your needs.



HAWAIIAN ELECTRIC

Tourism and the Environment

Continued from Page 9



Bosselman

Grasmere, Lake District Park, England.

ship between development and environment.

7—On the administration of national parks in England: (p. 234)

The administration of the national parks system puts strong emphasis on local control, and this usually means the involvement of citizens oriented toward conservation.

8—While discussing the quintessential English land planning system and its effect on scattered second-home development: (p. 145)

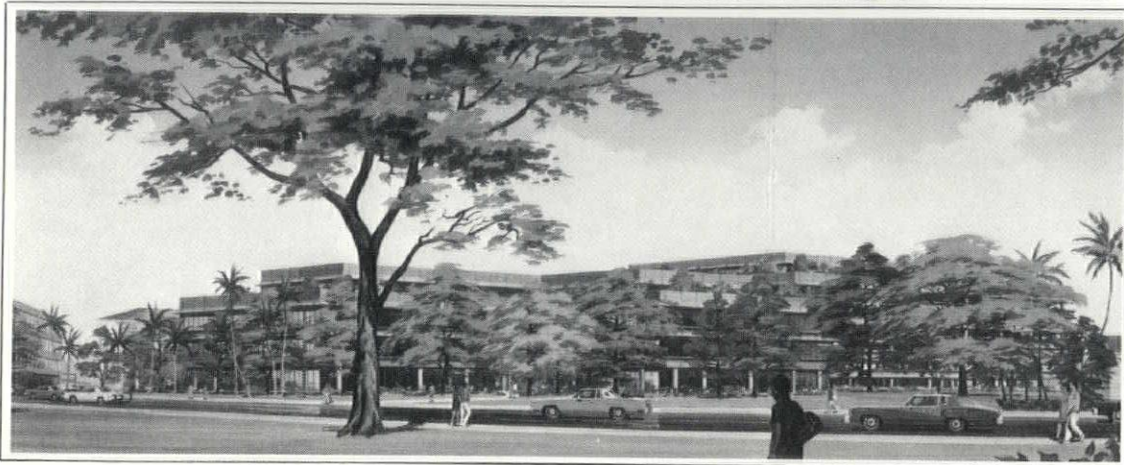
The small developers are local people, friends and neighbors, and it is hard to say no to them. The result is that the sophisticated developer, the designer of the large well-planned project, gets stalled in controversy. The little developer

Continued on Page 1



Great Longdale from the side of Toon Crag, Lake District National Park, England.

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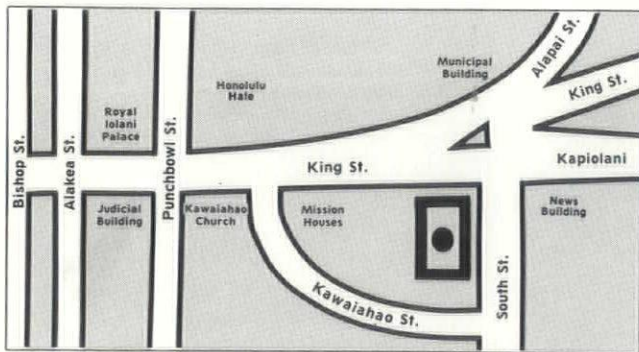
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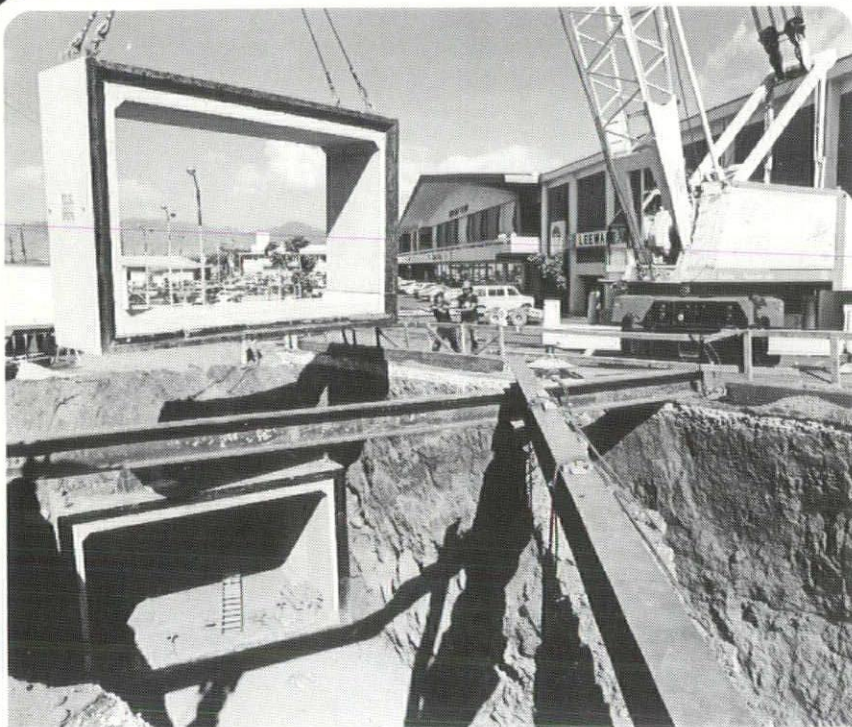


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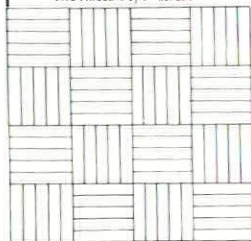
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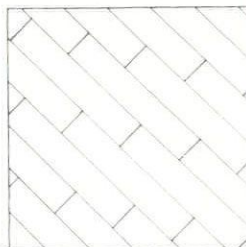
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Tourism

Continued from Page 16

who crudely chops up land into lots, gets through.

As the last of these quotes illustrates, this is a book only partly about tourism. In fact, it is a book about new development in special places. Only part of that development relates to tourism, however defined. This Bosselman readily concedes: (p. 183)

Tourism development provides the context for the disputes [over new development proposals] but other types of development could have served equally well.

This more generalized thrust probably accounts for a rather elusive definition of tourism, which really is not reached until Chapter 4, more than a third of the way through. One wonders about the average tourist's interest in, much less commitment to, the natural environment. How many of Hawaii's visitors get much beyond Waikiki? Of these that do, is it to a "natural environment" or to another luxury hotel on Maui, Hawaii and Kauai? And can it really be said that "All tourism is like a drug?" Are tourists in general as chary of the environment as suggested here?

Be that as it may, for these and other reasons, I would suggest approaching Wake in a somewhat different fashion than Bosselman orders:

1—Chapter 4, to get clear what Bosselman means by tourism, and to get a focus on the book.

2—Chapter 6 (first half, anyway) for a good case study on coastal tourism impact—the kind most relevant to Hawaii.

3—Chapter 5, for some interesting stuff, though marginally related to Hawaiian-style—and, to my mind, traditional—concepts of tourism.

Some Lessons for Hawaii

1—The increased tendency toward condominium use by tourists poses ill for local hotel, restaurant and other traditional tourist-service industries. The same trend is not particularly economical either in terms of land use or infrastructure service demand.

2—The attitude of local people toward new tourism developments, if not consulted in the planning process, will be both hostile and disruptive, regardless of class, education, sophistication or profession.

3—Native culture may be indeed "corrupted" by tourism. On the other hand, tourism is a poor reason for preserving so-called "traditions" as perceived by tourism promoters and hawked through the media, when they no longer conform to reality. **HA**

¹E.g., *The Quiet Revolution in Land Use Control* and *The Taking Issues*, in which our author was a willing—if initially non-plussed—collaborator.



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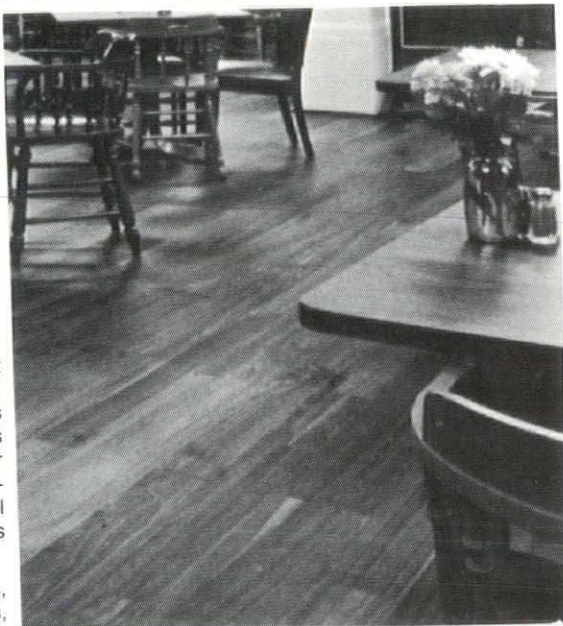
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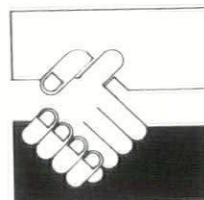
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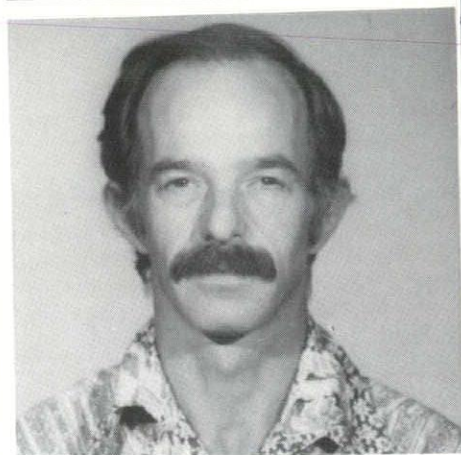
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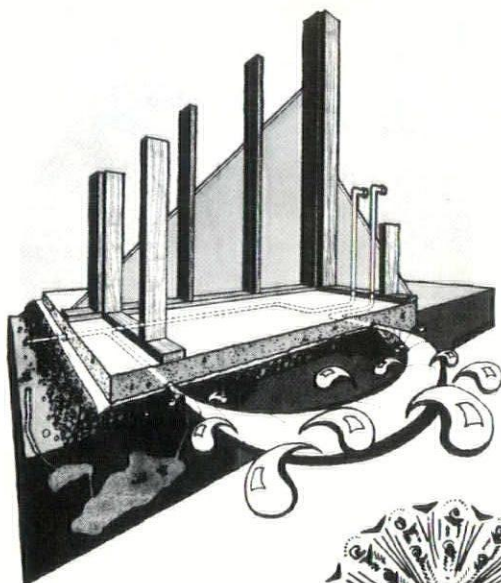


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AZA SUMMERS: AIA Member; self employed; B.A., University of Washington.

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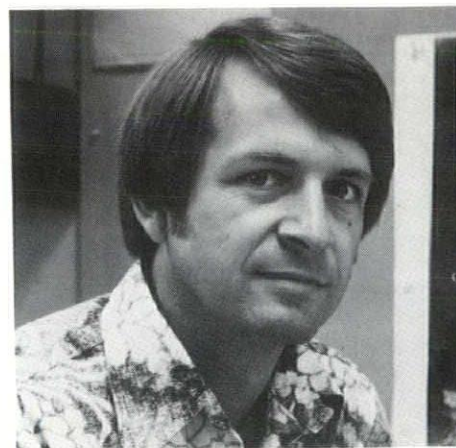


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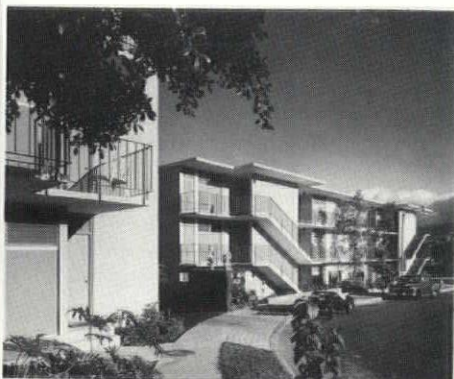
MEL ROOP; Associate Member; Architects Hawaii, Ltd.; B.A. in Graphic Design, UCLA. Spouse: Gloria. Children: Cindy, 12; Nancy, 9. Hobbies: snorkeling, volleyball, art, sailing.

AIA Awards Retrospect

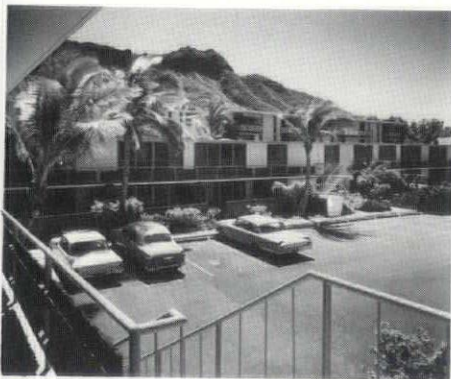
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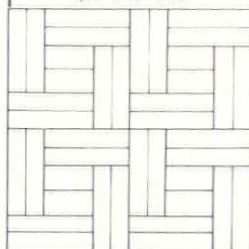


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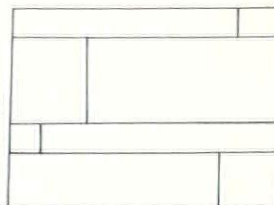
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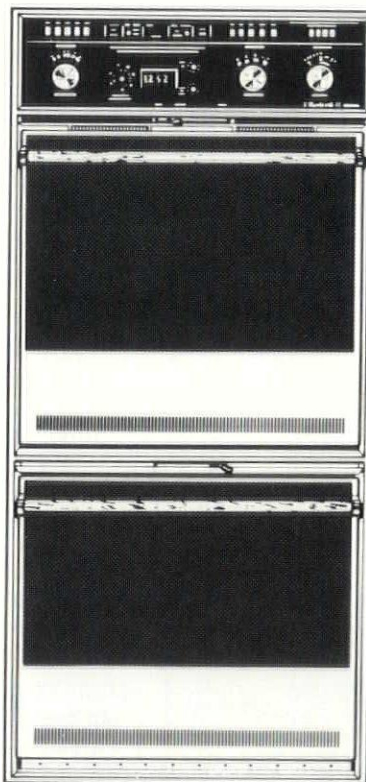


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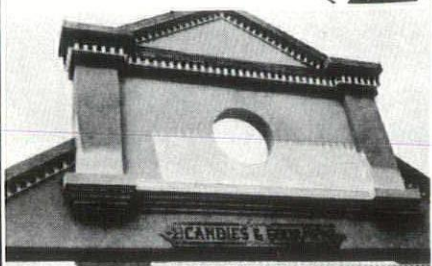
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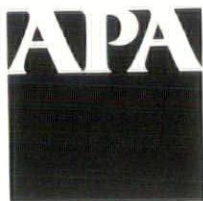
Only plaster can be pushed, scratched, brushed, splattered, molded and raked into an infinite variety of configurations through techniques well known to journeymen plasterers.

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CCA—An Advance Against Red Tape

by TOSH HOSODA, CHIEF
Central Coordinating Agency
Department of Land Utilization

Chances are good that anyone who has tried in recent years to get a building permit, even for what might be considered a relatively insignificant structure, has experienced a procedural "snag." Most likely that snag was caused by some requisite permit or approval that the unsuspecting public discovered was needed only after experiencing time consuming and costly delays.

Recognizing the dilemma caused by the proliferation of land use regulations and the need for maximizing permit approval efficiency, the 1977 State Legislature passed Act 74. The purpose of this act "is to improve the coordination and efficiency of the land use and planning control system." To perform the required functions the act mandated the counties to designate an existing agency within the county as the Central Coordinating Agency (CCA). For the City and County of Honolulu, the Department of Land Utilization (DLU) was designated as the CCA.

The CCA function is not, nor will it ever be, a panacea for all of our processing woes. But its impact is destined to be significant. In our slightly more than one year of operation, the CCA has made great strides. The CCA now has a repository of all laws and rules and regulations of federal, state, and county agencies having control over land development projects.

The CCA has implemented an in-house master application form which is being used for all DLU-processed applications. Following a trial period of use, the master forms will be evaluated for possible expansion to include applications of other agencies. The agency is also designing a computer program which will initially provide instant readouts of certain zoning and land use information on a tax map key basis. A longer range objective is to computerize sufficient information so that various

combinations of information could be instantly retrieved.

Another Act 74 provision is that the CCA "shall endeavor to schedule and coordinate, to the extent practicable, . . ." joint meetings and public hearings for applications requiring multiple permits and agency approval. In this area good progress has been made, especially for DLU related applications. Thanks to Ordinance 78-6 (Bill 22), the authority to act on certain permit applications such as cluster, conditional use permits and certificates of appropriateness were transferred from the City Council to the Director of Land Utilization. Since these applications are now both reviewed and acted on by DLU, time savings to applicants are definitely being realized.

A good example of time saving may be found in the department's recent review of a cluster project proposed on the slopes of Diamond Head. The project required special management permit, cluster permit, and a certificate of appropriateness for the Diamond Head Historic, Cultural and Scenic District. The CCA scheduled and conducted a single public hearing for all three permit applications and final action on all permits was accomplished within 90 days after the applications were accepted. Under past procedures, the review of similar permits would have taken substantially longer.

The CCA is constantly looking for ideas for other improvements to reduce time and red tape. Some of these ideas which have definite possibilities for helping the CCA effort require changes in the law. These are being pursued with the legislature and the City Council.

Anyone with questions about permits or interest in finding out more about the Central Coordinating Agency should call 532-4254 or visit the office, on the seventh floor, Municipal Office Building, 650 South King Street.



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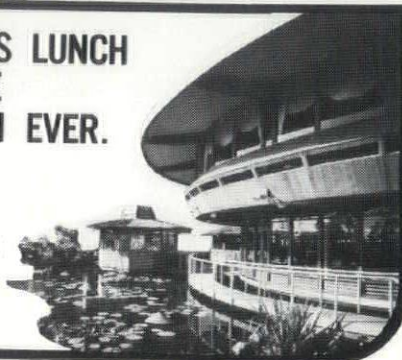
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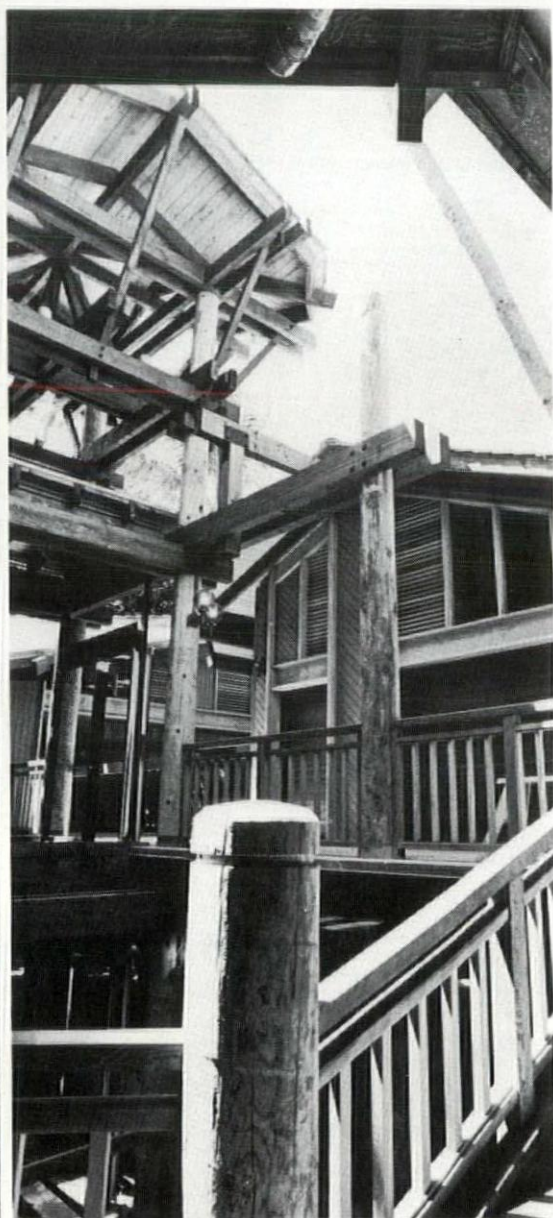
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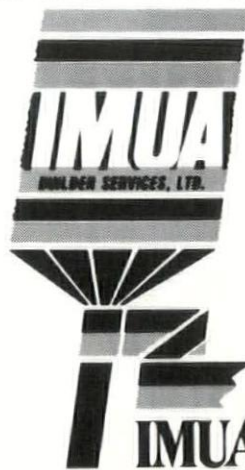


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