

journal  
of the  
hawaii  
society/  
american  
institute  
of  
architects

HA

# HAWAII ARCHITECT

AUG 23 1979

The American Institute of Architects  
Library

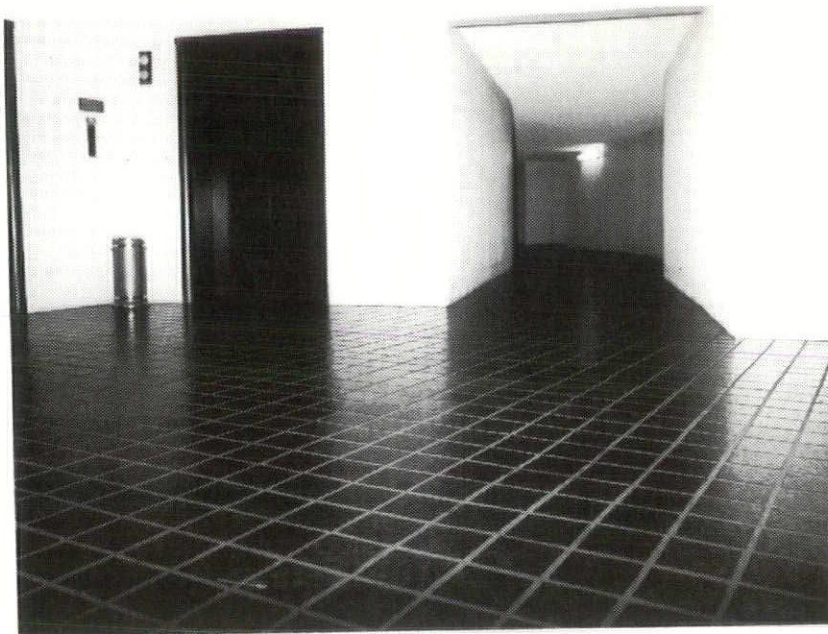
1735 New York Avenue, NW  
Washington, DC 20006

August, 1979



*At the Marco Polo Condominium ...*

**The Board got its  
clean, beautiful  
replacement floors  
using genuine  
Ceramic Tile**



*Marco Polo Corridor – Sparkling Clean Ceramic Tile*

Beautiful genuine Ceramic Tile is called on to do more and more good things for buildings these days in Hawaii. An excellent example is the new use of Ceramic Tile as an improvement in the large, attractive Marco Polo condominium on Kapiolani Boulevard.

Having first been used there as flooring in the heaviest traffic elevators, Ceramic Tile is now replacing other floor coverings in certain corridors. The result? New beauty. Also a floor that will stay beautiful, is easiest of all to maintain and probably will never need replacement for the life of the building. These plus benefits make genuine Ceramic Tile not only the beauty choice but the lowest cost material over the long run for building floors.

Quality replacement is also a tribute to the Marco Polo condo board. It has a quality building. It is taking the steps that will keep it that way in the years to come.

**CERAMIC TILE ADVANTAGES — SO MANY OF THEM**

Yes, architects, interior designers, developers and general contractors in Hawaii are discovering more and more desirable qualities in Ceramic Tile, qualities that are increasing use of the genuine year after year. They are helped, too, by the qualified, reliable contractors who take part in their own industrywide program of promotion of Ceramic Tile. They are ready with ideas, accurate estimates, up to the minute industry developments and on time delivery to fit your schedules.

**Contact any of these Promotion Program participants:**

Atlas Tile Inc. 839-7403  
Leo Cecchetto, Inc. 848-2428  
Classic Tile Corp. 841-6893  
Custom Ceramics 538-3537  
Hawaii Tile and Marble 839-5102  
Honolulu Roofing Co. Ltd. 941-4451  
S. Kunishige Tile 734-3340

Lani's Tile Co. 235-1144  
Logan Tile Co. 262-5754  
Nan-Cor Tile Company 488-5591  
Pacific Terrazzo & Tile Corp. 671-4056  
Pacific Tile Co., Inc. 841-8534  
Sato, Robert Ceramic Tile 841-8811  
Wichert Tile Ltd. 955-6631

ARCHITECTS, DESIGNERS, BUILDERS, Please Note  
Every week in advertising in the Honolulu Sunday Star Bulletin & Advertiser Hawaii's tile contractors call special attention to you with this message:

"Building? Remodeling? Redecorating?  
Ask your architect, designer or builder about the beauties and values of Ceramic Tile."

**Ceramic Tile, Marble  
& Terrazzo  
Belong in Hawaii**

**Tile, Marble & Terrazzo Industry Promotional Program/Attention: John P. Brack, 1405 N. King Street, Suite 302, Honolulu HI 96817**

# HAWAII ARCHITECT

Volume 8, Number 8

August, 1979

**Hawaii Architect** is a monthly journal of the Hawaii Society/American Institute of Architects. Subscriptions are \$10 per year. Opinions expressed are those of the editors and writers and do not necessarily reflect those of either the Hawaii Society or the AIA.

All correspondence should be directed to:

**Hawaii Society/AIA**  
1192 Fort Street Mall  
Honolulu, Hawaii 96813

Beverly McKeague  
Executive Secretary  
Phone (808) 538-7276

#### HS/AIA Officers:

##### President:

James Reinhardt, AIA

##### Vice President/President-Alect

Jack Lipman, AIA

##### Secretary

Robert H. Hartman, AIA

##### Treasurer

Carol Sakata, AIA

##### Directors

Lewis Ingleson, AIA  
Spencer Leineweber, AIA  
Gordon Ogata, AIA  
Maurice Yamasato, AIA

##### Associate Director

Leland Onekea

#### Hawaii Architect Personnel

##### Co-Editors

Ron Holecek, AIA  
Glenn E. Mason, AIA

##### Contributing Editor:

Ali Sheybani, APA

##### Staff

Mike Chun, AIA  
Rob Hale, AIA  
Michael J. Leineweber, AIA  
Curtis Miyamura  
**Art Director**  
Emmett Herrera

Published monthly by:

#### Crossroads Press, Inc.

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

Stephen S. Lent, Publisher

POSTMASTER: Send address changes to  
the Hawaii Architect, 1192 Fort Street Mall,  
Honolulu, Hawaii 96813

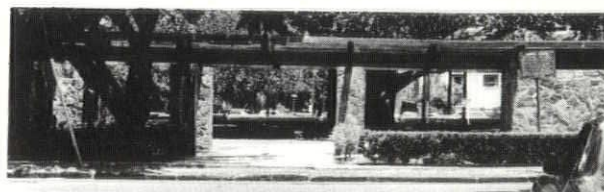
HAWAII ARCHITECT (USPS063170)  
controlled circulation  
postage paid at Honolulu, Hawaii

#### Contents:

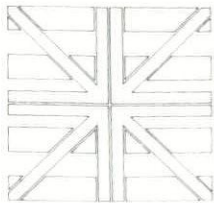
<b>Headlines:</b>	A Goals Crisis Ahead for HS/AIA? By James N. Reinhardt, AIA	4
<b>Lex Scripta:</b>	Planning and Minority By David L. Callies, LL.D.	5
<b>Index:</b>	Profile Lawton & Umemura, Architects, AIA, Inc.	8



<b>Laurels:</b>	AIA Awards Retrospect	12
-----------------	-----------------------	----



<b>APA:</b>	Citizen Advisory Committee for the Oahu Metropolitan Planning Organization By Charles A. Ehrhorn, AIA	18
<b>New Members:</b>	J. Peter Jordan, Michael J. Batchelor, Francis E. Skowronski and Tomm Smail.	22
<b>Cover:</b>	Judd Building, circa 1910, by O.G. Traphagen, FAIA, currently undergoing remodeling by Group 70, Inc.	



Headlines

# A Goals Crisis Ahead for HS/AIA?

by JAMES N. REINHARDT, AIA  
President, Hawaii Society/AIA



Reinhardt

A series of seemingly unrelated events may well have set the stage for a major crisis for HS/AIA.

A series of ads appears in Honolulu newspapers arguing, in the most emotionally loaded terms, for increasing apartment densities in Honolulu. The ads, which are vigorously opposed by nearly all of the citizen and environmental groups, bears among others, the name of the HS/AIA.

Patricia Harvis, secretary of housing and urban development, in her address to the Harvard graduating class, criticizes our countries' intellectuals for not finding the challenges and the sense of purpose to excite and lead the U.S. in a productive and creative period. Our thinkers have dropped the ball and with no few frontiers to challenge, our society has been drifting aimlessly.

Cal Hamilton, director of planning for the City of Los Angeles, visits Honolulu as a speaker at a conference on planning issues sponsored by the City Council. He describes a 15-year-long planning process which has taken Los Angeles of 1965—a city he describes as planned by the developers and real estate interests—through a step by step planning process to 1979 where a community produced General Plan, with population goals, is being implemented by a comprehensive series of neighborhood plans with zoning legislation and capital improvement programs closely keyed to the target populations, with transportation plans, service plans and even an environmental impact report network.

While L.A. as you see it today does not embody all of this planning thought, they know what kind of city they want, have set up a series of procedures to lead them in that direction, and they know where and what type development will occur next.

The ASLA, with its approximately 30 members sponsors a series of eight lectures about planning issues in the Honolulu community, receiving justifiably wide and enthusiastic community support.

The Development Plans are going to the Neighborhood Boards and the community discussions are about to begin.

What these occurrences jointly signal for the HS/AIA is the opportunity to examine our role and goals in the community planning discussion. Are we currently putting forth our best, most visionary ideas for Honolulu's future? Have we set ourselves to thinking—digging deep and hard—about what the current trends will bring if continued for 5, 10 and 25 years? Is that what we want? Is that what we think is the best we could have? What might we have if we really tried? How could we get from here to there?

What do we do if our best ideas are not in agreement with those of our clients? Can we be brave and visionary, and still stay in business? Can HS/AIA survive a serious disagreement between one group committed to visionary solutions and another committed to representing client interests and protecting jobs? Is such a split likely? Necessary? Inevitable?

In the Bill 48/84 struggle, we have been criticizing the lack of an overall goal and of a step by step means for implementing that goal. With the beginning of the Development Plan Process, that step by step process is beginning. The members of the several Honolulu communities will provide their concerns. We architects are uniquely capable of turning ideas about the future into visible and understandable form. Utilizing our capabilities of both illustration and logic/analysis, we have a substantial, even vital role to play—if we choose to do so.

HS/AIA will be examining that choice in the coming months. HA



## Planning and Minority

by DAVID L. CALLIES, LL.D.  
Professor, School of Law  
University of Hawaii

The place of planning in the regulation and control of land use continues to be a difficult and troublesome issue not only for landowners and government at all levels, but for the courts. As briefly discussed in an earlier article (the *Penn Central* case, *Hawaii Architect*, October 1978), the presence of a good plan will often lead a court to uphold land use controls which, on their face, may seem only marginally reasonable. In some instances, it may even lead courts to uphold land use controls which have the effect of excluding economic and racial minorities.

Briefly defined, exclusionary land use controls are those regulations upon the private use of land which make it difficult if not

impossible for persons of moderate or poor means to find affordable housing in a given community. That such persons are often members of a particular ethnic group or groups make the practice particularly pernicious. In the past, such techniques have included:

1—Large lot zoning, thereby requiring a substantial investment in land prior to the construction of residential structures.

2—Coupled with number 1 above, low density restrictions, making it difficult to divide the high cost of land among an increased number of potential residential purchasers by building multifamily dwellings upon such expensive land.

3—Growth caps, which arbitrarily set a population level in a given

community, thereby excluding all but the moderately wealthy from gaining entry, as opposed to the growth which might be expected from an influx of those of moderate or poor means.

In January 1977, the Supreme Court of the United States virtually gave its blessing to a land use control policy carried out through zoning which was discriminatory in effect primarily on the grounds that this effect was produced by faithful adherence to a comprehensive plan which had other valid governmental objectives, and from which there was absent proof of a racially discriminatory intent or purpose (*Village of Arlington Heights vs. Metropolitan Housing Develop-*

**Continued on Page 6**



**SMALL  
PACKAGE SERVICE  
UP TO 50 LBS.  
\$8**



First flight out. First class handling. Just \$8 for the first 50 lbs. Bring your package to our airport check-in counter by 30 minutes prior to the desired departure, pre-pay \$8, notify the consignee, and it's on its way. There is an additional charge for parcels over 50 lbs. and 90" total dimensions (length, width, height—no dimension exceeding 48"). Choose from more than 100 Jet Express flights a day throughout the islands. Call us quick for details.

**Jetcargo 836-7271**

**HAWAIIAN AIR**

Somebody up there carries cargo, quicker!

# Planning and Minority

Continued from Page 5

ment Corporation).

## THE FACTS

In 1971, the Metropolitan Housing Development Corporation (MHDC) sought from the corporate authorities of the Village of Arlington Heights, Illinois, the reclassification of a largely vacant 15-acre parcel of land from a zoning district permitting only single-family residences to a multiple-family zoning classification. With funds provided under Section 236 of the National Housing Act, MHDC planned to construct 190 townhouse units in two-story townhouse buildings, for senior citizens and families with low to moderate incomes.

Arlington Heights is located approximately 26 miles northwest of the city of Chicago. It is primarily a so-called bedroom suburb, as most of its residents are employed either in the city of Chicago or other more commercially developed areas nearby. Zoned largely for single-family detached houses, Arlington Heights has a population



of 64,000 in 1970, of which only 27 were non-Caucasian.

The 15-acre site as well as all the surrounding area was and is zoned in the R-3 single-family detached district. Single-family homes abut the property on two sides and vacant property owned by the Clerics of St. Viator abut the other two sides. The proposed development would maintain much of the existing open space, and would screen (with shrubs and trees) the development from homes directly abutting the property.

During early 1971, the Plan Commission of Arlington Heights con-

sidered the proposal at a series of hearings, at which the MHDC submitted studies demonstrating the need for housing of the type proposed. Much of the testimony at these meetings and hearings came from opponents focusing on the zoning aspects of the petition, stressing the single-family character of the neighborhood, the reliance by neighboring citizens upon that character, and Arlington Heights' policy concerning multiple-family zoning.

Adopted by the village board in 1962, and amended in 1970, the policy was that multiple-family zoning should constitute a buffer between single-family development on the one hand, and commercial, industrial, or other high intensity nonresidential uses on the other. The project would not meet this requirement, since the property was and is completely surrounded by single-family zoned property.

Following the recommendation of the Arlington Heights plan commission the village board of trustees denied the zoning request.

## THE COURT DECISIONS

The federal trial court held that Arlington Heights was motivated by neither racial discrimination nor an attempt to discriminate against low-income groups, but rather by a desire to protect property values and the integrity of the village's plan. The Court of Appeals, however, reversed.

While agreeing that Arlington Heights was indeed concerned with the integrity of its plan, the court noted that whether refusal to rezone was discriminatory in effect was a more complex question. The court noted in particular the disparate impact on racial minorities that the refusal to reclassify the 15 acres would have in light of the historic context and ultimate effect of the decision. It noted that the general area of suburban Chicago in which Arlington Heights is located

was experiencing rapid growth in employment opportunities and population generally while continuing to exhibit a high degree of residential segregation.

While noting that no direct action attributable to Arlington Heights created the segregated housing pattern, Arlington Heights had done nothing to affirmatively deal with it. Observing that the village had never participated in or sponsored any low-income housing development (and had no current plans for building any) the court held:

[B]ecause the Village has totally ignored its responsibilities in the past we are faced with evaluating the effects of governmental action that has rejected the only present hope of Arlington Heights making even a small contribution toward eliminating the pervasive problem of segregated housing. We therefore hold that under the facts of this case Arlington Heights' rejection of the Lincoln Green proposal has racially discriminatory effects. It could be upheld only if it were shown that a compelling public interest necessitated the decision.

The court then decided that neither the buffer policy nor the desire to protect property values met the "compelling public interest" test and that therefore the equal protection clause of the Fourteenth Amendment was violated.

Unfortunately, the Supreme Court of the United States disagreed, holding that a land use policy carried out through zoning may be discriminatory in effect and yet be immune from constitutional challenge in the federal courts under the equal protection clause of the Fourteenth Amendment unless there is ample proof of a racially discriminatory intent or purpose.

Relying primarily on its decision a few months earlier in a case involving alleged discrimination in police hiring, the court reiterated that official action would not be held unconstitutional *solely* because it resulted in a racially disproportionate impact: "Proof of racially discriminatory intent or purpose is required to show a violation of the equal protection clause."

The court then set out four tests for discovering such intent, now required in order for it to find a violation of the constitution:

1—A clear pattern, unexplainable on grounds other than race, emerging from the effect of the state action even though the governing legislation appears mutual in its face.

2—A historical background which reveals a series of official actions taken for invidious purposes.

3—A departure from normal procedures or substitute standards in the sequence of events leading to the challenged decision.

4—Contemporaneous statements decision-makers revealing racial motive.

The court sent the case back to the Court of Appeals for the limited purpose of determining whether the evidence was sufficient to show a violation of the Federal Housing Act of 1968.

In reconsidering the case, the appeals court was stuck with its earlier determination that Arlington Heights had not intended to discriminate. How then could it be found to violate the Fair Housing Act, especially given the Supreme Court's attitude about the importance of intent to establish a constitutional claim? The Court of Appeals held that under some circumstances conduct that produces an unintentional discriminatory impact would violate the Fair Housing Act—and therefore be illegal, regardless of the constitutional standards set out by the Supreme Court:

1—Evidence of discriminatory intent.

2—Defendant's interest or motive taking the action complained of.

3—The strength of plaintiff's showing a discriminatory effect.

4—Whether the plaintiff seeks to compel the village to affirmatively provide housing or merely restrain the village from interfering with their attempt to provide such housing.

The Seventh Circuit Court of Appeals then sent the case back to the District Court to see whether there was additional land in the village available and rezoned for such housing (which would go to point number 3 above), and if there were no such land available, the village refusal to rezone would constitute a violation of the Federal Housing Act.

And there the case sits. It is interesting to note that the Village

# T.H.I.S. is it!

## The Hawaii Industrial Show

Make plans now to attend  
Hawaii's biggest Industrial and  
Business Trade Show.

Three big days . . .  
Thursday, Friday, Saturday  
September 13, 14, 15  
12-8:00 pm, 12-9pm, 10-6pm  
Neal Blaisdell Center and Arena

Admission free with registration.

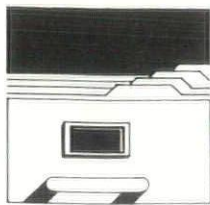
If you're in the field of Management . . .  
Purchasing . . . Production . . . Engineering . . .  
Maintenance . . . Material Handling . . .  
Warehousing . . . Shipping . . . Computers . . .  
Government or the Military . . .  
then T.H.I.S. is for you!

Over 300 booths plus speakers, programs,  
seminars, panel discussions and  
presentations assure you all the latest  
information regarding your industry,  
business, or profession.

If you only go to one show a year,  
T.H.I.S. is it!  
The Hawaii Industrial Show.  
Don't miss it!

## THE HAWAII INDUSTRIAL SHOW

Suite 408 • 119 Merchant Street • Honolulu, Hawaii 96813



Index

## PROFILE

### Lawton & Umemura, Architects, AIA, Inc.



**From left: Roy Yamamoto, Charles Saiki, Herbert Lawton, Bob Umemura, Thomas DeCosta, Mildred Takahata, firm accountant Marvin Yoshita, and Robert Nitta.**

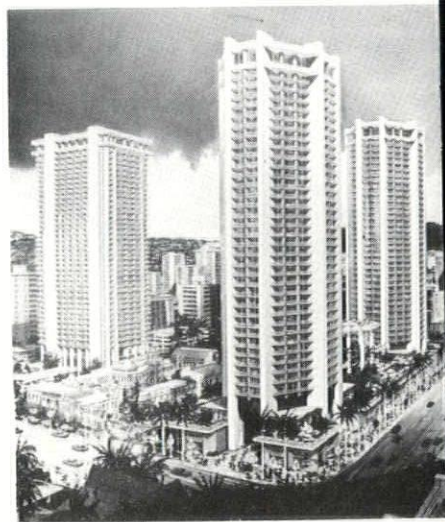
Lawton & Umemura, Architects, AIA, Inc., was incorporated as a professional corporation in February 1977. The corporation was formed for the general practice of architecture and planning. The two principals are Herbert T. Lawton and Robert K. Umemura. Other members of the firm include Bob Nitta, Roy Yamamoto, Mildred Takahata, Thomas De Costa, and Charles Saiki. Of the seven members of the firm, four are registered licensed architects.

Lawton & Umemura is currently involved in a wide variety of projects. Current projects on the boards include luxury residences, condominium buildings, a school, a regional shopping center, an office building, hotels, commercial

spaces, and a shopping/office complex.

Two major projects under construction are the Hyatt Regency Maui Hotel and the Kona Inn Shopping Village. Lawton & Umemura is the design architect for the Hyatt Regency Maui. Herb Lawton is the principal in charge. Lawton was also the project architect for the Hyatt Regency Waikiki at Hemmeter Center.

The Kona Inn Shopping Village is the conversion of the 50-year-old Kona Inn Hotel to a shopping/office mall complex. The shopping village includes approximately 70,000 square feet of shops, restaurants, and office space. Phase I—the conversion of the hotel—was



**Hyatt Regency-Waikiki**

completed early this year. Phase II is scheduled for completion in November 1979.

### Design Philosophy

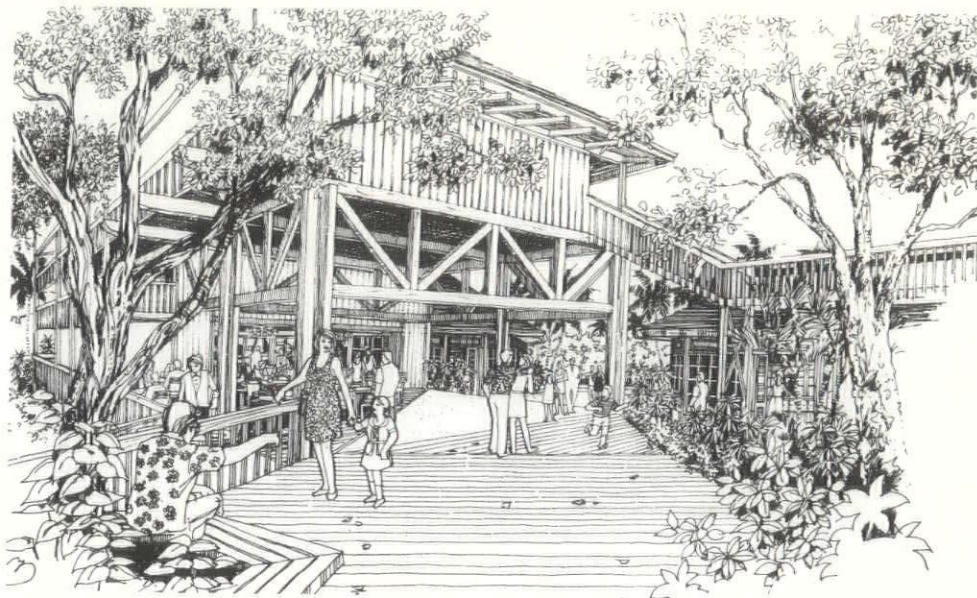
The design philosophy of Lawton & Umemura places as its primary objective an esthetically pleasing solution to its clients' needs and problems. Firm members, therefore, view themselves primarily as problem solvers. The design/problem solving process involves intensive "over the board" sessions with clients, consultants, staff, and principal. This approach is maintained throughout the project but is especially significant during the programmatic and conceptual stages. Client input and awareness is constantly sought and maintained.

An integral part of the firm's philosophy is its absolute commitment, once a project is accepted, to meet all scheduled deadlines, time commitment, and budget requirements imposed on the project.

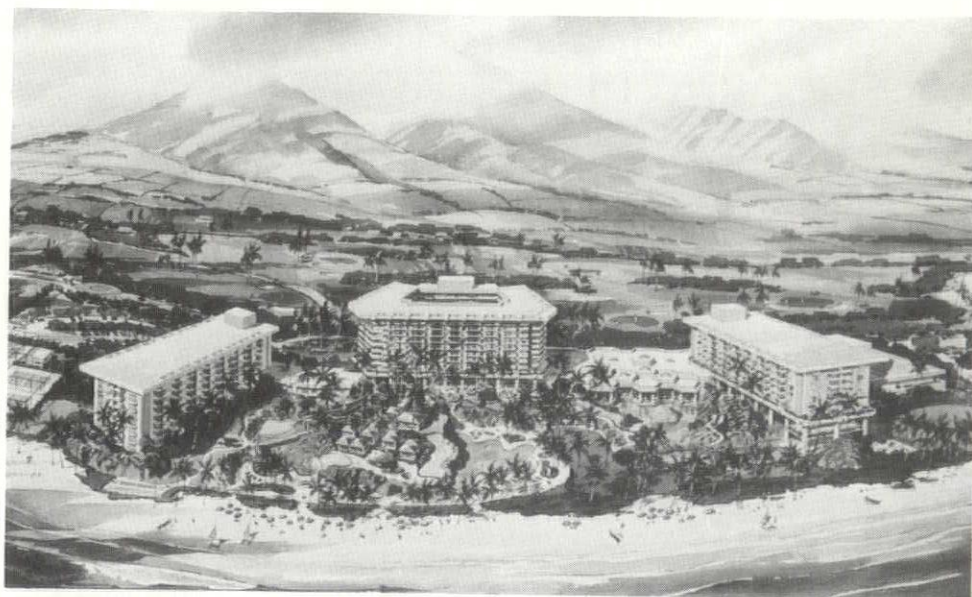
### Organizational Philosophy

A visiting client once commented upon entering the firm's office that "the firm's philosophy was apparent in the planning of its office." Except for a reception area and a conference room the office is basically one large space. The principals' desks—that also serve as desks for meetings—are drawing tables located at one end of the space. Members of the firm are constantly aware of what is happening in the office. An "open office" is maintained both in its physical and philosophical approaches.

In the expansion from an office of two principals to its present seven-member firm, it was important to the principals that each new member be able to fulfill the role of "architect" and all it entails from conceptual design to construction supervision. The design of the whole is not viewed as being separate from design of the parts.



**Kona Inn Shopping Village**



**Hyatt Regency-Maui**

## If you do business in Hawaii . . .

and want to keep track of your clients, or need to glance at building permits, tax liens, foreclosures, public hearings, real estate trans-

actions or any of a number of scintillating bits of information



PACIFIC  
BUSINESS  
NEWS

## . . . we have news for you

For information call 521-0021.

## Planning and Minority

Continued from Page 7

of Arlington Heights did indeed find another tract of land, located close to its borders than the initial centrally located tract—and it is now surrounding property owners and other villages who have intervened in the case to complain about the results of such increased density and traffic problems *not provided for or addressed by the village's comprehensive plan*, which makes the new site (apparently agreed to by both the Village of Arlington Heights and the Metropolitan Housing Development Corporation) once again unsuitable as contrary to a comprehensive plan.

### CONCLUSIONS IN A HAWAIIAN CONTEST

Where then, does this leave comprehensive planning and discrimination in housing? First of all the Supreme Court is not interested in having the lower federal courts use the general language of the Fourteenth Amendment of the federal constitution as a tool of "opening up" racially segregated communities, regardless of the receptivity of the state courts to similar claims with respect to exclusionary zoning. One may conclude that the federal judicial system is not going to open up its doors to problems of local land use and zoning based upon vague allegations of economic or racial discrimination. This may have interesting implications for any Hawaiian statutes or ordinances which may have the effect of raising costs of housing in certain areas without visibly and demonstrably intending to do so.

Second, as the U.S. Supreme Court retreats from the area of discrimination in housing (Arlington Heights is only the last in a series of such cases), many state courts continue to charge ahead with vigor into the exclusionary zoning controversy. Most state constitutions have due process and equal protection provisions similar to those found in the U.S. Constitution and

NEW



THE  
INTERNATIONAL  
COLLECTION

ORIGINATED BY FORMICA  
SERIES II - NATURALS

NINE OF NATURE'S  
MOST DISTINCTIVE DESIGNS  
EXECUTED IN  
DECORATIVE LAMINATE  
WITH A QUALITY  
THAT CAN ONLY BE  
COMPARED TO THE ORIGINAL

DISTRIBUTED BY



ALOHA  
STATE SALES CO., INC.

2829 Awaawaloa St.

Honolulu, Hawaii 96819

Ph. 833-2731

state supreme courts show an increasing willingness to ignore federal court interpretations of similar provisions in federal constitution, and to use state constitutional provisions to strike down local zoning ordinances which are discriminatory in effect, regardless of motivation (Pennsylvania, New York, and New Jersey are prime examples: *Township of Williston v. Chesterdale* (Pa. 1975); *Derenson v. Town of New Castle* (New York 1975); and *South Burlington County NAACP v. Township of Mount Laurel* (New Jersey 1975).

It is therefore clear that the limited foreclosures of federal remedies brought by Arlington Heights will not end the inquiry into whether communities can so control their use of land as to exclude all development within price ranges of persons with low and moderate income. The forum will simply change from federal to state. So it may in Hawaii also. As the framing of land use issues here are, for reasons of history and geography, unique, that is a salutary development.

Finally, it is clear from this and both the *Penn Central* case and another recent decision involving referendum and zoning (*City of Eastlake v. Forest City Enterprises*), that the federal courts are increasingly willing to give substantial effect to seemingly unbiased land use decisions of local governments, if they appear "reasonable."

Increasingly the place to which both federal and state courts are looking for that standard of reasonableness is the comprehensive plan. To the extent that one believes in rationality in the process of making land use decisions at the governmental level and comprehensive plans and planning as the embodiment of that rationality, there is some hope that the court will veer away from its previous disregard of planning processes, in this the U.S. Supreme Court's most recent foray into the field of land use controls. As Hawaii embarks on a new round of plans and laws to implement these plans at both the state and local level, this new emphasis may form a positive backdrop for the enforcement of such plans in the courts of this state. FA

# CONCORD INTERNATIONAL

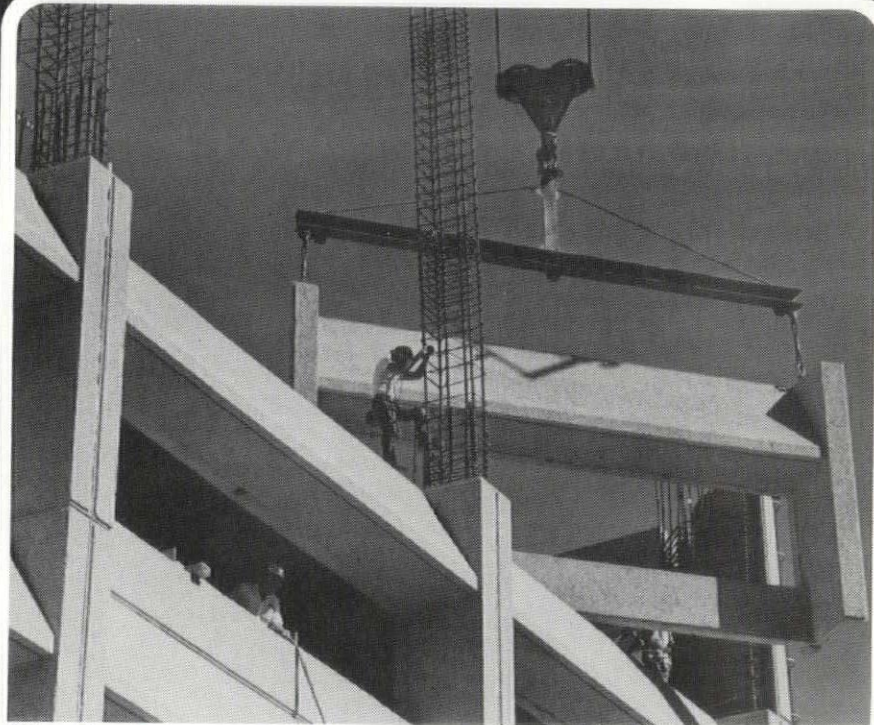
HAWAII BRANCH

MANUFACTURERS REPRESENTATIVE/DISTRIBUTOR FOR:

- DOW CORNING
  - Silicone Sealants
  - Urethane Foam
  - Caulkings
- AMERICAN DISPENSERS
  - Washroom Accessories
  - Bathroom Accessories
- SCHLAGE LOCKS
- NEF METAL RAILINGS
  - Bronze & Anodized
- LIFE TIME FAUCETS & SINKS
  - Commercial
  - Home
- CLARIDGE
  - Chalkboards
  - Blackboards

FOR INFORMATION AND FREE BROCHURES:  
**CALL 536-3613** 819 South Beretania, Suite 104  
 Honolulu, Hawaii 96813

## CONCRETE



Pioneer Plaza: Designed & Developed by Pioneer Properties, Inc.; Architects Hawaii, Architects

## Member in Good Standing

You can do almost **anything** with Concrete. And you can do it **right** in Hawaii! Take this big, wide, and handsome window frame. Fashioned by expert craftsmen, it's a part of a magnificent addition to the downtown Honolulu skyline. Versatile precast Concrete is made to order for cutting costs, reducing construction time, and providing innovative architects and builders with superior quality control. It's a good member of the team. For a full range of technical aids to make your ideas for using off-site precast Concrete work for you, call CCPI's Research Library at 833-1882.



**CEMENT AND CONCRETE PRODUCTS INDUSTRY OF HAWAII**  
 Suite 1110 / Control Data Building / 2828 Paa Street / Honolulu, Hawaii 96819

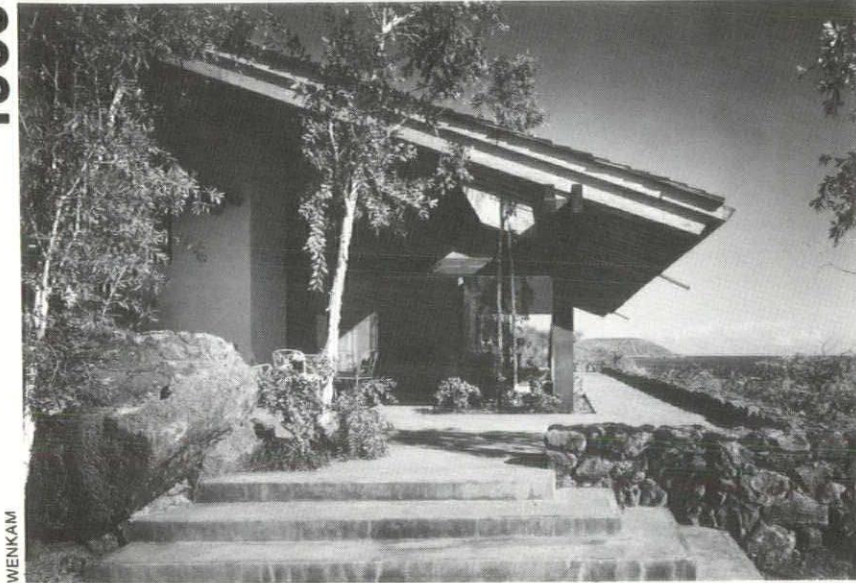


Laurels

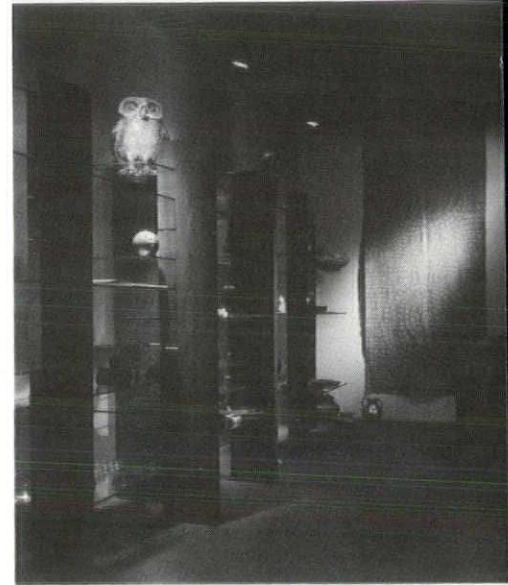
# AIA Awards Retrospect

This issue concludes our HS/AIA Awards Retrospect with the years 1966, 1967 and 1969. There were no awards given in 1968. Next month we will begin a series presenting some of the award-winning buildings for 1979. As memories dim, it will be just as interesting and enlightening to look back on the past decade of design as it was to review the decade of 1958 to 1969.

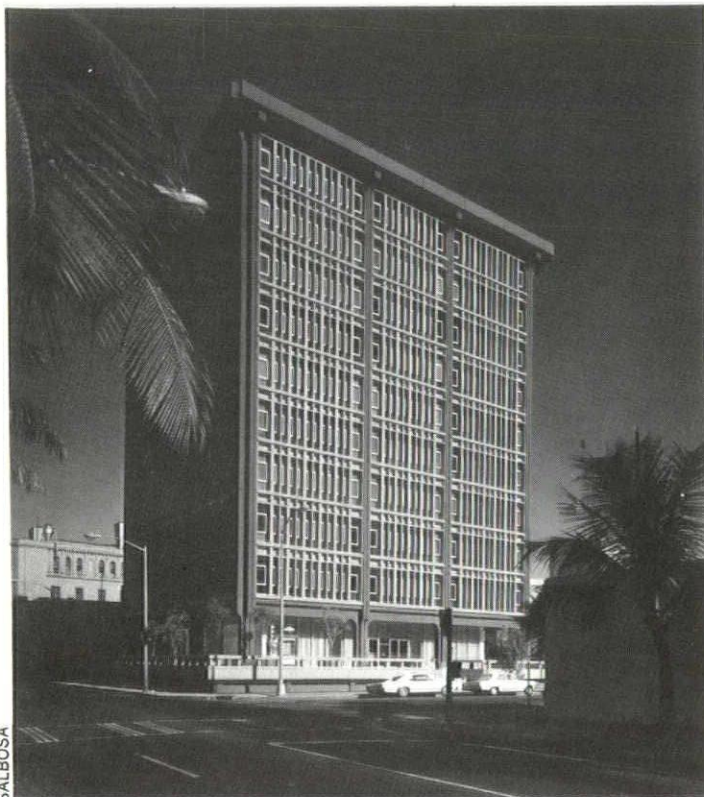
1966



**Charles Rolles Residence**  
Thomas O. Wells



**Great Things Store**  
Thomas O. Wells



**City Bank of Honolulu**  
Takashi Anbe & Associates/  
Walter K. Tagawa



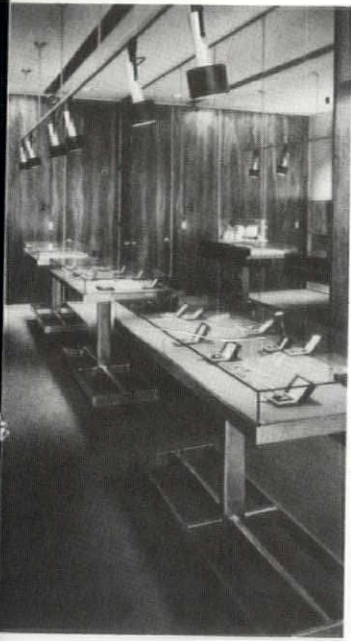
**Mr. & Mrs. John Bolman Residence**  
Charles J.W. Chamberland



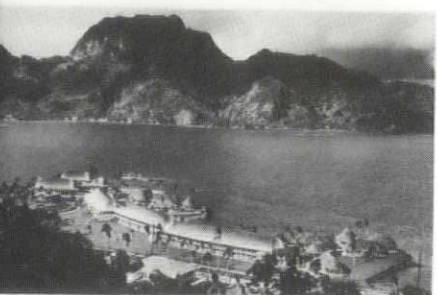
**First Hawaiian Bank**  
Pearl City Branch  
Haydn H. Phillips



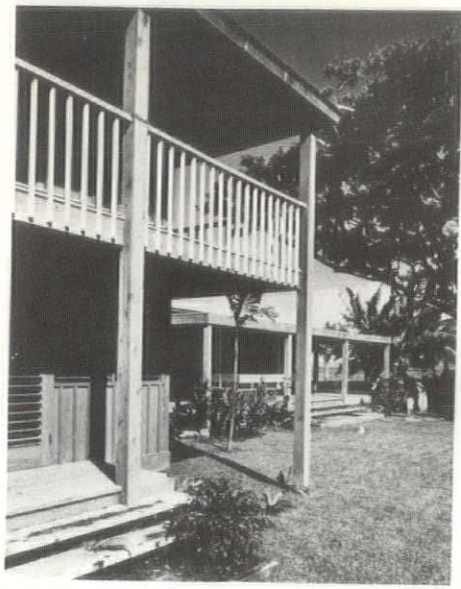
Marc Seastrom for  
Carol & Mary  
Vladimir Ossipoff & Associates



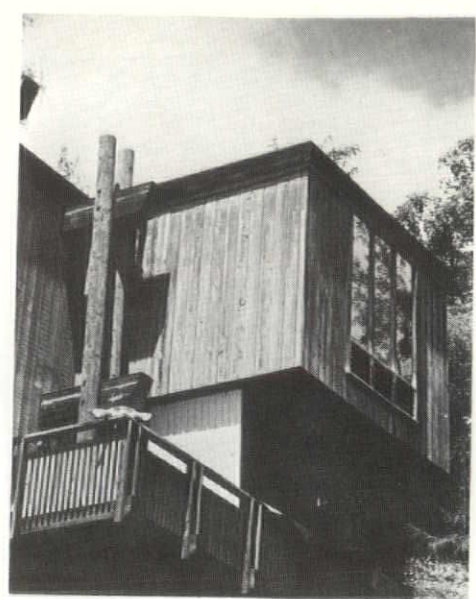
Marc Seastrom for Carol & Mary  
Vladimir Ossipoff & Associates



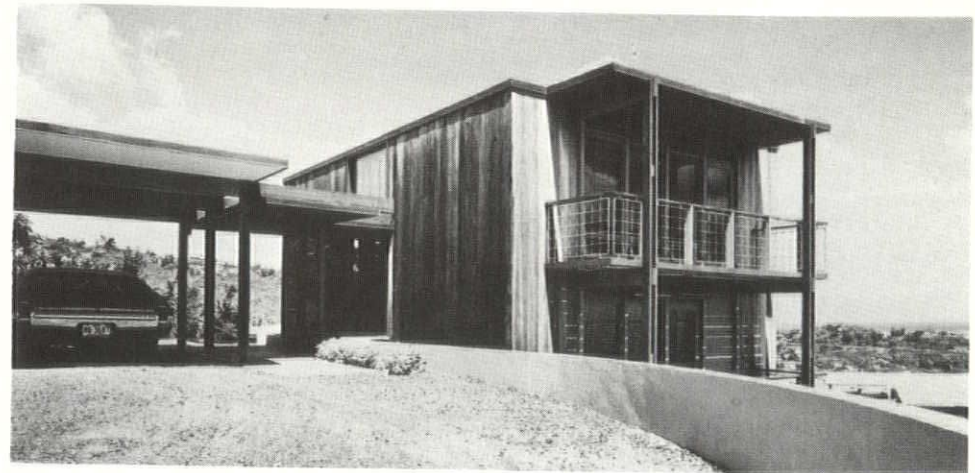
Hotel Pago Pago Intercontinental  
Wimberly, Whisenand, Allison & Tong



Kurt Johnson Residence  
George T. Johnson



Edward M. Brownlee Residence  
Wimberly, Whisenand, Allison & Tong



House for Hirata Builders  
Charles J.W. Chamberland

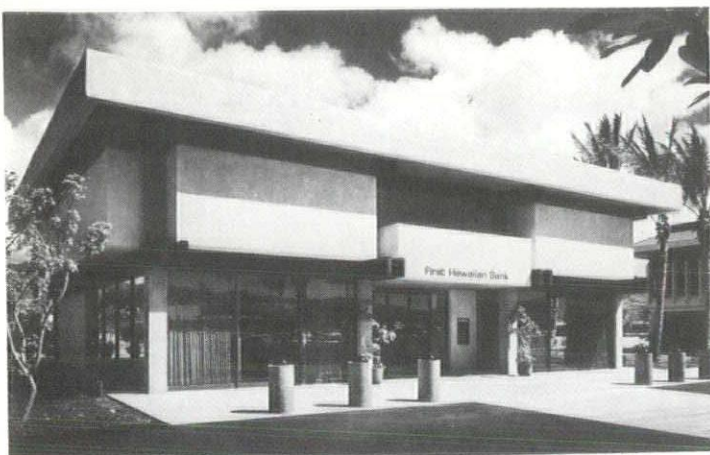


Royal Kaanapali Golf Course Clubhouse  
Wimberly, Whisenand, Allison & Tong

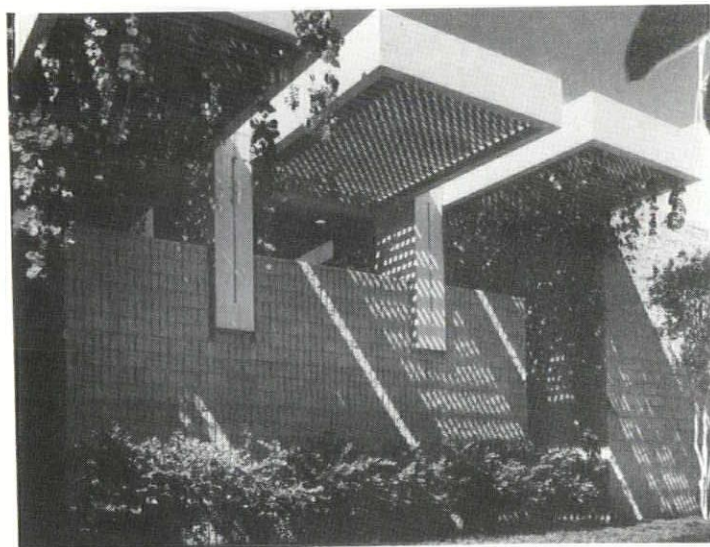
# AIA Awards Retrospect

Continued from Page 13

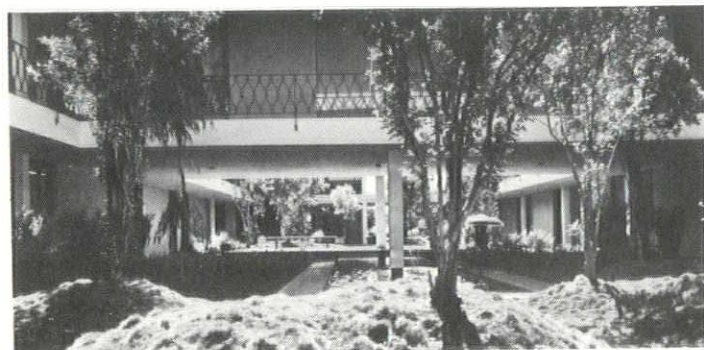
1969



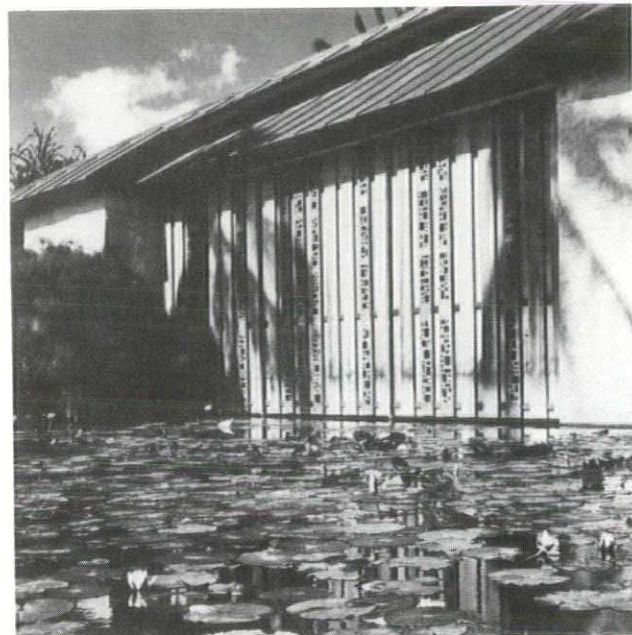
**First Hawaiian Bank/Hawaii Kai Branch**  
Au, Cutting, Smith & Associates



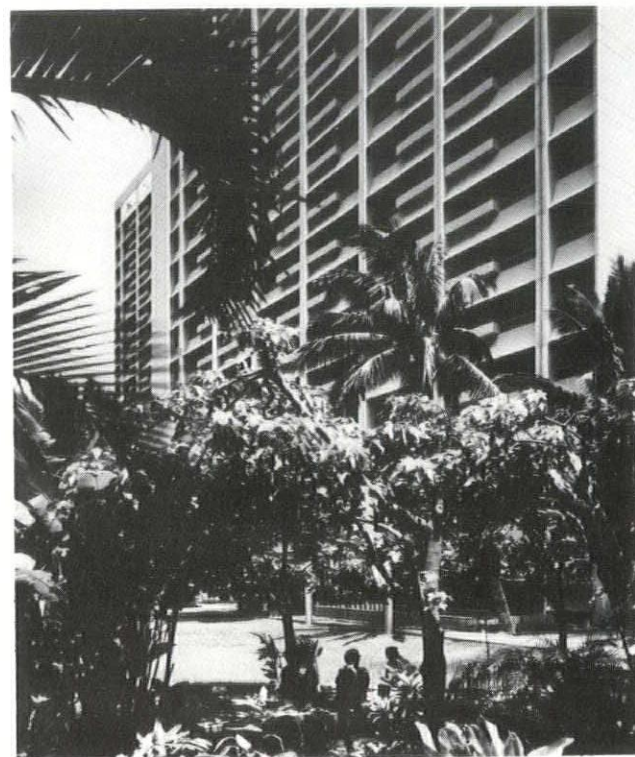
**First Federal Savings & Loan Building**  
Lemmon, Freeth, Haines & Jones



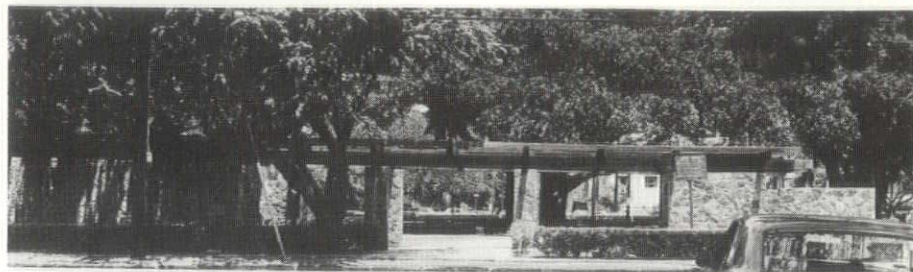
**Garden Court Office Building**  
Donald D. Chapman



**Robert Thurston Memorial Chapel**  
Vladimir Ossipoff & Associates



**Makua Alii**  
Frank Slavsky & Associates



Thomas Square Comfort Station Thomas O. Wells

CARLSON/MEYERSON




# Where to go For BUSINESS DINING



## RESTAURANTS & CATERING


## relax at ray's . . .

. . . after all, isn't that  
what *lunch* is all about?



### y'sray's ray's seafood restaurant

4th floor/waikiki shopping plaza/2250 kalakaua  
validated parking/reservations **923-5717**



## OLLIE'S TROLLEY

THE ULTIMATE ACHIEVEMENT  
IN HAMBURGERY

### DOWNTOWN - UNION MALL

DOWNTOWN DELIVERY 10 a.m. to 2 p.m.  
**531-0579**  
Open 7:00 am-6:00 pm Sat 7:00 am-4:00 pm



**Breakfast - Lunch - Cocktails  
in the heart of Downtown.**

<b>M's Coffee Tavern</b> 6:30-2 P.M.	<b>Cheerio Room OPEN</b> 9:00 A.M.
---	---

"No Sir, there is nothing which  
has yet been contrived by men,  
by which so much happiness is  
produced, as by a good tavern  
or inn,"

*Samuel Johnson*





## Like Like


**Drive Inn Restaurant  
open 24 hours!**

### Order ANYTHING on our Extensive Menu ANYTIME!

*Have dinner in the morning, breakfast at night!*

**We're NOT on the  
Like Like Hwy!**

735 Keeaumoku



## the sky's the limit...



**RAMADA INN**  
**836-3636**

full salad bar  
delicious hot entrees • desserts • bar  
menu service available 11:30 a.m. - 2 p.m.  
**3253 N. Nimitz • at the airport**  
*We're building a reputation not resting on one.*

Waikiki Shopping Plaza - 4th Floor

## Crêperie De Touraine

WINES AND COCKTAILS  
Lunch from \$3.50 - Dinner from \$5.50  
Open 11 AM to 11 PM - 7 Days  
Validated Parking  
Tel. 923-1128

**A TASTE OF FRENCH  
COUNTRY COOKING IN PARADISE**  
*Thin crepes filled with your favorite  
meat, seafood, vegetables, fresh fruit  
and ice cream!*

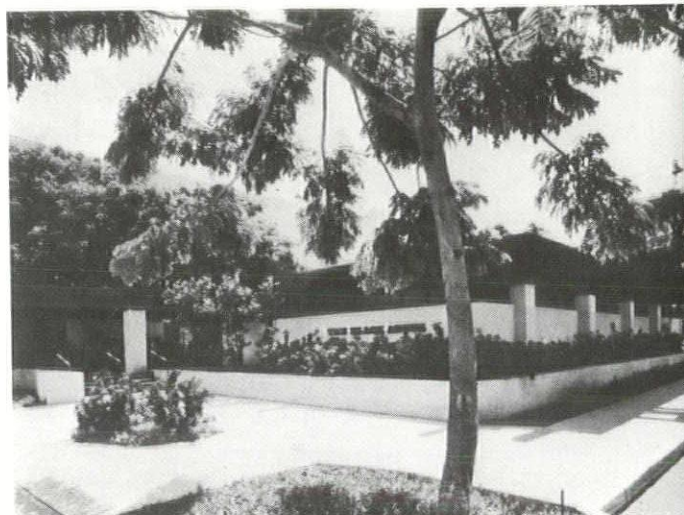
# AIA Awards Retrospect

Continued from Page 15

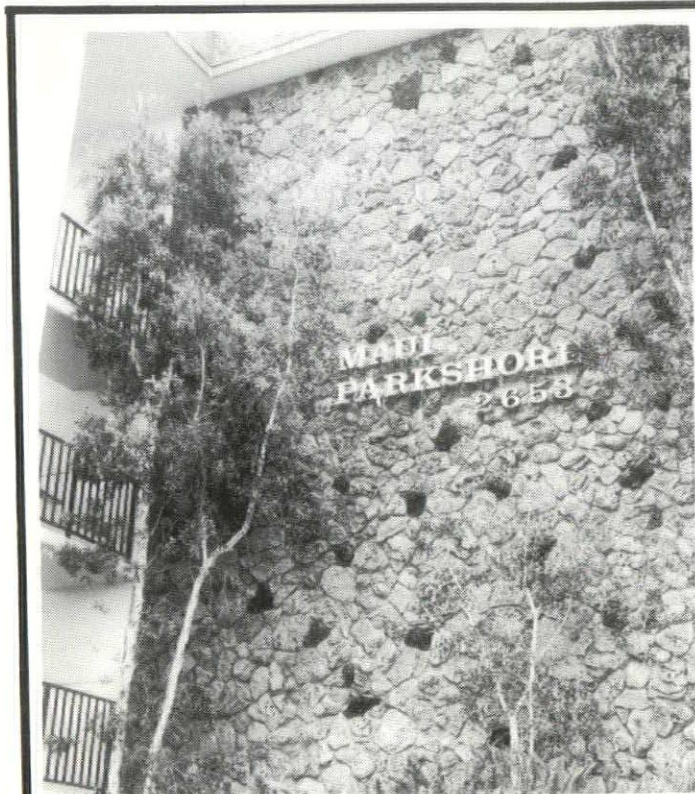


WENKAM/SALBOSA

**Waimea Village Inn**  
Thomas O. Wells



**The Black Angus Restaurant**  
Thomas O. Wells



## Cultured Stone Better than Natural Rock

The Maui Parkshore owners wanted a natural stone for portions of the exterior to blend with the surroundings. Because of a potential water seepage problem with natural rock, Park & Associates, Inc., Architects and Engineers, elected to use a veneer of cultured stone to face a conventional hollow tile wall.

Cultured Stone Veneer is produced in a unique molding system from a type of Portland Cement, pumices and mineral oxide colors. This is the Moss Rock, of which there is a total of some 3,000 sq. ft. Also available is Black Lava, Regular Drift, Palo Verde and Glacier.

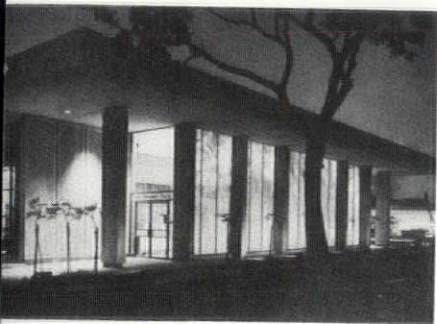
**CULTURED STONE VENEER** *STUCCO STONE of California*

Haleakala Masonry on Maui did the installation. Many other projects in Hawaii—both residential and commercial, are using this product for interior as well as exterior facings.

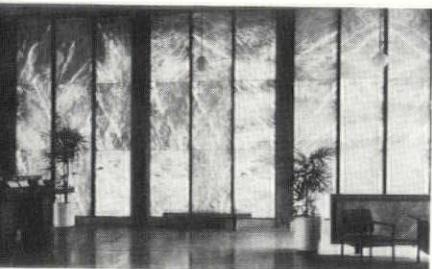
You and your clients are welcome to visit our showroom to study this product and our complete line of Ceramic Tile.

## Central Pacific Supply Corporation

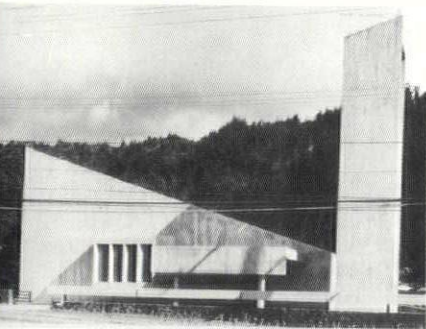
2855 Kaihikapu Street, (Mapunapuna area), Honolulu, Hawaii 96819 • Phone 839-1952



**First Hawaiian Bank/Moanalua Branch**  
Haydn H. Phillips



**First Hawaiian Bank/Moanalua Branch**  
Haydn H. Phillips



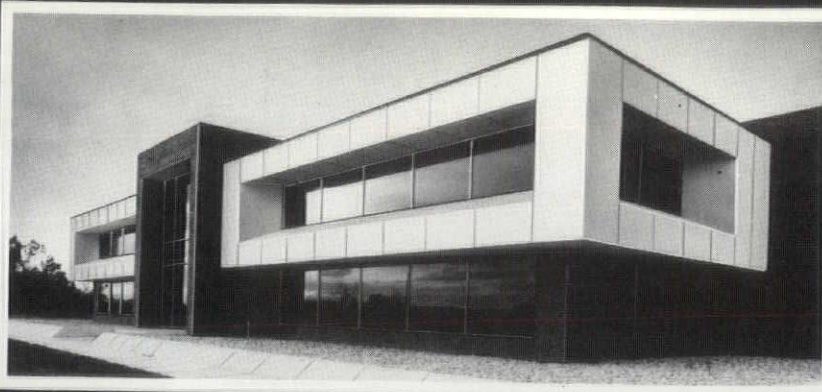
**St. Stephen's Catholic Church**  
Lee, Tagawa & Roberson

## CLASSIFIED NOTICES

Call 521-0021 to place a classified ad. \$3.50 per line +4% tax, 4 line minimum, approximately 5 words per line. Payment must accompany order.

**"STAINED GLASS**  
by Greg Monk"

Commercial and Residential  
Call 531-2933, 637-6904



## "That's a Butler building?"

Yes, that is a Butler building.  
In fact, you probably see beautiful Butler buildings all the time and don't know it.

Because Butler buildings offer total design flexibility and can be as tasteful and dramatic as any building.

Yet, they also give you all the important time and money savings

of systems construction.

To learn more about Butler buildings, give us a call.

**DURA/CONSTRUCTORS, INC.**

Lic. No. BC-6744

91-313 Kauhi Street

Ewa Beach, Oahu, Hawaii 96706

(808) 682-4536



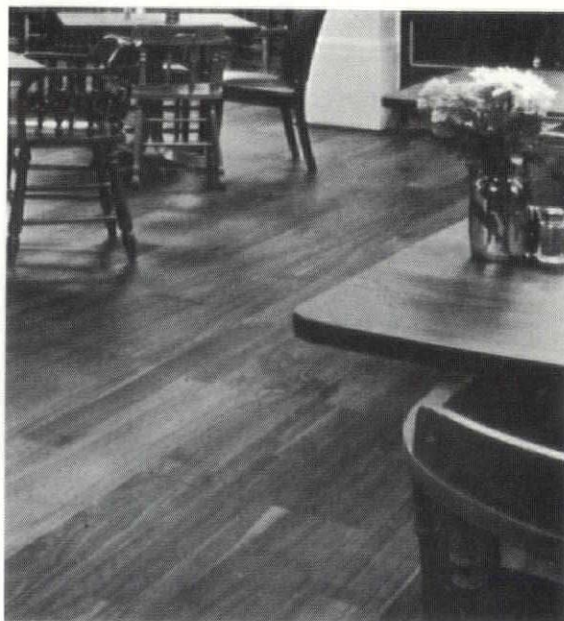
86021B

## KOA FLOORING By GenuWood™ II

**Real Koa.  
Bonded in  
durable vinyl.**

Elegant Koa flooring, lustrous and warm yet as easy to maintain as a kitchen floor. An invisible shield of tough, easy to clean vinyl protects from scuffs, scratching and spills. GenuWood™ II vinyl bonded Koa flooring is more resistant to abrasion than vinyl tile and vinyl asbestos, and will not show wear or traffic patterns. GenuWood™ II sandwiches carefully selected Koa veneers between a thick surface layer of permanently bonded, invisible, moisture resistant vinyl and core layers of fiberglass and vinyl.

Available in 4" x 48 planks, random planks, and squares, 9" and 12".



**paul rasmussen inc.**

VISIT OUR NEW SHOWROOM

**422 keawe st./honolulu/phone 521-3818**

# Citizens Advisory Committee For the Oahu Metropolitan Planning Organization

by CHARLES A. EHRHORN, AIA

Providing citizen input into local transportation planning was the major reason for creation of the Citizen Advisory Committee to the Oahu Metropolitan Planning Organization (OMPO) in May 1977. OMPO is the transportation advisory body to the state and city. Its Policy Committee is made up of city and state legislative representatives.

The primary responsibility of the Citizen Advisory Committee is to advise the Policy Committee on the general activities of the Oahu Metropolitan Planning Organization—the Overall Work Program, Transportation Improvement Program, Transportation Systems Management Element and the Long Range Plan. Each document represents a

significant phase of the transportation planning that occurs annually for the Island of Oahu. Citizen involvement starts with the development stages and is not simply the review of final reports.

When the Citizen Advisory Committee was created, 23 organizations representing a wide range of community, business, professional, environmental and ethnic interest groups were invited to send representatives. Community interest has grown such that the Policy Committee has increased the membership to 34, thus including organizations who have regularly sent representatives to the monthly meetings.

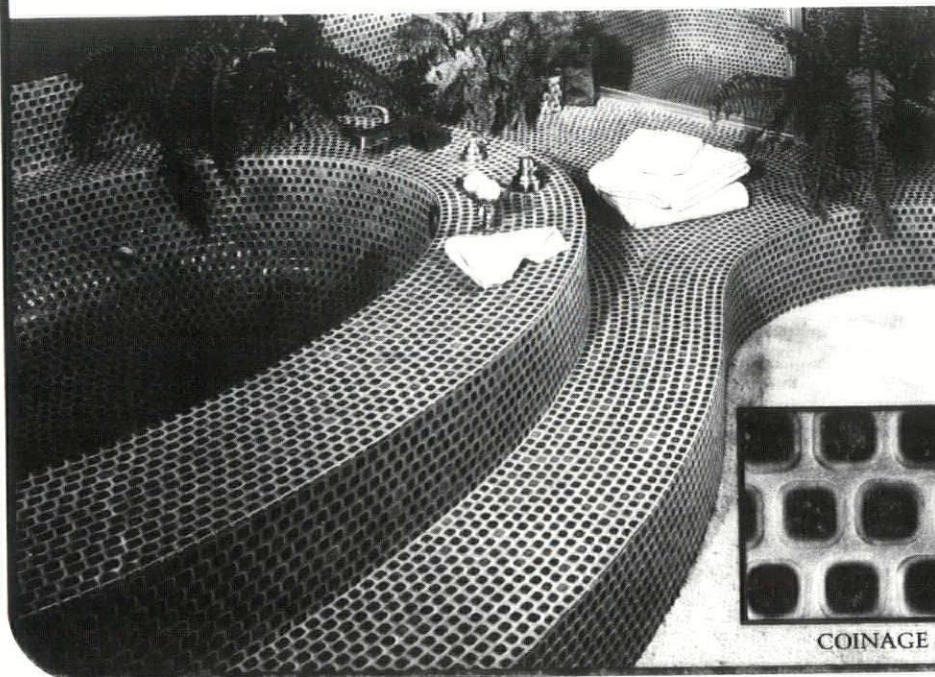
Since its beginning, the Citizen Advisory Committee has devoted considerable time understanding

the planning process and providing productive input to the Policy Committee. The recent completion of a poll of the transportation positions taken by the member organizations is an example of action taken by the committee as input to the Policy Committee. Member organizations were polled on four issues:

- 1—Construction of TH-3
- 2—Construction of the 14-mile bus-rail system
- 3—Construction of a deep draft harbor at Barbers Point
- 4—Construction of a new general aviation airport on Oahu

Not only were the positions of the member organizations sought, but more importantly, the reasons behind each position. It was recognized that each of these four issues

## When you specify LATCO you go with a winner.

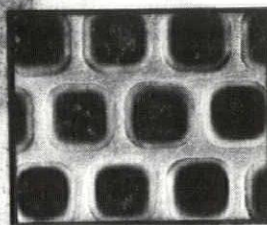


Coinage was the LATCO tile, tile contractor Herman Schock of Northridge, California, specified for this award-winning Roman bath.

But LATCO Valencia did the honors in his award-winning kitchen. And LATCO Rajah reigned supreme in his award-winning bar. All part of the Ceramic Tile Institute's 1978 Judge's Award for the best use of tile in a single-family dwelling.

Schock uses LATCO because, after 11 awards in 11 years, he knows it's a winner.

Let us introduce you to the LATCO winners' circle of specialty tiles.



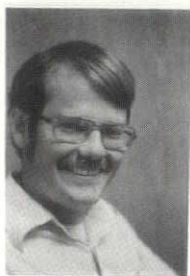
COINAGE

Distributed by

*Coast Enterprises  
of Hawaii, Inc.*

3159 Koapaka Street

836-2677



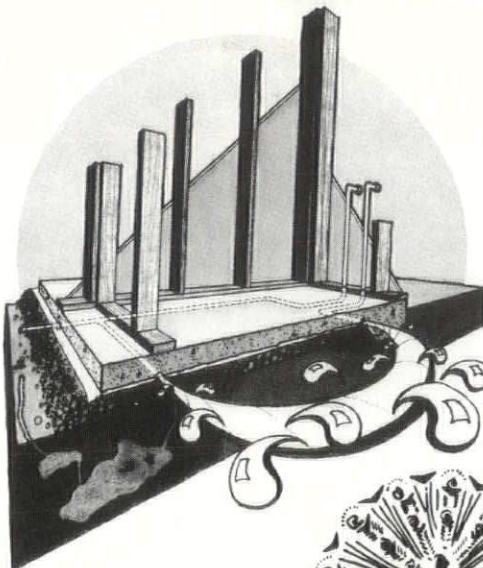
**Ehrhorn**

is in a state of flux. Member positions will most likely change as new information becomes available. Each organization was free to select its own means for taking a position. As an example, the Hawaii Society of the American Institute of Architects developed its position based upon action taken by the HS/AIA Executive Committee and earlier polls of the membership. These positions were:

- 1—TH-3: No
- 2—14-mile bus-rail system: YES
- 3—Construction of a deep draft harbor at Barbers Point: Abstain
- 4—Construction of a new gener-

**Continued on Page 20**

## PERMANENT TERMITE PROTECTION



Now a PATENTED SYSTEM is available which gives lifetime protection from subterranean termites. The Peacock Underground Termite Control System.

This proven, low cost system has a lifetime, transferrable guarantee. It is installed prior to slab pour and allows periodic retreatment of sub slab soil.



**Peacock Roofing & Termite Co., Ltd.**  
 2726 Wai Wai Loop, Honolulu, Hawaii 96819  
 Phone 836-1741

## LANDSCAPE OFFICE INTERIORS

Custom Architectural Acoustical Walls and Screens



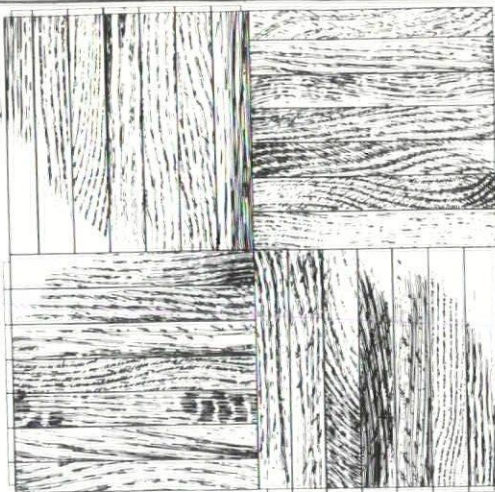
**artmet**  
 PRODUCTS CO.

distributed by

**T. R. COMPANY**  
 1517 Kapiolani Blvd.  
 949-2011

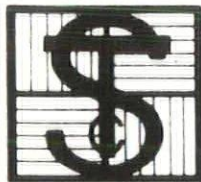
# Solid Oak Parquet Floor Covering

Hartco



150,000 sq. ft. of inventory and 144 patterns to choose from. Visit our showroom and experience the lasting beauty in hardwood floors of:

OAK    KOA    OHIA    CHERRY    ASH  
MAPLE    WALNUT    TEAK    KEAWE



**SANDERS TRADING COMPANY, INC.**  
**HARDWOOD FLOORING**

533-6794    373-3311  
Showroom: 1211 Kona St., Honolulu, Hawaii 96814



**Happiness is  
pushbutton elevator service  
that's both reliable and affordable.**

Elevators that are activated by hundreds of hands every day, perhaps every hour, need expert professional **preventive maintenance** service. And, as a user, you want fast **emergency** service whenever you need it.

Amelco Elevator maintenance service includes all of this, and also helps to balance your condominium budget. Nowadays, that's a very happy thought. Call for a comparison estimate with what you are paying now.

**Ready for that Happy Number? It's 845-3291.**



**Amelco Elevator** An Hawaiian Company

2308 Pahounui Drive / Honolulu, Hawaii 96819 / Phone 845-3291

## OMPO

Continued from Page 19

al aviation airport on Oahu: YES

The Citizen Advisory Committee represents differing interests and knowledge of transportation among its members. Therefore, time has been spent informing the membership on certain relevant transportation issues. Monthly meetings have included speakers or panel participants. These have included:

1—A presentation on the State Action Plan, prepared by the State Department of Transportation. The State Action Plan describes how the agency considers social, environmental, and economic concerns in planning for transportation.

2—Environmental considerations in transportation planning which saw panel participants addressing aesthetics, air, noise, and water quality.

3—Presentation on water transportation planning for Oahu which covered the future of Honolulu Harbor, Sand Island, and the downtown waterfront.

4—A panel presentation on the need for a general aviation airport for Oahu.

5—A presentation by the Department of Transportation Services addressing projected changes in land use around five stations of the proposed Bus-Rail System for Honolulu.

Those members interested in more in-depth or more technical issues, joined subcommittees in accordance with the directions established by the Policy Committee of the Oahu Metropolitan Planning Organization. Through the subcommittee structure, members are involved in more detailed transportation matters than is possible at the monthly meetings.

As an example, the Overall Work Program (OWP) subcommittee reviewed and assisted in writing proposed work elements for the OWP document. The document describes all transportation planning projects to be performed within a given year.

The subcommittee members wrote three work elements for the draft FY1980 OWP. These included,

"Highway Design and Beautifica-

Continued on Page 22

HAWAII ARCHITECT

# How To Save Money Building A Building:

## Use One Water Heater.

Put Central Gas Water Heating into your next condo and you get all kinds of advantages.

Like saving on first costs — \$75 or more a unit. Extra space. More room to each apartment for a closet or such. And when the building's up, owners end up paying less for hot water because master metering means wholesale gas rates; it's cheaper to serve many than one.

What's more, Central Gas Water Heating readily adapts to solar energy systems — something that individual electric units can't do.

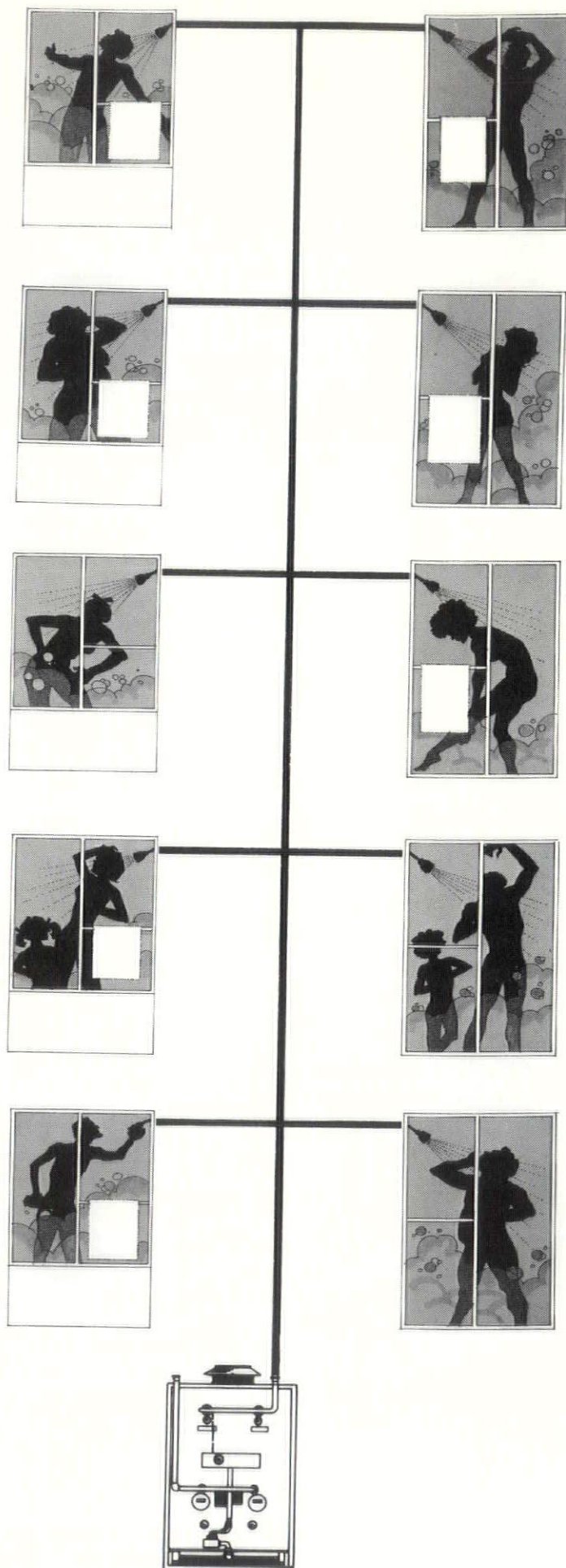
Call us. Let's talk the pros and cons of Central Gas Water Heating. Charlie Bazell and Ed Inouye. 548-2113.



**THE GAS COMPANY**  
A PACIFIC RESOURCES, INC. COMPANY



An equal opportunity employer



**ADDS** local messenger  
service

**ADDS** up to delivery  
savings

- SAVE GAS
- SAVE TIME

— We're efficient —

17 Years in the messenger business

DAILY	CONTINUOUSLY
Hawaii Kai	Airport
Waipahu	Mapunapuna
Pearlridge	Downtown
Kailua	

Other delivery areas also available  
from offices to job sites

Call or write for rate card Phone:  
946-1565



1400 Kapiolani Blvd. Suite C8 Honolulu, Hi.

## Keeping Hawaii Plastered



### Exterior stucco finish

AST is a beautifully rugged heavy texture which will give your project that "something extra." It is a specifically formulated product to be applied in one heavy coat, without checking or cracking. The coarse aggregate adds to the beauty of the texture by creating troughs and remaining exposed.



Plaster Information — Don Morganella

**PACIFIC BUREAU FOR  
LATHING & PLASTERING**

905 Umi St. — Rm. 303 — Ph. 847-4321

# OMPO

Continued from Page 20

tion," "Noise Evaluation of Interstate Route H-1 between Punchbowl Street and the University Interchange," and "Air Traffic Noise Monitoring and Noise Complaint Correlation."

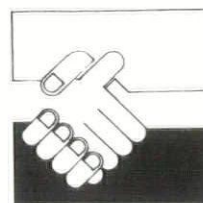
These work elements were presented to the Citizen Advisory Committee for review and approval before being submitted to the Policy Committee. The subcommittee also reviewed work elements prepared by the State and City agencies for the GY1980 OWP.

Two other very important subcommittees are the Transportation System Management Subcommittee and the Mass Transit Subcommittee. Both subcommittees have been instrumental in educating the CAC as a whole as well as working with various public agencies.

In summary, the Citizen Advisory Committee of the Oahu Metropolitan Organization continues to serve as an educational and discussion forum on transportation planning taking place in the community. Of particular importance, is the committee's role as an advisor to the Policy Committee, the Technical Advisory Committee and the Executive Director of the Oahu Metropolitan Planning Organization.

The committee's actions, reviews and comments on transportation elements serve as important input both to the organizations they represent, as well as to the Policy Committee. The future will continue to see a greater "two-way flow" of information between community interest groups and the Oahu Metropolitan Planning Organization.

Ehrhorn is an architect/planner with Belt, Collins & Associates, engineers, planning, landscape architects, and architects. He has been active on the Citizen Advisory Committee for OMPO and has recently been elected to serve as the committee's chairman for the coming year. He is currently secretary-treasurer for the Hawaii chapter of the American Planning Association. Following high school in Hawaii, he received his architectural degree from the University of Oregon and a Master of Urban Planning from Cornell University. HA



## New Members

J. PETER JORDAN; AIA Member; Media Five, Ltd.; B. Arch., Rice University, MBA Georgia State University. Spouse: Carolyn L. Hobbies: Photography, liturgy.

MICHAEL JOHN BATCHELOR; AIA Member; Studio Six, Inc.; Diploma in Architecture, University of Leeds U.K. Spouse: Socorro. Children: Michelle, 1. Hobbies: sailing, fly fishing.

FRANCIS EDWARD SKOWRONSKI; AIA Member; Territorial Architects, Ltd.; B. Arts and M. Arch. Syracuse University.

TOMM SMAIL; AIA Member; Wimberly, Whisenand, Allison, Tong & Goo; B. Arch., North Dakota State University. Spouse: Joyce.

## HAWAII ARCHITECT ADVERTISERS INDEX AUGUST 1979

AIRPORT RAMADA INN	15
ADDS MESSENGER SERVICE	22
ALOHA STATE SALES	10
AMELCO ELEVATOR	20
C.C.P.I.	11
CANTON RESTAURANT	23
CENTRAL PACIFIC SUPPLY	16
COAST ENTERPRISES	18
COLUMBIA INN	23
CONCORD INTERNATIONAL	11
CREPERIE DE TOURAINE	15
FLAMINGO RESTAURANTS	23
GARDEN COURT	23
GASCO, INC.	21
HAWAII BUTLER BUILDERS	17
HAWAIIAN AIRLINES	5
IMUA BUILDER SERVICES, LTD.	24
LIKE LIKE DRIVE INN	15
M'S COFFEE TAVERN	15
MIRAMAR HOTEL	23
OLLIE'S TROLLEY	15
PACIFIC BUREAU FOR LATHING & PLASTERING	22
PAGODA	23
PEACOCK ROOFING AND TERMITE	19
PAUL RASMUSSEN, INC.	17
RAY'S SEAFOOD	15
MIKE ROSS & ASSOCIATES	7
SANDERS TRADING CO.	20
T.R. COMPANY	19
TERUYA RESTAURANT, INC.	23
TILE MARBLE & TERRAZZO	2
WOODSHED RESTAURANT	23



# Where to go For BUSINESS DINING



## RESTAURANTS & CATERING

**Columbia  
INN**

645 KAPIOLANI BLVD.  
"TOP OF THE BOULEVARD"

Restaurant-Bar-Coffee Shop

OPEN 24 HRS.  
(except the wee hours of Monday morning)



The Business Lunch  
Can Be Better  
Than Ever

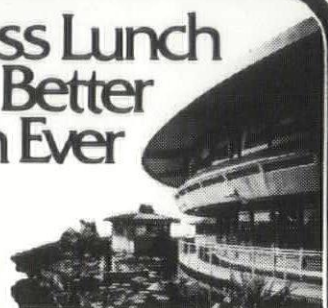


**PAGODA**

FLOATING RESTAURANT

1525 Rycroft St. Phone 941-6611

U-H CORPORATION



**Arthur's**

Luncheon served from 11AM to 2PM,  
Monday thru Friday. Cocktails till closing  
at 10 PM. Light lunches on Saturdays.  
In the Davies Pacific Center, on  
Merchant and Alakea Sts. Phone 521-7133.

*A Flamingo Restaurant*

The  
**Woodshed**

Quiet, cozy atmosphere—perfect for business lunch-  
eons or dinners. Meeting room available for larger  
gatherings.

**STEAKS • SEAFOOD • COCKTAILS**

11 am to 2 pm Mon. thru Sat. SALAD BAR  
**Hours:** 5 pm to 9 pm Sun. thru Thurs. —with lunch  
5 pm to Midnite Fri. & Sat. and dinner

1820 Algaroba St.

Tel. 946-1421

(1½ blocks ewa of McCully St.)

**GARDEN COURT**

RESTAURANT AND COCKTAIL LOUNGE



SELF-SERVICE CATERING

We prepare the food you want—you pick it  
up in non-returnable containers. An  
inexpensive way to host T.G.I.F. or pauhana  
parties, receptions. Or use our banquet  
room and facilities adjacent to the Garden  
Court Restaurant at Ala Moana.  
Phone 941-2345 ext. 6006.

**LIBERTY HOUSE**

AN amfac COMPANY

**Now, we're open till  
midnight.**

We cordially invite you to come and enjoy our  
fine family dining during our new extended hours:

**Monday - Friday, 6 a.m. to midnight;**

**Saturday, 8 a.m. to midnight;**

**Sunday, 8 a.m. to 9 p.m.**



**teruya's**

1333 River Street  
Phone 533-1218

Breakfast • Lunch • Dinner  
Open Daily 6:00 A.M.

Dinner Show—"Oriental Fantasy"

THE  
**parrot  
house**

HOTEL MIRAMAR

HAWAII

2345 Kuhio Avenue  
Phone: 922-2077  
Validated Parking



廣州酒家

**CANTON RESTAURANT**

Finest Chinese Cuisine Bar Service

Validated Parking at Kukui St. Entrance

50 S. Beretania St. Kukui Plaza (Corner Fort St.)

Open 7 days a week—11 am. - 10 pm.

Take Out Orders Call 533-2931



00060 1 & GAC  
ADMINISTRATOR, COMPONENT AFFIARS  
AMERICAN INST. OF ARCHITECTS  
1735 NEW YORK, NW  
WASHINGTON DC 20006

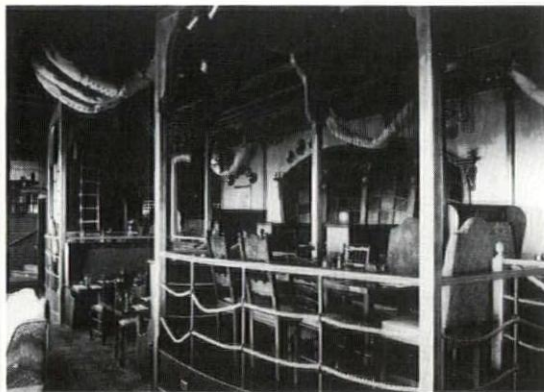
# You inspire us.



Alioto's Restaurant



Spats in the Hyatt Regency



Horatio's in Ward Warehouse

From the inspiration of good architectural plans and the talent of professional interior craftsmen come all the many varieties of public service centers like these illustrated dining places.

Recommend us. You do yourself a favor. And we, of course, appreciate your confidence. We work hard to earn it.

833-1811



**IMUA  
BUILDER SERVICES, LTD.**

Plant, Warehouse, and Yard at  
855 Ahua St., Honolulu 96819