

G. Traphagen



JORGENSEN METAL ROOFING

- Custom rolled in Hawaii for immediate delivery
- Available in 8 colors and 4 profiles
- Installed easily without specialty trades
- Proven durability in Hawaii
- Competitively priced

For more information and specifications call 836-1611



EARLE M. JORGENSEN CO.

STEEL • CULVERT • FASTENERS • GALVANIZING • ROLL FORMING
2655 Waiwai Loop • Honolulu, Hawaii 96820 • (808) 836-1611

HAWAII ARCHITECT

Volume 9, Number 12

December, 1980

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

Jack Lipman, AIA

Vice President/President-Elect

Don Chapman, AIA

Secretary

Robert H. Hartman, AIA

Treasurer

Art Weber, AIA

Directors

Tom Culbertson, AIA
Spencer Leineweber, AIA
Francis Oda, AIA
Gordon Ogata, AIA

Associate Director

Leland Onekea

Hawaii Architect Personnel

Co-Editors

Shannon McMonagle
Glenn E. Mason, AIA

Contributing Editor

Ali Sheybani, APA

Staff

Rob Hale, AIA
Michael J. Leineweber, AIA
Curtis Miyamura

Art Director

Jan Olin Nakamura

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

12/80

Contents:

Headlines:	1980 in Retrospect By Jack C. Lipman, AIA	4
-------------------	--	---

Historical:	Oliver G. Traphagen, FAIA 1897-1907 In Hawaii By Glenn E. Mason, AIA	6
--------------------	--	---



Index:	Hawaii Architect Themes for 1981	14
---------------	-------------------------------------	----

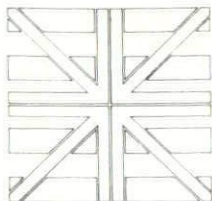
ASLA:	Giving Living Plants for Christmas By Norman C. Bezona County Extension Agent, University of Hawaii	15
--------------	---	----

A.E. Liabilities:	Construction Review— Safety and Services	18
--------------------------	---	----

New Products:		22
----------------------	--	----

Kudos:	Architects in Schools	30
---------------	-----------------------	----

Cover:	Portion of the front of the Palama Fire Station, by Traphagen, 1901.	3
---------------	--	---



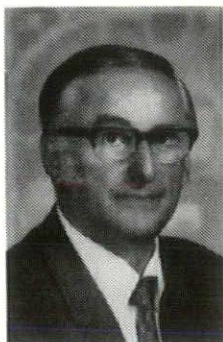
Headlines:

1980 in Retrospect

by JACK C. LIPMAN, AIA
President, Hawaii Society/AIA

In less than one month this HS/AIA administration will hand over the reins to the 1981 officers and directors you elected at the November Annual Meeting.

These past eleven-plus months seem to have flown by, with so much yet to be accomplished in order to fulfill our goals and the many interests of our membership. First, however, I want to express sincere appreciation to my executive committee (and in particular, to our executive secretary, Beverly McKeague) for the time and effort they have spent and the support they have given me this past year. When I realize the amount of work that it takes to run a state component such as our Society, I can certainly understand why national AIA has such a large staff.



Jack Lipman, AIA

It seems that each year presents one major challenge for the Society, and this challenge always takes more time and effort than anticipated. Ours, this year, have been the office fires. Since September 1979 to early March 1980, we have had three fires. The resulting holes in the floors and the roof above have caused us to operate in an "ofuro." Delightful as it sounds, we finally had to move out. (We ran out of towels and it was the rainy season.) To avoid litigation on our claims, however, months were spent in negotiations and in the search for new quarters. At least we can now say that the legacy the 1980 executive committee will leave our successors will be a new office, in a good location, and, we hope, completed and moved into by early January 1981.

As I reflect on 1980, I am pleased that we were able to reinstate the monthly dinner meetings. These have been very successful, with an average of 63 members per meeting. Add to this our Chinese New Year's party (190 attendance), the Val Ossipoff Roast (262), the Paolo Soleri breakfast co-sponsored by the State Foundation on Culture and the Arts (450), the students' award program at the University, the dinner for the Australian architects (76), and we have a total considerably over 1,500 attendees at our events this year, excluding

the State Convention at Makaha, which had not yet been held at the time of this writing.

We had seven representatives the national AIA convention in Cincinnati and an equal number at the Northwest regional convention at Eugene, Oregon this year. As most of you are aware, Honolulu was selected, this year, for the National Convention in 1982, when we will expect 5,000 architects and their spouses. This has necessitated our developing a "sales" exhibit for the 1981 convention in Minneapolis, currently being designed.

Our membership has grown in 1980 from 465 to 489, including off-island members and members of all categories. We have 28 past presidents who are our senior resource group known as PPAIA (Pa-Pai-ya). They are called together by the immediate past president, when necessary, to discuss major issues confronting the profession. This group met three times this year.

It is always a pleasure for HS/AIA to have the recognition of a newly appointed Fellow of the AIA in our midst. This year, at the Cincinnati convention, Charles R. ("Ty") Sutton was so honored. This brings the count of local Fellows to 14.

The Architectural Secretaries Association (ASA), this year, has become a full-fledged affiliate of the AIA nationally and, therefore, also locally. It has a local membership of 39. Lynn Jones (David Stringer & Associates) is its president. We always look forward to its monthly meetings and to working with ASA on our various group functions.

Our monthly publication, "Hawaii Architect," with a circulation of about 2,000, has developed into one of the top AIA component magazines nationally. We have two people to particularly thank for this—Glenn E. Mason, AIA, and Shannon McMonagle, co-editors. Shannon joined us this year, as a part-time professional.

Finally, unlike political administrations that lose re-election, I can happily express my congratulations and extend those of the executive committee to our new officers and directors for 1981. We wish them well and hope that they may successfully conclude, during their year in office, at least one major issue that will be professionally beneficial to the membership... now that they will have a beautiful office environment in which to work. HA



GAF HAWAII INC.

2250 Pahounui Drive
Honolulu, Hawaii 96819
(808) 845-2973



DISTRIBUTION CENTER FOR:

GAFSTAR[®]
Sheet Vinyl

GAFSTAR[®]
Floor Tile

GAFSTAR[®]
Wall Tile

ROPPE
Rubber Cove Base
& Mouldings

HENRY[®]
Adhesives
Sealers
Coatings

BUILDING MATERIALS

GAF[®] Roofing, Siding and Insulation Products

Timberline[®] shingles and other roofing shingles; roll roofing; roofing felts; asphalt protective coatings and cements; mineral fiber board, roof shingles, sidings; canal bulkhead, corrugated and flat sheets; building and roof insulations; Stratalite[®] thatch-look siding; Vanguard[®] vinyl siding and decorative shutters.

hardwood floors

Bruce • Permagrain • Harris

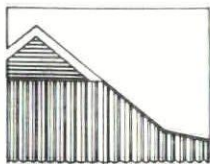


FLEXO[™]

DIVISION OF

TEXTILE RUBBER COMPANY, INC.

Commercial rubber and vinyl flooring products. Radial rubber, rubber, sheet vinyl, rubber and vinyl floor tile and rubber cove base.



HISTORICAL

Oliver G. Traphagen, FAIA 1897-1907 In Hawaii

by GLENN E. MASON, AIA

O.G. Traphagen practiced architecture in Hawaii for slightly more than nine years, from late 1897 through late 1906. In that period of time the face of Honolulu was drastically altered. No other architect of that turbulent period had the impact on Honolulu as this considerably talented import from Duluth.

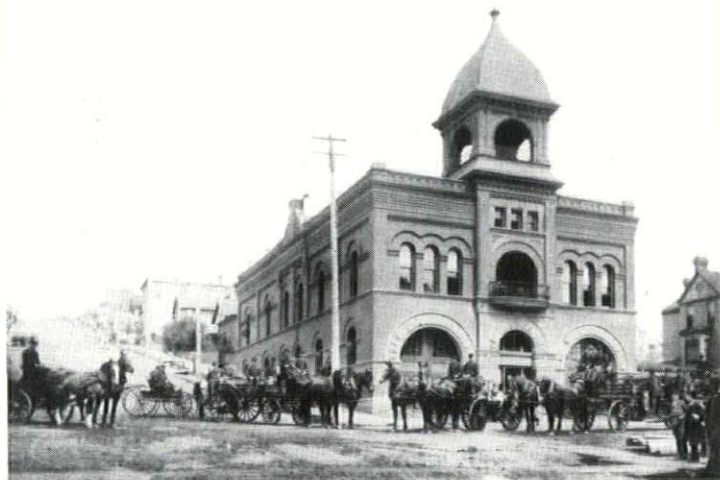
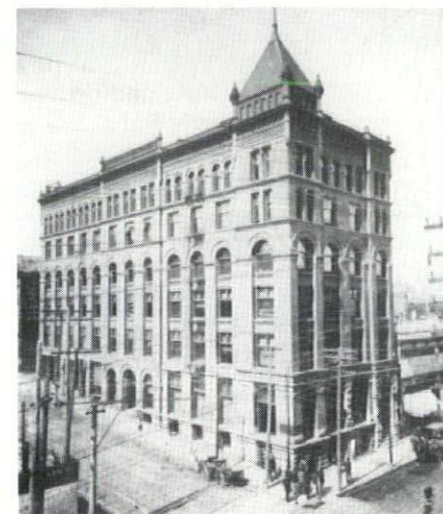
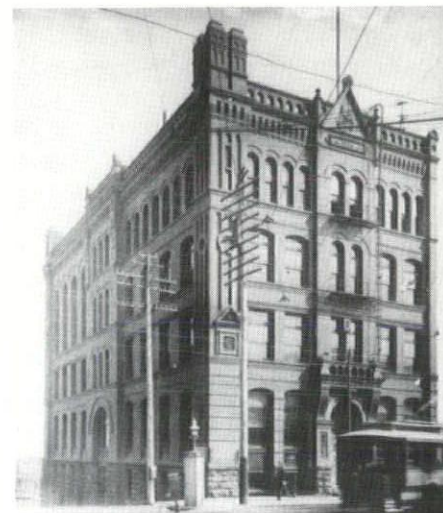
When Traphagen arrived here to set up his practice he was forty-three years old, a Fellow of the American Institute of Architects, and had left a very prolific office which had contributed many important buildings to the city of Duluth. How and why this individual with a firmly established regional reputation came to Hawaii is a matter of some fact and some conjecture. It is certain he knew exactly what he was doing when, on October 29, 1897, he stepped off of the ship *Miowera* with his wife Amelia and three children.

Oliver G. Traphagen was born in Tarrytown, New York on September 3, 1854, to William and Emiline Traphagen. The family moved to Wisconsin and finally, to St. Paul, Minnesota. Nothing is known of the young Oliver's early education or his work before he moved to Duluth in the early 1880s. It is known that by 1882 he and two of his brothers were carpenters in Duluth.¹

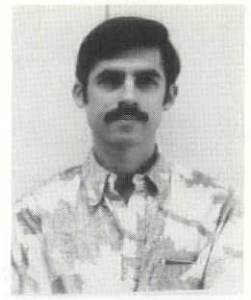
Duluth was a city experiencing considerable growth. After the 1873 crash, population plummeted from 6,000 to 1,300 in 1874. The importance of Duluth as a transshipment port for Great Plains grain and the growth of the Minnesota lumber industry contributed to a later rejuvenation of the city. By 1883, its population was 13,000; by 1887, it was 30,000 and by 1892, the population was 50,000.

In the context of this energetic young city, Oliver Traphagen began a "career that led rapidly from carpenter and contractor to architect." The firm of Traphagen and Wirth² was formed sometime between 1885 and 1887, but this brief partnership ended in 1888 when Oliver left it to set up a separate practice. The confidence which businessmen and financiers had shown in him by selecting him to design the 1886 Board of Trade Building and the First National Bank Building was reinforced by his selection, in 1888, to design the

Photos: Top right: Board of Trade, Duluth, 1886, by Traphagen. Right: First National Bank, Duluth, 1886, by Traphagen. Below right: The Lyceum, 1891, by Traphagen and Fitzpatrick. Below left: Fire Department No. 1, Duluth, by Traphagen.



Glenn E. Mason, AIA, is an architect with the firm of Spencer, Ltd. He has been an active member of the Hawaii Architect staff for four years and co-editor for the past two years. His interest in architectural history is a hobby. Professionally he has been involved in the reconstruction, restoration, or renovation of many older buildings in Hawaii.



new City Hall, which still stands in Duluth.

By 1890, he had been acknowledged as one of Duluth's leading architects and he could boast of "20 or more" business blocks and "50 or more residences." Greater acclaim was still to come with his partnership with Francis W. Fitzpatrick in 1890. Fitzpatrick, 10 years Traphagen's junior, was born in Canada, educated in America, and unlike his new partner, had received formal education in the studio of the French architect, M. Bourgeois.

This partnership designed many important and substantial structures, the most important of them being the First Presbyterian Church, Lyceum Theatre, a new 1894 Board of Trade Building, the Torrey Building, Hardy School, and Piedmont Court. Photos of several of these are reproduced.³

Most of the buildings designed by Traphagen, alone or with Fitzpatrick, show the customary convention of architectural style in the eighties and nineties, but as Scott points out,⁴ the first three buildings mentioned above passed beyond the ordinary and attained an unusual strength and forcefulness. These three buildings were all done in a Romanesque style and show similarities to H.H. Richardson's modernization of the Romanesque style.

The Board of Trade Building, commissioned in 1893, and opened on April 3, 1895, was Traphagen and Fitzpatrick's last large commission. This is probably because of the financial uncertainties caused by the crash of 1893 and the ensuing depression. On January 1, 1896, the co-partnership was dissolved. Business prospects had been reduced and Fitzpatrick began sounding out the possibilities of working with Henry Ives Cobb. He later worked for Cobb and as an international architectural consult-

ant on fire preventive construction and as a professional illustrator.

In 1896, Traphagen published a book for his professional use entitled "O.G. Traphagen, Successor to Traphagen and Fitzpatrick, Architects, Duluth" which illustrated much of their work. The impetus to move to Hawaii must have been felt even at the time the book was published. Several factors pointed him to Hawaii.

Traphagen had married Amelia Regelsberger on July 28, 1891, and the couple had three children in Duluth; Gertrude Amelia in 1892, Wilfred Oliver in 1893, and Geraldine Eudora in 1896. Gertrude was a frail child and, as her sister stated to Scott, "our family moved to Honolulu because of the health of my sister, Gertrude." That reason is lent veracity by the fact that Gertrude eventually died in California at the age of 30.

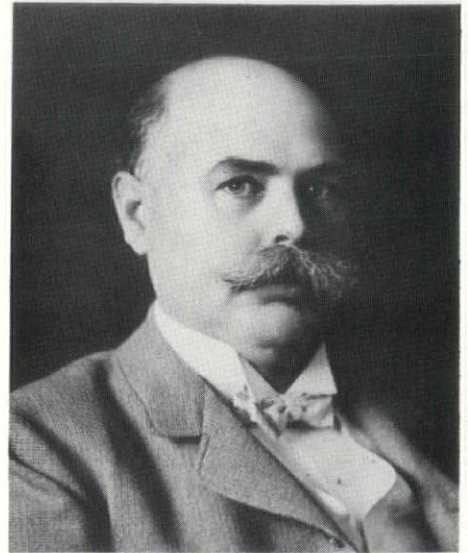
While the health of a daughter and general economic downturn in the Duluth area were good reasons to leave Duluth, they are not necessarily reasons to go to Hawaii.

The Traphagen connection to Hawaii was Mr. E.E. Paxton, a plantation manager on Maui who was married to Amelia Traphagen's sister. The Traphagens must have heard something of Hawaii from the Paxtons.

By early 1896, shortly after the dissolution of his partnership with Fitzpatrick, Traphagen must have made the decision to look at this new Republic, as he was recorded disembarking in Honolulu from the Australia, out of San Francisco, on May 4, 1896. After nearly three weeks on Oahu, ship's logs show that he traveled to Maui, returning to Honolulu on May 31. On June 3, 1896 he left to return to the Mainland.

Despite the climate, terrain, and population change there must have been a feeling of *deja vu* for Traphagen when he arrived. There was

a general sense of prosperity in the islands. The political struggle between the merchant class and the group composed largely of the alii and its missionary supporters was not completely resolved but the



Oliver Traphagen, as photographed in Honolulu by Davey.

door to economic growth had been opened by the revised reciprocity treaty with the United States in 1888.

While Hawaii was still a relatively rural and agrarian society, the population of Honolulu had grown from about 14,000 in 1890 to nearly 30,000 in 1896. Its population would increase to 40,000 by 1900. Annexation and the Spanish-American war would give further impetus to the growth already underway as the result of a booming sugar industry.⁵

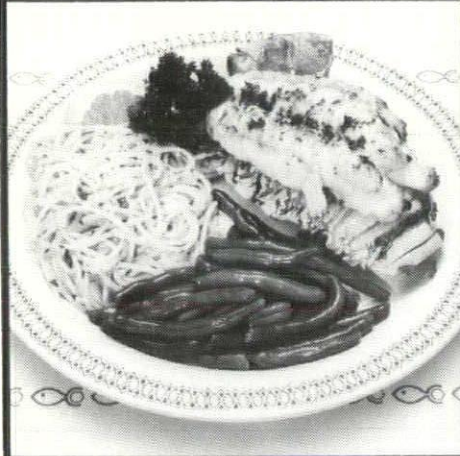
Perhaps as important as the economic conditions would be the fact that in the 1898 Honolulu Directory were listed only three firms offering architectural services: Howard, Train and Page; O.G. Traphagen; and Ripley and Dickey.⁶

Traphagen had acted in this drama before. He would prove to be even better the second time

Continued on Page 8

Lobster for lunch.

Lobster for dinner.



At Orsons, lunch is as important as dinner. That's why our quality seafood, our service, and our reasonable prices stay the same for both meals.

The same dinner you enjoyed with your family last night can be ordered at your business lunch today.

Call 521-5681 for reservations.

Sunday-Tuesday 11 a.m. to 10 p.m.
Wednesday-Saturday 11 a.m. to 11 p.m.



1050 Ala Moana Blvd. at the Ward Warehouse

Traphagen

Continued from Page 7

around. His competition had contacts and the young C.W. Dickey was certainly talented enough but none had his experience, his portfolio of photographs and color wash renderings, or the valued patina of an architect recognized in the United States for his capability. These characteristics must have seemed very attractive to the merchants and controlling politicians who were anxious to identify with America.⁷

The Pacific Commercial Advertiser (PCA) announced, in a short article on page one of its November 4, 1897 issue that a new architect "will go into business here." It is quite apparent that it was not long before he was actively involved in the business community and social life of Honolulu. The family took up temporary residence on Green Street near Thurston Avenue and Traphagen set up an office at 223 Merchant Street, a location near Fort Street that he was to occupy during his entire tenure as an architect in Hawaii. Within three months, he had submitted a design for the Judd Building which was chosen over several others. Buildings in Honolulu at this time were almost all of one or two stories in height. It is understandable why his four-story Judd Building on the corner of Fort and Merchant streets would have created such a stir when an illustration and long description of the new building were presented to the public on the front page of the July 16, 1898, PCA.

The Judd Building incorporated one of the earliest passenger elevators in Hawaii, and a classic base, shaft, and capital design typical of many high rises of the time. It had Hawaii's first mail chute and boasted that it kept the use of wood to a minimum.

The building was built with an iron and steel frame, smooth



Amelco Elevator Service. You're sure of the ups and downs. No runarounds.

You get BOTH the fastest service in emergencies AND the lowest cost for complete preventive maintenance. A good safe way to go. Take a look at your elevator service costs now. Then get a fast free estimate of the savings. Call 845-3291



Amelco Elevator

An Hawaiian Company

239 Puuhale Road / Honolulu, Hawaii 96819 / Phone 845-3291

Continued on Page 10

HAWAII ARCHITECT



WHO SAYS SITTING ISN'T WORK?



Sitting all day
in any kind
of chair can
be tiring but
sitting in a
poorly designed
chair can be
miserable. Our
fine line of
office chairs are
the most
comfortable
we have found
anywhere in
the world.
—And our
customers
agree.



We have these 15 chairs — and many more — in choices of leather, fabric and vinyl available for immediate delivery. No charge for delivery on Oahu. Free interior design service. Call for appointment.



scan | line

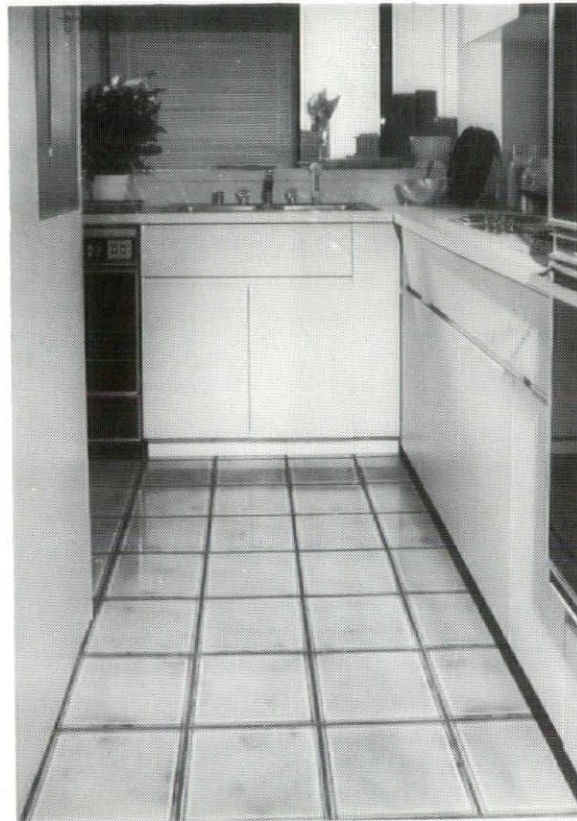
800 S. Beretania St. Honolulu, Hawaii 537-1373

Monday thru Wednesday, Friday and Saturday 9 to 5:30. Thursday 9 to 9PM, Sunday Noon to 5PM

"Sparkling" is the word!

When we speak of a clean kitchen, we like to refer to it as "sparkling"—and that is what ceramic glazed tile can do for your kitchen.

What's more, ceramic glazed tile keeps on sparkling year after year—even for centuries (we should live so long!) and any dirt or an accidental spill is cleaned up with the swish of a wet mop. Sanitary, too! This Cerdisa 10"-square Italian hand-painted tile was chosen by Richard Hillman, designer, to blend with the kitchen appliances and counter tops to form a monochromatic effect. Tidy Tile did the tile installation. Bert Mitsunaga was the General Contractor, Kapiolani House condominium.



You and your clients are welcome to visit our showroom to study our complete line of beautiful ceramic tile.

Central Pacific Supply

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

*Candies,
Macadamia Nuts,
Kona Coffee and fine teas.*

Early-Bird Christmas Specials
Placed before December 1.

Buy 10 boxes; get the 11th free.

Free Oahu Delivery on \$50+ plus purchases.

Purchase by the piece or by the pound.

FREE TASTE SAMPLES

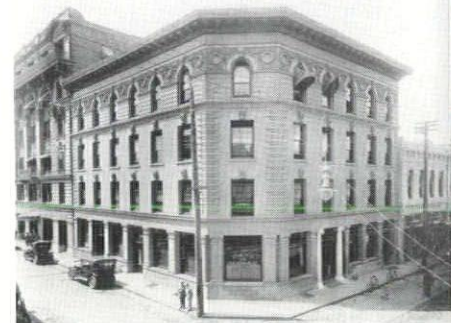


Traphagen

Continued from Page 8

dressed blue stone up to the first floor windows and above that, long and narrow yellow pressed brick with terra cotta decoration incorporated in the design. Pillars of polished granite flanked the main entrance on Fort Street. It opened for business March 16, 1899.

The building survives today as a recently and tastefully remodeled headquarters of First Federal Savings & Loan.



Judd Building, 1898, on the corner of Fort and Merchant.

The only other mentions of Traphagen buildings by newspapers during 1898 were that plans for the Waialua Hotel were finished on October 14 and a call for bids on three coal houses for the U.S. Navy on the Esplanade.

The Waialua Hotel, which soon became known as the Haleiwa Hotel, is interesting from a number of points. It was the first hotel ever designed by Traphagen, but was not to be his last. He went on to design the Moana Hotel in Waikiki, to be architect of improvements to the MacFarlane Hotel downtown and to design an annex to the Hawaiian Hotel which stood on the site of the present Armed Services YMCA. He also was appointed the supervising architect for the Alexander Young Hotel Building, designed by mainland architect George Percy.

The Haleiwa Hotel is also inter-

Continued on Page 12

HAWAII ARCHITECT

IT'S A GAS! WHEN IT'S PILOTLESS AND ENERGY-EFFICIENT AND GREAT LOOKING TOO!

The new gas ranges and new gas dryers use 40% less primary energy than electric ones.
And they work electronically without energy-robbing pilot lights.

Gas Ranges are preferred by most professional chefs for their quick response and heat control. Among their special features are:

- Continuous cleaning ovens.
- Digital clocks.
- Programmed cooking.
- Double ovens.
- Available microwave ovens.
- Wide range of modern designs.
- New fashion colors.
- Pilotless, solid state ignition.

Gas Dryers' instant even heat means clothes dry softer and 25% faster than with electric ones.

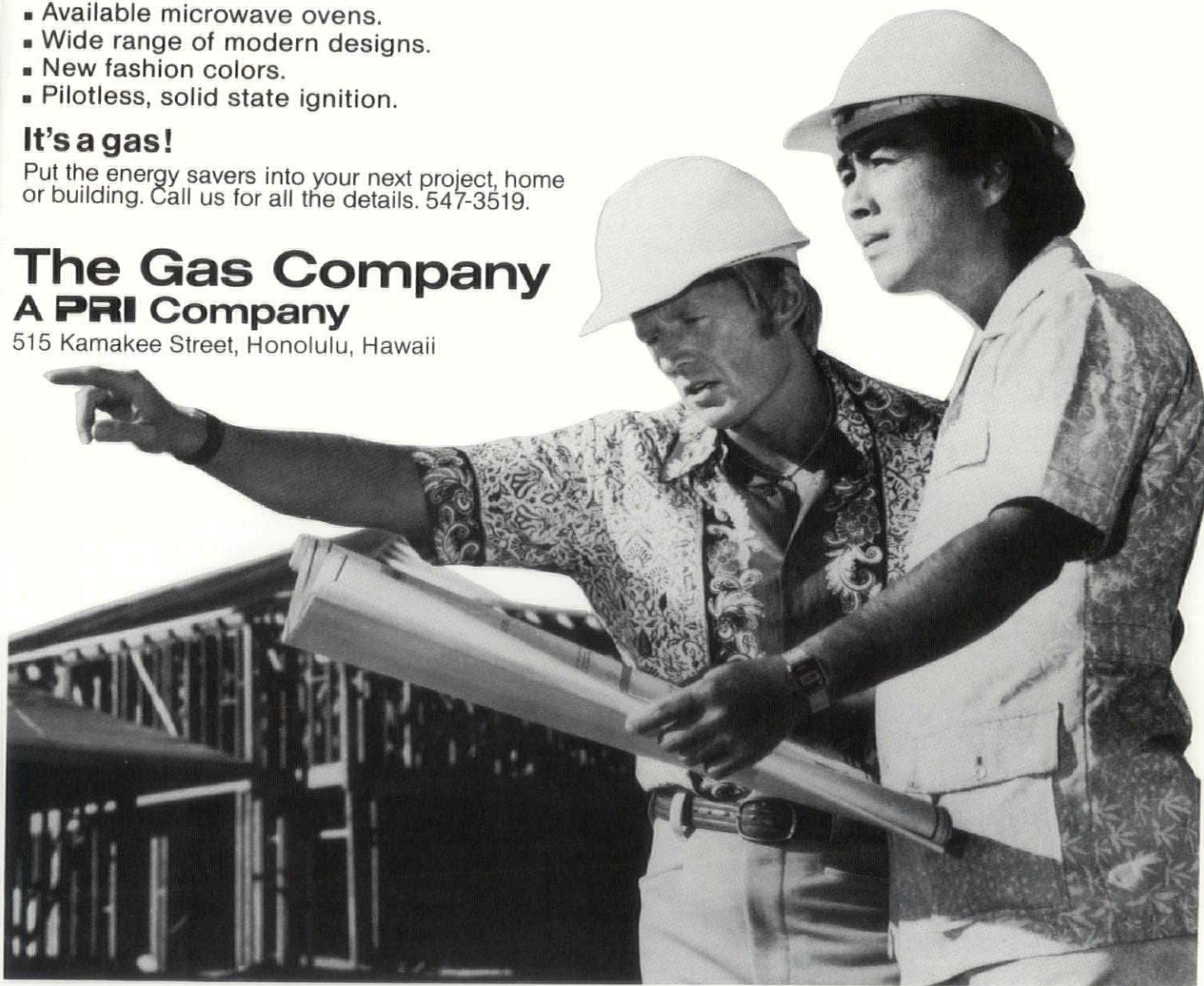
- Cycle selection from Permanent Press to heavy duty.
- Wide range of styles and colors available.
- Pilotless, solid state ignition.

It's a gas!

Put the energy savers into your next project, home or building. Call us for all the details. 547-3519.

The Gas Company
A PRI Company

515 Kamakee Street, Honolulu, Hawaii



Traphagen

Continued from Page 10

esting because it demonstrated some small but significant adjustments Traphagen made in designing the hotel for Hawaii, rather than the climate of his native Minnesota. The covered lanais were huge and he enlarged window areas noticeably. The Moana Hotel utilized these characteristics to an even greater extent.

The year 1899 began with a flurry of planning and building activity that was scarcely to slow for the next five years. All architectural firms were busy—indeed, by 1903 the list of those offering architectural services jumped to seven firms. None of these firms nearly matched the work done by Traphagen in Honolulu's downtown.

Early in 1899, plans were already being drawn for the Hackfeld Building, an extravagant building of bluestone which took 80 to 100 men two years of work to complete for the then substantial sum of \$320,000.

This building represents a strong move away from the Romanesque style which had characterized many of Traphagen's best Duluth buildings. His buildings in Hawaii



Above: An aerial view of the Haleiwa Hotel shot in 1935. **Above left:** Front view of Haleiwa Hotel. **Above right:** Hotel dining room.

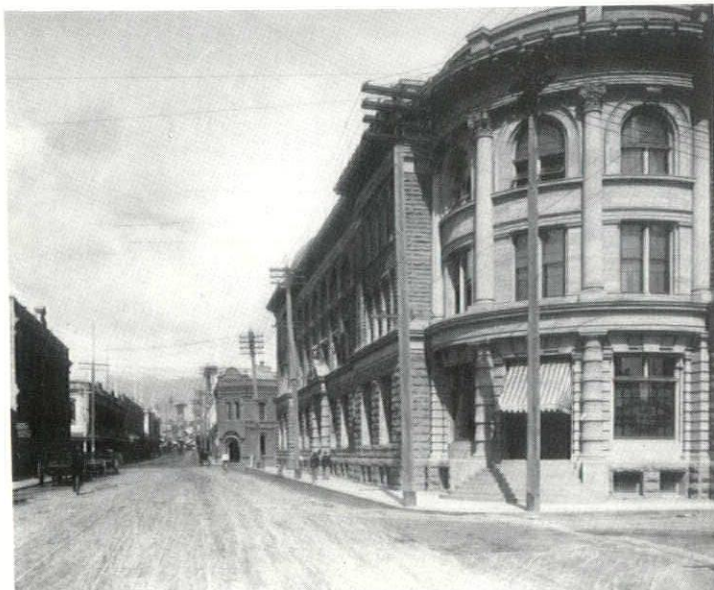


are more often in the genre of the Renaissance Revival. It had two circular corner entrances and one in the center of Fort Street. The corner of Queen and Fort was topped with a massive copper dome, and in that corner the public office and lobby area was a domed rotunda thirty-six feet in diameter with walls, counters, pilasters and columns of St. Beaune marble. All entrance vestibules were wainscoted in marble with marble mosaic floors.

When it was completed in 1902, Paradise of the Pacific made this comment: "Every city has some notable structure that is pointed to

with pride by all residents, and Honolulu has the Hackfeld block at the corner of Queen and Fort streets."⁸ Today the twin towers for Amfac, the corporate descendent of Hackfeld and Company, sit on that site.

In 1899 the Elite Building was rising on Fort Street, plans were done for a new two-story McChesney and Sons building on Queen Street, two homes were done for a C.B. Reynolds on Green Street,⁹ and on April 22 it was announced that he had won the competition for the new Boston Block on Fort Street. By December of that year the Bos-



Hackfeld Building, 1902, looking mauka up Fort Street.



Hackfeld Building rotunda off of Queen and Fort Sts.

ton Block was under construction and still stands today in the block slated for redevelopment under L. Robert Allen's plans for the Executive Center.

While his work was largely limited to Honolulu he did do at least two jobs in Hilo. Bids for the Spreckels Block, which housed the First Bank of Hilo, were opened on August fifteenth. This is a relatively simple two-story building which shows some of his Romanesque background.

The other building he designed for Hilo was done much later, in 1905, and resulted in an interesting disagreement over the specifications. In a Gazette article¹⁰ entitled "A Cement Scandal over Hilo Jail Specifications" and datelined Washington, D.C., October 16 was the report that the contract for the jail had been awarded but a James B. Smith of Western Fuel Co. had complained because the architect's specifications allowed only German or English cements, which barred firms handling American cements from competing. Smith called this "Un-American" and "unusual."

Traphagen replied that no American cement would be suitable for use in a tropical climate and it would be wasteful to use it. Western Fuel Company pointed out that large quantities of American cement had been used on the Panama Canal and that it "does not propose to yield on the matter." I wish I could tell you who won that one but the story should have a familiar ring to any modern architect.

The plans for a new jail building for Oahu prison were also submitted to Attorney General Cooper in 1899. This building was not completed until December 1904.

In 1899, Traphagen also completed the plans and specifications for the Kakaako Sewage Pumping Station and Screen House, which still stands on Ala Moana near the Gold Bond Building. This relatively minor building was elevated by Traphagen into a forceful Romanesque statement expressed in broken ashlar. Although suffering some minor insensitive alterations it stands today much as it did in 1900.

The first year of the twentieth century was filled with Honolulu and Hilo construction. The Moana

Continued on Page 16

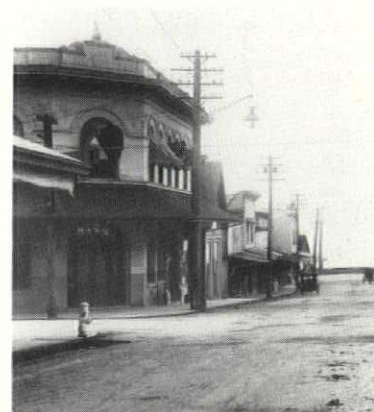


Elite Building, 1899.

State Archives

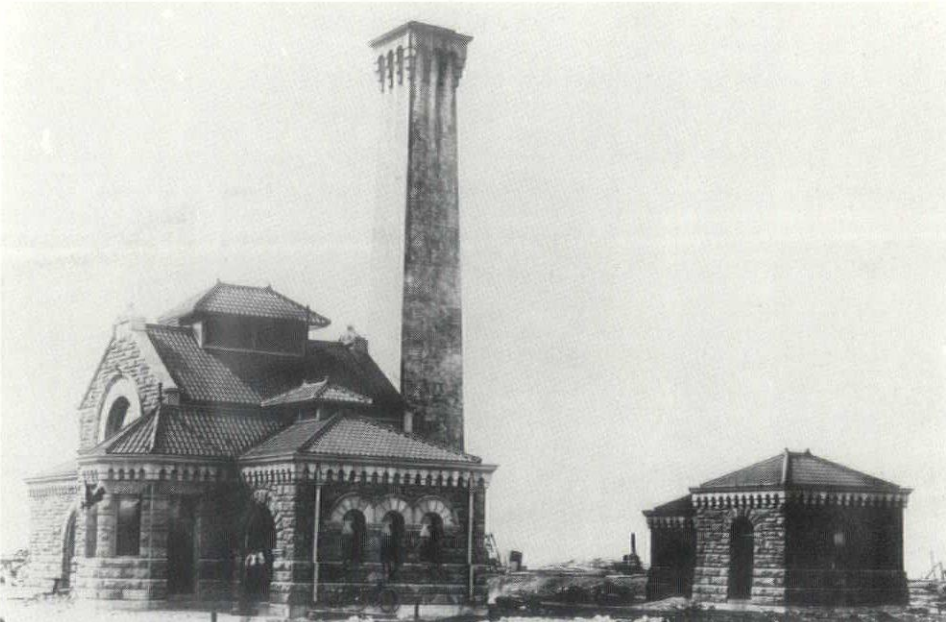


Palama Fire Station, 1900.



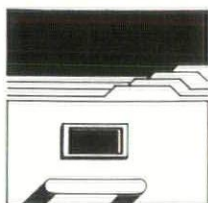
First Bank of Hilo, 1899.

State Archives



Kaka'ako Sewage Pumping Station, 1900, which still stands on Ala Moana next to Gold Bond Building.

State Archives



Index

Hawaii Architect Themes for 1981

STRUCTURAL MATERIALS

1—What are the more recent and innovative methods of forming concrete: slip forms, flying forms, jump forms, and the spectra system (heat application). A discussion of each one.

2—Can structural steel be cost effective? Under what conditions?

3—Legislative prospective.

MILITARY BUILDING

1—Historical: What has been the military's contribution to the construction industry and architectural profession over the years?

2—Highlight recent military projects which have received awards for architectural excellence.

3—Photo essay of unusual and distinctive military buildings.

4—Who do you apply to for military jobs? Names and photos.

5—What does the military plan for the future?

TOWARD A TROPICAL ARCHITECTURE

1—Come up with a working definition, with viewpoints from AIA members. What is tropical architecture, in terms of aesthetics and energy conservation?

2—Photo essay of projects that meet these definitions.

3—An article from the people who are putting together the energy plan, and devising energy-conserving development plans.

4—A word from Guam, American Samoa, perhaps Fiji, on their efforts toward a tropical architecture.

5—Landscaping: Which native Hawaiian plants are useful in landscapes, and why are they not used more often?

WATER RESOURCES

1—A discussion of water rights in Hawaii.

2—What is involved in getting water for development?

3—Update on Shoreline Management

4—Update on Flood Control Ordinance

5—Photo essay on water fountains and other water sites.

INTERIOR FINISHES— FLOOR AND WALL COVERINGS

1—Using native and exotic woods: their costs and various applications.

2—Floors: carpeting, sheet vinyls, asphalt coverings, etc.

3—Walls: paints, wallpapers, mirrors, etc.

BUILDING IN REMOTE AREAS

1—What is involved in a construction project on the top of Mauna Kea? Materials transport, energy problems, effects of altitude, etc.

2—Articles from architectural firms that have done projects in China, the Pacific Basin, and the Middle East. What have been their experiences?

DESIGN OF EDUCATIONAL BUILDINGS

1—Historical: how did Hawaii's public schools come to be designed as they were?

2—Why is the design criteria on public schools so rigid?

3—What are the private schools doing? Punahou, Maryknoll, etc.

HISTORIC PRESERVATION

1—Tax incentives: are they worth it? Pro and con viewpoints.

2—What are the implications of being placed on the national historic register, from the owner's point of view?

3—Building-by-building account of projects downtown, including Chinatown.

4—An article explaining why it is necessary to rebuild existing structures rather than tear them down, especially in terms of energy efficiency.

DEVELOPMENT PLANS FOR WINDWARD OAHU

1—A look at what is in store for Waimanalo, Kailua, Kaneohe, and Kahaluu in the near future. High-rise or low-rise?

2—Pro and con discussion of H-3.

DOWNTOWN IMPROVEMENT

1—What will be done to waterfront, i.e., renovation of piers and Aloha Tower?

2—What is the overall goal for downtown in terms of hotels and condominiums?

3—A discussion of office and retail space availability downtown: what are the rental costs, vacancy rates, and future prospects?

PROJECTS ON THE NEIGHBOR ISLANDS

1—Feature the work of architects on the Neighbor Islands.

2—What does a Neighbor Island project entail? Materials availability, skill levels of local work force, overall economics. **HA**

The Hawaii Architect staff invites your comments and suggestions on the following themes for its 1981 issues. If you are willing to contribute to a specific issue in any way, or have additional ideas of your own, please contact Shannon McMonagle at 521-3660.

Giving Living Plants for Christmas

by **NORMAN C. BEZONA**
County Extension Agent,
University of Hawaii

Photos by **MICHAEL S. CHU**

Instead of fighting the crowds, enjoy your Christmas shopping this year at Hawaii's nurseries, garden and flower shops. You would be surprised at how many different plants make perfect Christmas gifts.

First and foremost, flowers are a natural. Poinsettias are traditional, but how about the hibiscus with its red flowers and green foliage, the gardenia with white flowers and glistening green leaves? Another gift that is a natural is the ever-blooming *Jatropha* tree. Here's an ornamental addition to any home landscape. It's ideal for a holiday gift with its bright red flowers and dark green foliage. The tree will grow to about 15 feet with spreading branches and is ideal for the small garden. If you want to keep it small, you must plant it in a container for the patio.

For a frosty effect give the silver

buttonwood, which will also form a large shrub or small tree with blue-gray foliage. Many palms are ideal as Christmas gifts. In fact, Christ was born in the subtropics; date palms were certainly a more familiar sight to him than fir trees. The pygmy date palm would be very appropriate, especially with a miniature manger scene under its arching fronds. Juvenile palms with red and green foliage such as the *Latania* are also good. This palm is slow growing with fan-like leaves that become blue-gray at maturity.

Other Christmas-type palms include the Christmas berry palm, (*Veitchia merrillii*) also called the Manila palm, with its red fruit, and the Red Princess palm (*Dictosperma rubrum*), with green and red leaves.

Potted chrysanthemums, blooming orchid plants, and red anthuriums, are just a few other ideas you

might consider.

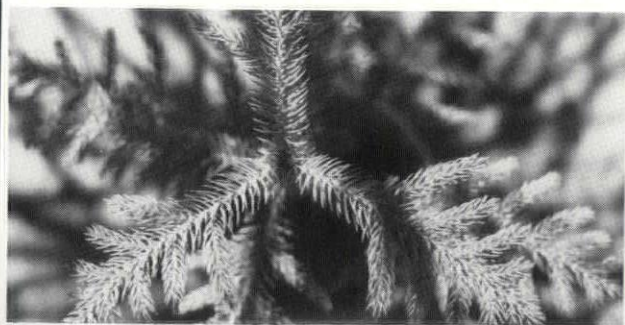
Remember the popular Norfolk Island pine as a living gift. You can even decorate it with flock. Several flocking materials are on the market that will not harm living trees. These trees may then be planted outside after the holidays.

When it comes to fruit trees, many citrus make ideal Christmas holiday gifts. They can be kept in containers for quite a while, then planted in the ground.

"Citrus" varieties suited for pot plantings include the kumquat, Meyer lemon, ponderosa lemon, Otaheite orange and kusai lime.

Three varieties of the kumquat are Nagami, Marumi and Heiwa. The latter is sweetest of the three. Kumquats are called golden bean by the Chinese because the bright orange fruit are somewhat bean-shaped. They are inherently

Continued on Page 20



Norfolk



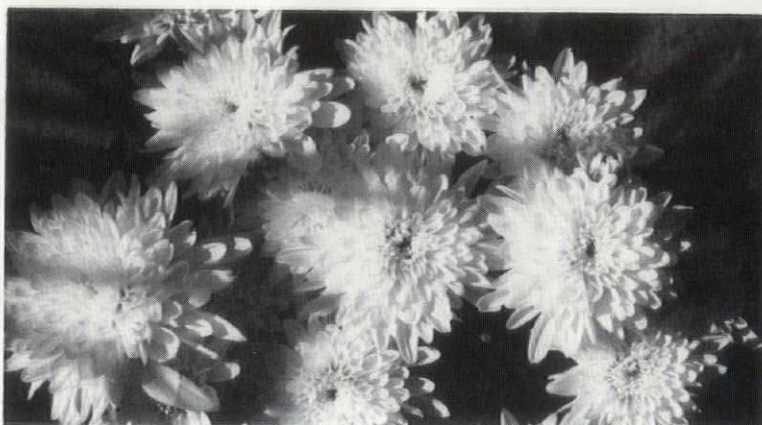
Orchid



Holly



Ixora



Chrysanthemum



Citrus

Traphagen

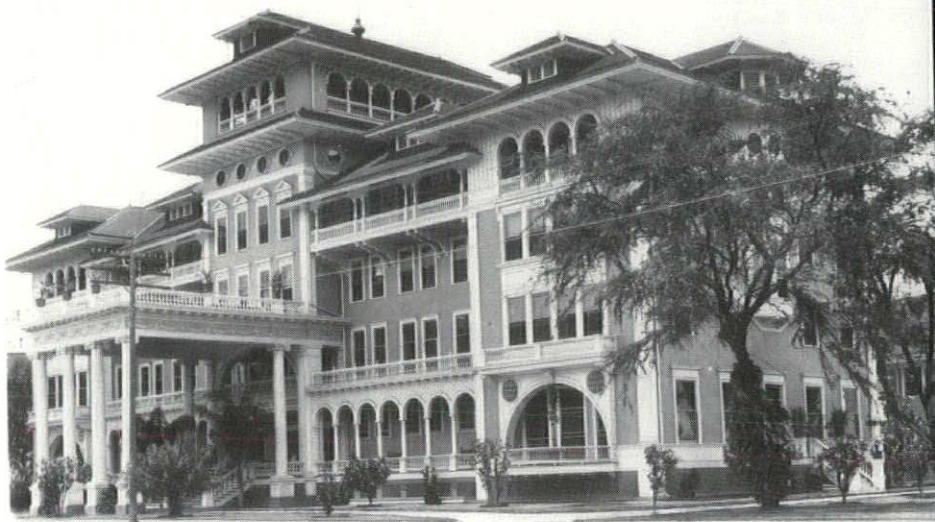
Continued from Page 13

Hotel was under construction and was completed before the end of the year. Hackfeld was rising. The Boston Building was completed and mention was made that it had Honolulu's first external fire escapes.¹¹

On November 17 he was awarded the commission for Fire House No. 4 known today as the Palama Fire House. Its red tile roof, voussoirs and string courses in brick relief and open loggia off the second floor all show a Spanish Mission style. This is a very early example of this style in Hawaii. The building boasted an electric door opener, slide poles, and a 75-foot drying tower; all the "latest" in engine house design.

Traphagen also completed plans and specs for the McIntyre Building on June 23. It was to be built on the corner of Fort and King streets. This was to be the first of four buildings he would design which would make that important intersection a composition of Traphagen designs. The McIntyre Building was joined by E.O. Hall and Sons in 1902¹² and, in 1903, by the O'Neill Building and the Douglas-Cartwright Block.¹³

This prime business area of downtown Honolulu was to become even further dominated by Traphagen designs. In 1901, a three-story building of brick and stone was built for Collins the Harness Maker at 82-84 South King. In 1902 the stuccoed, ornate Waity Building went up at 74 South King and by December of that year the three-story, basemented Lewers & Cooke building was nearly complete on King Street between Fort and Ala-kea. Its 154-foot street frontage was of terra cotta and brick with large plate glass windows and fluted iron columns. This sat on the site of the present King Theatre. In October 1903, the four-story Odd Fellows building was begun on Fort near King and was finished in early



Moana Hotel c.



Moana Parlor.

1904.

By 1903, the fever pitch of building in Honolulu was beginning to cool. The 1903 Thrum's commented: "The real estate movements since our last issue have been void of particular interest for the most part. . . . Aside from the present

activity in rebuilding the burned section of Chinatown, building projects have suffered from the general trade depression. . . ." The only projects mentioned specifically were Lewers & Cooke, the Cartwright Building, and the Kapiolani Estate building by H.L. Kerr. Hawaii was not to have a comparable building boom until the 1920s.

Some of the work in Chinatown went to Traphagen. Two of his buildings in this district have been recently remodeled. The two-story brick Mendonca building, which fronts Hotel, Smith and Maunakea streets, was built in 1901 and remodeled in 1978 and 1979 by the office of Fox Associates. The McLean Building, finished in early



The intersection of King and Fort streets with the O'Neill Building on the left, McIntyre Building, center, and E.O. Hall on the right. Photo taken on King St. looking toward Waikiki.

1904, is on Nuuanu Street just mauka of the Perry Block. This has been remodeled by the office of Johnson Reese Luersen Lowery Architects, Inc.

Some time during 1902 the Traphagen family moved from the house they had occupied on Bingham Street for two years to Aina-hau, the Cleghorn Estate in Waikiki. It is not known what exactly prompted the move, but one impetus may have been the birth, on February 22, of that year, of their son Clifford Stanley.

The Traphagens were to spend the rest of their time in Hawaii living in the house built by Cleghorn for Princess Kaiulani. The setting was idyllic; photos show well tended ample grounds and invariably, one or more of Aina-hau's famous peacocks.

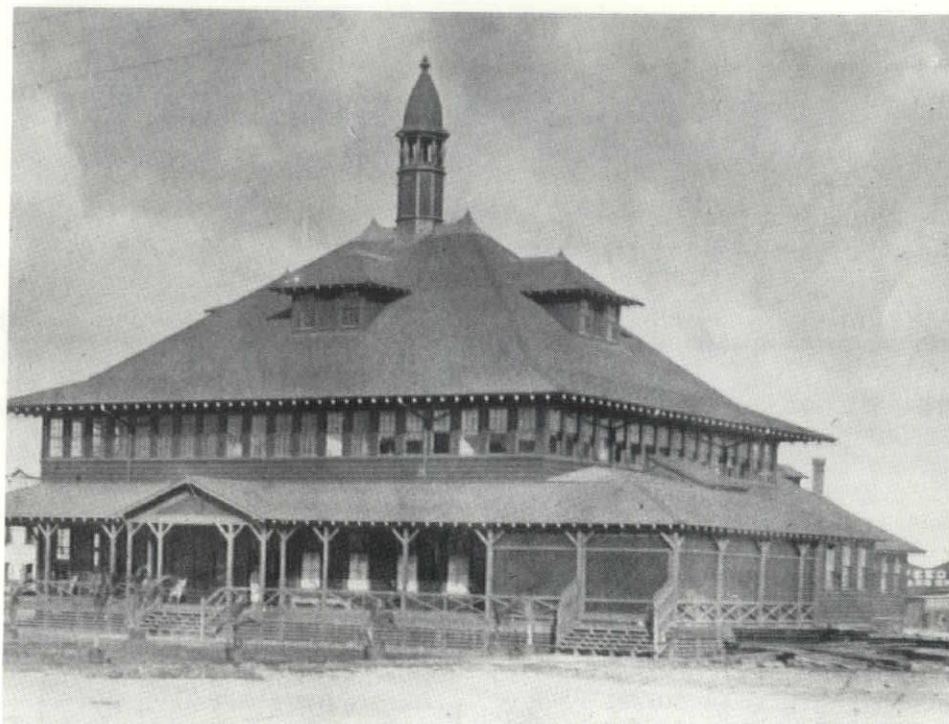
The Rothwell and McChesney families lived near Aina-hau and the Moana was virtually across the street. Martha McChesney Fowler, being the same age as Wilfred, still has many memories of playing with the Traphagen children and has kept in contact with them or their descendants to this day. Photos taken of Oliver Traphagen during these times show a slightly stout, balding man with a great bush of a moustache. He rarely failed to look a trifle imperious.

Martha Fowler described him as a family man who was stern and held in awe by the young playmate. She maintained that "he was so dignified the children behaved around him."¹⁴

The family had two servants for the children and yardwork as well as a cook. By this time Traphagen was firmly integrated into the business and social life of Honolulu.

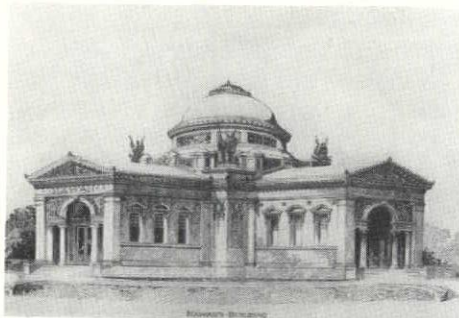
He had done work for many in that business community and was able to garner the confidence of business people. In 1902, the Chamber of Commerce hired him to design a Hawaii building for the 1904 St. Louis Fair. The concept of exhibiting at the fair was widely discussed and Traphagen even went to St. Louis to inspect the site late in 1902. The chamber failed to convince the legislature that it was worth \$50,000 for the building and exhibit and the project never came to fruition.

The building boom may have eased but it is quite apparent Traphagen still had work to do, al-



Traphagen's Immigration Station, built in 1905, which stood on the same site as today's station on Ala Moana.

State Archives

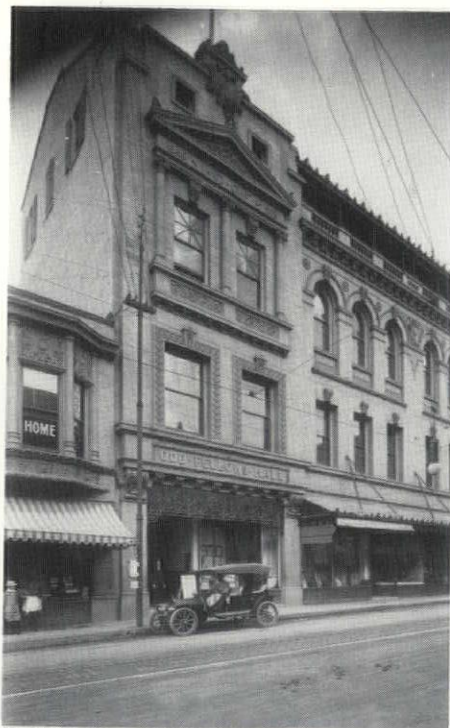


Traphagen proposal for 1904 St. Louis Fair and 1915 Panama Pacific Expo.



Waity Building under construction, 1902.

State Archives



Odd Fellows Hall, 1903.

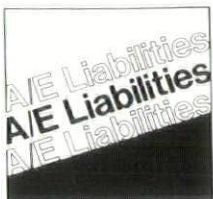
State Archives

though the commissions were smaller. Building of a Queen's Hospital wing and physicians' cottage were completed in 1903. His design for a new wood frame Immigration Station was constructed in 1905 on what were then the mud flats of the present Dickey-designed 1934 Immigration Station. The newspapers also noted some "cottages" designed by Traphagen at this time.

He designed Hawaii's first crematorium, which still exists today at the Nuuanu Cemetery, during 1905, but it was not completely finished until about a month after he left Hawaii in January of 1907. He also designed a simple, but forceful Electric Light Plant for a Nuuanu valley site which was completed in 1905.

Newspaper accounts of 1906 give very little mention of Trapha-

Continued on Page 24



Construction Review— Safety and Services

Construction Review—Safety

WHAT HAPPENED

Periodic site construction review was included in the architect's scope of services provided on a project that involved installation of water, gas, and sanitary sewer utilities for a development. During excavation for the installation of the piping, trenches were dug which in some cases were 12 to 15 feet deep. During a visit to the site, the architect's field representative became concerned that the trenches were not properly shored and that excavated material was stored too near the edge of the excavation. He contacted the contractor's superintendent and told him of his concern. The superintendent said that it was "nearly quitting time" and that he would "check into it first thing in the morning." The architect's field representative left the site and was not scheduled to return until the following week. Two days later a section of the trench caved in, suffocating two workmen and badly injuring a third. Later the widows of the two deceased workmen sued a number of parties and the architect alleging negligent "supervision."

RESULT

The architect was held liable along with the general contractor for negligently failing to correct a hazardous condition.

LESSON LEARNED

The field representative of the architect or engineer is not a Safety Engineer, *BUT* if he discovers a hazardous condition on the site he should be provided with a specific set of procedures that will result in prompt correction of the problem with the least liability risk on the part of the A/E firm.

In this case it may have appeared that the architect's field

representative did all that could reasonably be expected of him. Unfortunately, it proved to be insufficient in the view of the court.

What else should he have done? At the minimum, steps that should be taken include:

1—Specify a requirement that the contractor have a Safety Engineer present at all times. Require the contractor to provide for an alternate Safety Engineer to be on duty in the event of the absence of the designated Safety Engineer.

2—Make it clear in the specifications that it will *not* be the duty of the architect's field representative to review the adequacy of the contractor's onsite safety measures or to check on the performance of the contractor's Safety Engineer.

3—Conduct a pre-construction conference during which the above-mentioned specification provisions are carefully pointed out to the contractor's superintendent and his subordinates.

The architect's field representative should review the above steps and be cognizant of specific procedures that he should take in an emergency relating to an obvious safety violation requiring definite action in the absence of the contractor's safety personnel.

Construction Review—Services

WHAT HAPPENED

An owner retained an architectural firm to design a high-rise apartment building. The contract called for both design and construction "inspection" to be performed by the architect. After bids were taken the owner became concerned about the high cost of construction and attempted to "terminate" the contract with the architect to save the expense of the architect's construction review services. The architect and his attorney

threatened to sue the owner for breach of contract. The owner then agreed to sign a release drafted by the architect's attorney in return for cancellation of the remainder of the agreement. The release provided that the owner would not look to the architect in the event of any future damages the owner might incur due to causes known or unknown relating to the project. Later the contractor sued the owner for extra work required due to lack of adequate interpretation of the architectural drawings and failure to provide construction inspection. The owner in turn sued the architect for negligent design.

RESULT

The appellate court which reviewed the case decided in favor of the architect. The judge found that the owner received what he bargained for: assumption of the risk that lack of architectural review might cause confusion in return for saving the fee otherwise paid to the architect to perform review services.

LESSON LEARNED

Performing construction review of your own design makes a good result more likely. If an owner wishes to modify an existing contract to exclude your construction review services, have a release drafted and examined by legal counsel before agreeing to any such change. **FA**

GIVE US HALF YOUR LUNCH HOUR AND WE'LL SHOW YOU HOW TO GET A BETTER COMMUNICATIONS SYSTEM.

Thirty minutes, just half a lunch hour, is all it takes to visit Hawaiian Telephone's Business Sales Center.

Thirty minutes to find out how one of your most used pieces of business equipment, the telephone, can become one of your most useful.

The Business Sales Center, Hawaii's only one-stop shopping place for communications systems.

Instead of studying brochures or making numerous trips to view business communications systems at various locations, we've put everything together at one convenient downtown location. It's an idea whose time has come.

A thoroughly trained Communications Consultant will help you tailor a total communications system to your exact needs. A Communications Consultant is experienced not only in maximizing opportunities through business communication, but in finding ways to make your phone usage more efficient and hassle-free.

Something for everyone.

The Business Sales Center will introduce you to a wide

variety of state-of-the-art communications systems.

There's something for everyone—whether you're a company of 5 or a corporation of 500. Display modules house the latest data terminal equipment, key telephone systems, and electronic PABX plus supplemental services such as automatic answering and building entry control systems.

What you see is what you get.

Every piece of equipment at the Business Sales Center

works—telephone lines, computer switches, operator consoles and telephones. You get a "hands-on" demonstration so you can compare looks, features, prices and advantages side-by-side.

Anyone in your company involved in the day-to-day operation of your communications system is welcome to come down and participate in a demonstration.

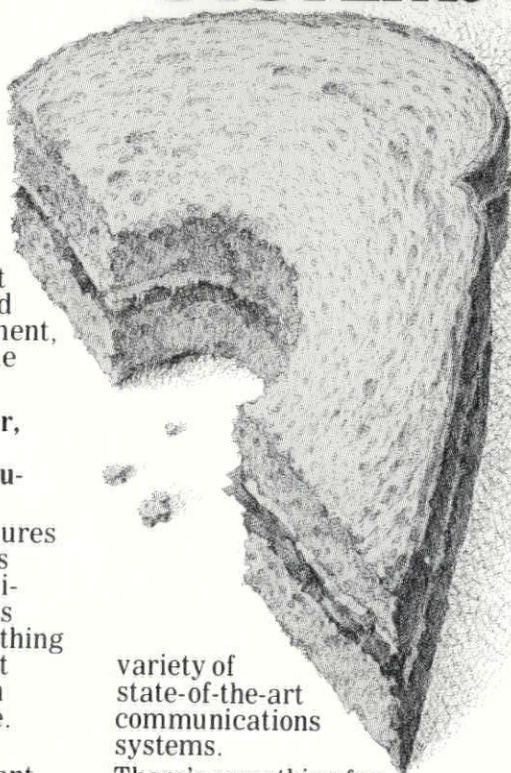
Our Data Communications Group is specially trained to demonstrate the systems in our Data Services display module—everything from teleprinters to data storage units.

Your time is money.

Give us thirty minutes of your time, any time during the business day, and we'll give you the Business Sales Center tour. With plenty of time- and money-saving ideas in communications. No pressure, no obligation, of course.

To make an appointment, phone 531-3311. Validated parking is available nearby.

Look at it this way. You may have to grab a bite on the run, but isn't that better than letting wasted man-hours take a bite out of your profits?



Business Sales Center HAWAIIAN TELEPHONE

GTE

Plants for Christmas

Continued from Page 15

dwarfs, and when propagated on trifoliate orange stock, the plant is reduced in size. They are ideal pot plants.

Otaheite orange is a misnomer, since it is not an orange but akin to an acidless lime. Fruit color ranges from orange to reddish orange. The plants are quite attractive at Christmas, since plants a foot or so high may carry up to a dozen fruit, plus blossoms. The fruit has orange-colored flesh that is flat and insipid in flavor.

The Meyer lemon bears fruit about the size and shape of the commercial lemon. It fruits more or less year round. It is an excellent variety for home use and is an acceptable substitute for commercial lemons.

The ponderosa lemon bears large pear-shaped fruit measuring up to six inches in diameter. The fruit is seedy and sour.

The kusai lime is a favorite patio plant. It is a tree that grows up to 12 feet bearing yellow-orange colored

fruit measuring nearly 1½ inches in diameter. Juice from this fruit makes a refreshing drink.

Unusual varieties often strike the fancy in citrus hobbyists. If you are in this category, try such varieties as Kara mandarin, Tangor, Satsuma orange, Bearss lime, and variegated citrus types.

Since there are many other plants that make good holiday gifts, check with a local nursery garden supply store or florist for more ideas. **HA**



Where to go For

BUSINESS DINING

RESTAURANTS & CATERING





Breakfast - Lunch - Cocktails
in the heart of Downtown.

M's Coffee Tavern 6:30-2 P.M.	Cheerio Room OPEN 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



Go public for lunch, dinner & Sunday brunch.

At Dickens Pub the dining, drinks, decor are all superlatively British. Tiffin, 11 a.m. - 10 p.m., Toddy till 1 a.m., any business day. Telephone at every table. Sunday brunch, 10 a.m. to 3 p.m. Validated parking.

DICKENS

1221 Kapiolani Boulevard Honolulu 531-2727

**CONSISTENTLY GOOD
CHINESE FOOD . . .**

**Now Serving
Hot and Spicy
Dishes for Dinner**

CHINESE AND AMERICAN FOOD

Coral Reef

Restaurant and lounge

Mauka side next to Woolworth
1259 ALA MOANA CENTER


Open from 11 AM to 9:30 PM
Sundays 11 AM to 3 PM
Phone: 949-3500

BYRON II

**A GREAT WATERING HOLE—Elegant
Atmosphere, Bountiful Cocktails,
Superb Food and Excellent Service**

Luncheons, 11:00-3:00
Dinners served from 5 p.m.
Cocktails served from 10 a.m.
1259 ALA MOANA CENTER
TELEPHONE 949-8855

OCEANSIDE IN THE ALCOVE BY THE TRAVELATOR



David Rovens went up the hill . . .

FOR A NINE-LEVEL, 3,000 SQ. FT. HOME . . . SMALL AND WITH LOTS OF CERAMIC TILE

Yes, genuine Ceramic Tile—Marble, too—and views—Diamond Head . . . mountains . . . greenery . . . and in the distance Pacific Ocean blue . . .

Spectacular, yes, for this well-known Hawaii developer-contractor. Nine levels by Architect Chris Smith of CJS Group, AIA, of Honolulu. Interior and color design by Cheryl Wrobel. Builder, Rovens Construction Corp.

Architectural feature of 40 foot stairwell makes possible nine different levels in a small home that includes three bed rooms, living room, dining room, kitchen and two lanais. The master bath—Italian Marble surrounds circulating tub and beautifies the walls. Ceramic Tile—for kitchen floors and counter tops, shower floors and counters, driveway, entry, lanais . . . and more.

Unusual achievement in design here also continues dramatically Hawaii's and the nation's trend for more and more Ceramic Tile, Marble & Terrazzo, gaining extra beauty for this 50th State accomplishment.



DIAMOND HEAD—FROM ONE OF DAVID ROVENS' LANAIS

**Hawaii Tile, Marble & Terrazzo Industry Promotional Program
1405 N. King Street, Suite 302, Honolulu, HI 96817, Attention: John P. Brack
(Tel: 845-7713 ask for "Tile")**

Contact any one of these Promotion Program participants:

A-1 Tile Corp. 845-9945
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. Kunishiga Tile 734-3340
Lani's Tile Co. 235-1144
Logan Tile Co. 262-5754
Nan-Cor Tile Company 488-5591

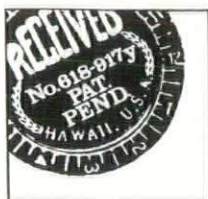
Pacific Terrazzo & Tile Corp. 671-4056
Pacific Tile Co., Inc. 841-8534
Sato, Robert Ceramic Tile 841-8811
Tidy Tile 833-3042
Wichert Tile Ltd. 955-6631

ARCHITECTS, DESIGNERS, BUILDERS, Please Note
Every week in advertising in the Honolulu Sunday Star Bulletin & Advertiser
Hawaii 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**



New Products

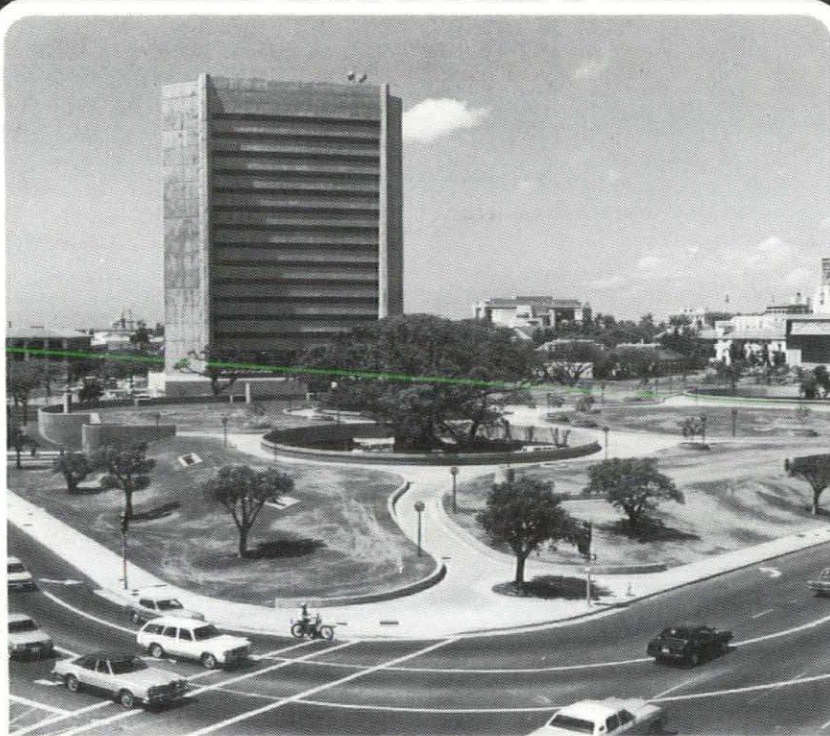
Roof Insulation

Insulayment, a new reflective roofing insulation material, has been introduced to the Hawaii market by

Monier Roof Tiles. It promises stabler temperatures, cooler home interiors and, according to the manufacturer, serves as a vapor

barrier. This ultra-thin insulation — a layer of aluminum foil laminated to a woven fiberglass mesh coated with polyethylene — can be installed between the roofing material and rafters, or used in reroofing applications. If the roof is already in place, Insulayment can be installed effectively over attic ceiling joists. Copies of laboratory insulation reports can be obtained from Monier Roof Tiles.

CONCRETE



Honolulu Municipal Parking Bldg., Anbe, Aruga & Ishizu Architects; T. Y. Lin, Structural Engineers.

Underpark Parking

This civic achievement, with outstanding aesthetic dividends, was made possible because a good idea was implemented by the versatile everlasting strength of SITE-CAST CONCRETE.

The parking garage below this greening open space serves the needs of the city administration, while the park serves the needs of the city's people. Whether you have to park two cars or two hundred, and whether you have to build a park or a parkway, CONCRETE makes the bottom line lower.

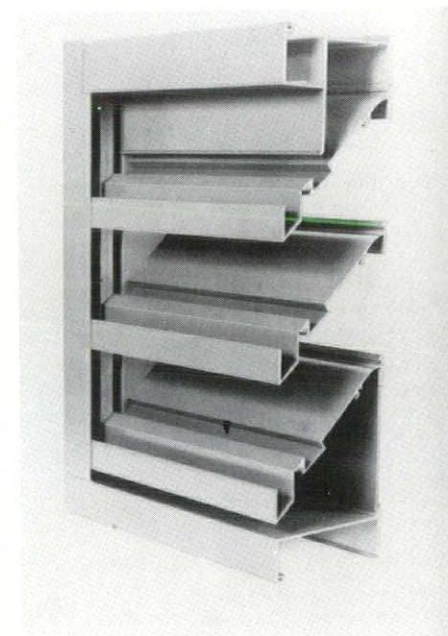
For information on **CONCRETE** and its many uses, call the CCPI Research Library at **833-1882**.



CEMENT AND CONCRETE PRODUCTS INDUSTRY OF HAWAII

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

Louvers



The new Construction Specialties, Inc., fixed-blade louvers combine high free area with low water penetration results. Model No. 6157 employs the use of a drainable fixed blade with a front lip gutter and a recessed second gutter designed to catch and direct water to the dual internal drains. Its unique blade configuration prevents both cascading water and air borne droplets from passing through the louver. Local representative for C/S louvers is RMA Sales Co., Inc.

Continued on Page 28

HAWAII ARCHITECT

What is a deductible credit plan?

The Deductible Credit Plan is a new and exclusive feature of the CNA Architects' and Engineers' Professional Liability Insurance Program that could save you from 10% to 50% of your deductible obligation at the time of a claim. Or you can use your deductible credit to lower your premium without having to buy a higher deductible! And, best of all, for qualified insureds, it's a standard feature of our policy — no extra charge!

Sound like a good deal? It is.

And it's only available with the CNA Architects' and Engineers' Professional Liability Insurance Program.

Call your broker for details.

Victor O.
Schinnerer
& Company, Inc.

The Deductible Credit Plan is subject to approval by state regulatory authorities and may not yet be available in some areas.

Program Administrators & Underwriting Managers
Commended by AIA and NSPE for its members since 1957.

The first is still the best

5028 Wisconsin Ave., N.W.
Washington, D.C. 20016
(202) 686-2850

40 Wall Street
New York, N.Y. 10005
(212) 344-1000

55 E. Jackson Boulevard
Chicago, Illinois 60604
(312) 663-3631

595 Market Street
San Francisco, California 94105
(415) 495-3444



Koa • Ohia • Teak • Kiawe • Oak
Prefinished • Unfinished • Peel-n-Stick
Plank • Parquet • Endgrain • Strip • Mosaic

HARDWOOD FLOORING

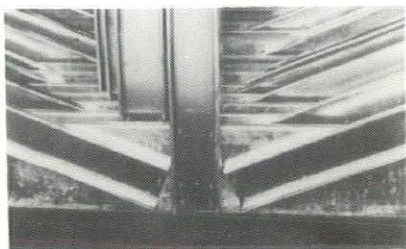
SANDERS TRADING COMPANY, INC.

Wholesale Showroom

1211 Kona Street Honolulu, HI 96814

Tel. 533-6794

MANUFACTURED IN HAWAII



- Light-gauge steel trusses
- Load-bearing studs and joists
- From single-story residential to 4-5 story condominiums and office buildings
- Cost competitive with other framing systems
- Quick Service!
- Trusses up to 40-foot spans
- Local Technical Design Assistance

CALL FOR FREE BROCHURE — NO OBLIGATION
845-9311

Ask for Jim Nicoli or George White



Galvanized metal studs • Track • Trusses • Joists
Baker Way/Sand Island 845-9311

Traphagen

Continued from Page 17

gen designs. One can only surmise that this was a year of transition for him. He must have realized business prospects were stagnant and were probably doomed to remain that way for some time. Additional pressure for a move may have come from Gertrude, who was contracting what was then thought to be tuberculosis.

The family left Honolulu to settle in Alameda, California. Oliver Traphagen designed only one more building of significance, the Welsh Building in San Francisco, before he retired. He died of a heart attack, at the age of 78, in October 1932.

Traphagen did return to Hawaii at least once more in the years before his death. In 1914 he journeyed to Hawaii to offer a design for a Hawaii Building for San Francisco's 1915 Panama-Pacific International Exposition. It was exactly the same rendering as his 1902 design for the St. Louis Fair, renamed and redated. The building was not built this time either.

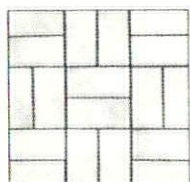
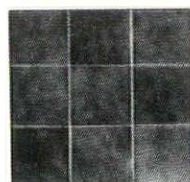
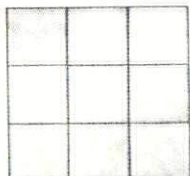
He had already left his mark. In a December, 1906, *Paradise of the Pacific* article entitled "Past-Present-Future," Elinor Langton discussed the "five brief years" that transformed Honolulu. She lists as "benefits" of this "new model era" twenty-three buildings specifically. Of these, twelve were designed by Oliver Traphagen, and he was the supervising architect for a thirteenth, the Alexander Young Hotel.

It is likely that he made some significant contribution to the design of the Alexander Young Hotel. He probably was responsible for the incorporation of the one-third acre roof garden into the design. He had earlier designed a fifth floor covered "roof garden" for the Moana Hotel. This space, actually a large roofed but open-sided ballroom space, was constantly mentioned

CERAMIC TILE

RETAIL • WHOLESALE
RESIDENTIAL & COMMERCIAL

INTERCERAMIC TILE
(4x8 and 8x8)



SKID-resistant surfaces.
HIGH abrasion resistant glazes.
VITREOUS body—flat, plugless anchor back for easy installation.
MINIMUM maintenance.
EXTERIOR and interior uses.
EXCELLENT for commercial and residential use.

INTERCERAMIC glazes are resistant to wear under heavy traffic conditions.
INTERCERAMIC has a hard body, capable of withstanding abuse and rough usage.

SEE US NOW FOR YOUR REQUIREMENTS

Moreira, Inc.
CERAMIC TILE CENTER

845-6461

1297 Kaumualii Street
(Back of Times Kapalama)

Mon.-Fri. 7:30-4 / Sat. 9-1



Continued on Page 26

HAWAII ARCHITECT

IMUA

BUILDER SERVICES, LTD.



Interior Designer: Jack Adams, ASID, Adams Design, Inc. Coordinating Architect: Lawton & Umemura

Move over, Michelangelo.

When it comes to detail, IMUA rises to the occasion. This intricate ceiling was handpainted by IMUA craftsmen in meticulous translation of the designer's plan. Created for the Brendan Shane's Men's Clothing store in the Hyatt Regency Maui, IMUA's custom carving and graceful treatment of wood, creates a warm atmosphere that radiates quality.

Our pride in our workmanship, coupled with the professional ability to bring a job in on time and within budget, has made IMUA the general contractor preferred by Hawaii's most demanding architects and developers. Stop in at Brendan Shane's fine establishment. See for yourself the heights we go to for our clients.

IMUA BUILDER SERVICES, LTD. General Contractors
855 Ahua Street, Honolulu, Hawaii 96819 Ph: 833-1811

TEST YOUR ENERGY

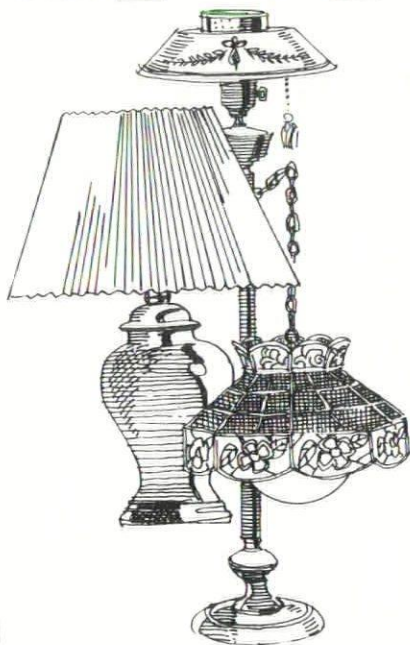
IQ

(Inflation Quotient)

If you know the correct answer to this question, you can help us fight energy inflation. Remember. Efficient use of electricity keeps costs down for everyone.

The biggest single users of electricity in a home are the lights.

Yes ☐ No ☐



Answer: No. It is usually the water heater. Typically for a family of four, lights will use only 7% of all the energy used, water heaters about 40%. If you have any questions about the efficient use of electric lighting in your home or business, call us at 548-3511.

Hawaiian Electric

1344

Traphagen

Continued from Page 24

as a center of social functions in the first years of its existence. He also designed the fourth floor of the Odd Fellows building "with roof garden attractions; designed for social purposes . . ." ¹⁵ These examples of roof gardens appear to be the first in Hawaii.

Traphagen was firmly bedded in the eclectic school of architecture so in vogue at the time. His clients in Hawaii wanted only what was in vogue at the time. In some ways he did significantly alter his design to suit Hawaii's climate and life styles. His extensive use of wide lanais on his hotels and residences,

Footnotes

1. Scott, James, *Traphagen and Fitzpatrick: "Representative Architects of Duluth"*. Unpublished manuscript, University of Minnesota, 1967.

Much of the information about Traphagen's life before coming to Hawaii is based on this manuscript which is available at the Hawaii State Archives.

2. Traphagen and Wirth was one of only two architectural firms in Duluth in 1887. Duluth of the seventies and eighties was built by men with little or no architectural training, i.e. carpenters. By 1891 there were 13 architects or architectural partnerships in Duluth.

3. For further reviews of photographs of O.G.T. and Traphagen and Fitzpatrick buildings reference can be made to *Duluth Illustrated* (Chicago: James P. Craig, c. 1892) and *Duluth's Legacy: Volume 1 Architecture*; The City of Duluth Department of Research and Planning; 1974.

4. *Ibid.*, page 4.

5. Sugar production ballooned from a few thousand tons produced prior to 1888 to 450,000 tons a year by 1906, the last year O.G.T. was to spend in Hawaii.

6. For a discussion of the Ripley and Dickey firm, and C.B. Ripley in particular, see the Charles Uhlmann, AIA article "Clinton Briggs Ripley—Architect, The Middle Years," *Hawaii Architect*; February 1979.

For a discussion of C.W. Dickey see *Hawaii Architect*; January, 1979; p. 12.

7. To illustrate how pervasive this desire to "catch up" with the mainland and Europe was, I offer this quote:

"Two large tin boxes for the reception of waste paper have been put up at the post office. These are similar to receptacles of the same kind used in mainland cities, and their appearance marks one more progressive step for Honolulu." PCA 1/16/06:9

his use of roof gardens, increased window openings and, in his later downtown buildings, an increase of the overhangs at the roof pediment and the incorporation of awnings or fixed marquis at the first floor level, all indicated he adapted his designs to a climate which was so different from that of his native Duluth. That characteristic alone would have been enough to set apart from many of his Hawaiian contemporaries.

Most of the better examples of his work are gone today, the victims of Hawaii's more recent building booms. It would be nice if the city still had one or two more of his solid stone or brick and terra cotta designs. There might be some sharing of this nostalgia were Oliver G. Traphagen to visit Honolulu today, but somehow one cannot escape the feeling that he would have understood and accepted the changes. He was certainly both a beneficiary of, and main actor in, two building booms himself. HA

8. *Paradise of the Pacific*; December, 1902, p. 26.

9. While Traphagen was not known for his residences in Hawaii as were Ripley and Dickey, he designed a number of smaller cottages and houses, as well as the home of August Drier, 1902, on Beretania Street, and the George R. Carter home on Judd Street, 1901. His residential tour-de-force was undoubtedly the James B. Castle home in Waikiki. At a time when \$7,000 could provide the owner with a handsome home, Castle spent \$225,000 on his three-story beachfront house. The first floor salon was 50 feet by 60 feet. Craftsmen were brought from as far away as New York to work with the extensive finishing required of the interior.

10. *Gazette*; 10/13/05; p. 2.

11. *Paradise of the Pacific*; December, 1927, p. 35.

12. An interesting historical footnote: on page 3 of the March 9, 1898 Pacific Commercial Advertiser was a note that plans for the E.O. Hall and Son Block at Fort and King by Ripley and Dickey "were not yet finished." Yet on September 24, 1901 the *Gazette* noted that plans for the building, by O.G. Traphagen, were finished.

13. The 1903 *Thrum's Annual*, page 153, refers to this as the Cooper-Cartwright Building. It was later renamed.

14. As told to the author by Martha Chesney Fowler.

15. *Thrum's Annual*; 1904; p. 199.

Classified Notices

CUSTOM PICTURE FRAMING

Specializing in Koa
Pick-up and delivery

Clayton J Hong

536-0343

HAWAII ARCHITECT

Photography by

GIL GILBERT



colorprints, inc.

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



**The photographer can be proud of his work—and ours!
We can enhance your architectural interior design ideas
with the following services.**

- **Copies of Color Art** — We specialize in making crisp, clear and evenly illuminated copies from flat color art work and paintings. They are obtainable as negatives, prints, projection slides and reproduction quality transparencies for separations.
- **Large scana murals, on fabrics**
- **Mural size photographic prints, color or b/w**
- **Large transparencies for light box**
- **Custom color prints for your portfolio or sales book**
- **35 MM slide duplicates for presentations**
- **Ektachrome processing in 3 hours**



For all your color needs call:

533-2836

ASK FOR
**COLOR
PROCESSING**
BY **Kodak**

ALOHA SERVICE

OLD FASHIONED

**Hi! I'm
Jimmy Chock**

My job as specifier service Representative is to keep you up-to-date on our products, fix your Aloha catalogs, field your questions and get you answers fast. Now I realize that's an old fashioned way of doing business with architects and designers and engineers. But with my knowledge from over 30 years in architectural service, I like being with a firm that still believes in old fashioned service. If I can help, give me a call at 833-2731. Aloha.

ALOHA
STATE SALES CO., INC.

2829 Awaawaloa Street
Box 3527 Honolulu, Hawaii 96811



The Money Savers



**NEED A CAR-TRUCK-
VAN OR A FLEET
NOW?**

**OUR TRANSPORTATION
LEASE SPECIALISTS
SAVE YOU MONEY!**

**CALL US TODAY
946-5231**



TRANS-LEASE HAWAII LTD.

Subsidiary of Aloha Motors

1801 Kalakaua Ave.

Phone: 946-5231

Keeping Hawaii Plastered

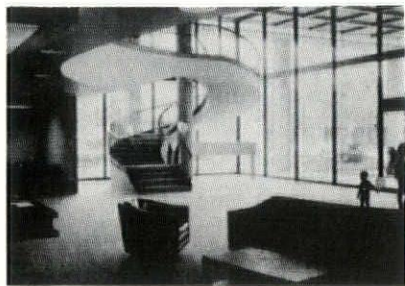


EYE APPEALING CURVED STAIRWAY

Next time you're in the American Savings and Loan office in the Pan Am Building on Kapiolani, look at this skillfully sculptured in metal lath and plaster stairway.

The curved sections wed to veneer baseboard on the suspended ceiling area, all finished with 3000 psi imperial plaster.

Also, in the Loan Office, serving as a background, is a Hawaiian motif Fresco of wet lime plaster.



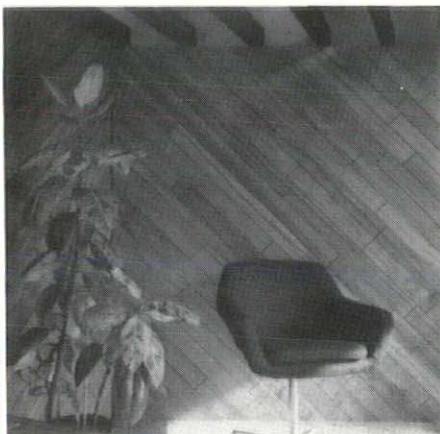
Call Don Morganella for plastering information.
847-4321

**PACIFIC BUREAU for
LATHING & PLASTERING
905 Umi St. - Rm. 303**

New Products

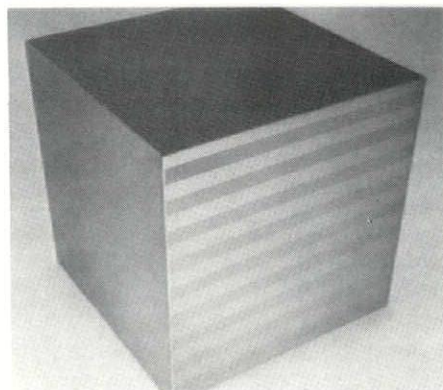
Continued from Page 22

Wood Paneling



New Zealand's native Rimu wood paneling can be used throughout the house, in small feature areas, entranceways, kitchens, bedrooms, and other. The manufacturer recommends a teak oil clear finish to highlight the natural grain of the timber, but the wood may also be finished with a mat or satin clear finish varnish. Local supplier of Rimu wood paneling is Kane & Kane, Ltd., Hawaii.

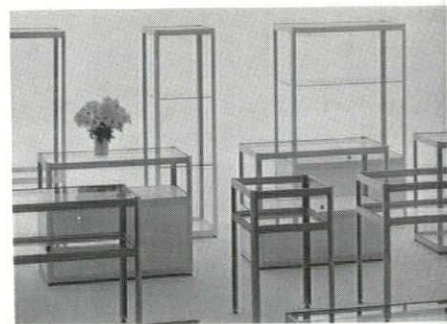
Laminates



Formica Corp. recently introduced 38 laminate designs to Hawaii. The line, known as Design Concepts, comes in essentially solid colors with subtle texturing effects to add geometric interest. The designs are disc, stripe, pin-stripe, graph, and maxi-graph; they are available in white, gray, beige, brown, and

black, with one burgundy accent item. Formica produced the laminates at its plant in Quillan, France, to achieve the lacquer finish and unique textures. Local representative for Formica Design Concepts is Aloha State Sales, Inc.

Frame Sections



Click Systems, a rapid-assembly, multi-purpose system of anodized aluminum frame sections, components, and fittings, offers a wide range of design possibilities. Frame sections accept a vast number of panel surfaces, and components snap together or lock into place by a single set screw and expanding joint. Click Systems are strong and lightweight, and may be used to fabricate portable screens, cabinets, counters, audio racks, and much more. Theatre Technic, Inc., Click's local representative, is prepared to mill and assemble Click components to specification.

Acoustic Panels

Decorative Acousti-Seal Sound Absorbing Panels from Modernfold produce high performance acoustical treatment of interior spaces. Ideally suited for environments where sound reverberation is an annoyance, these panels deliver economical noise reduction. They are easily installed and can be mounted on operable or fixed walls. A variety of sizes, surface treatments, and colors is available through JBL Hawaii, Ltd. **HA**

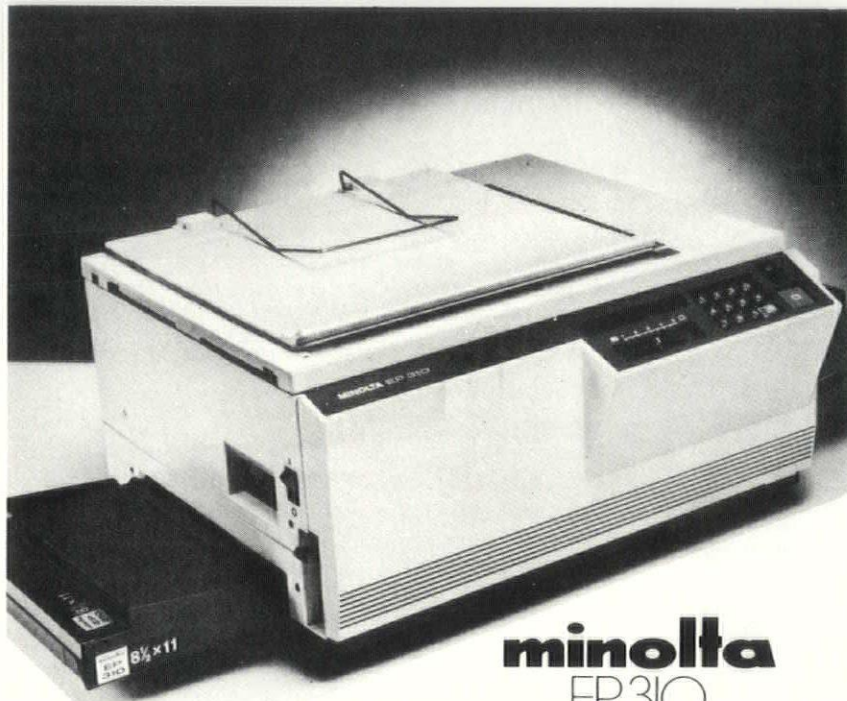
minolta

The DEPENDABLE plain paper copiers.

With the Minolta EP 310 you can get consistently high plain paper copy quality at a very affordable cost per copy.

With a lot of features for dependable operation that you usually see only on much more expensive copiers. The EP 310 is virtually jam-proof because it has an extremely short, straight paper path. It has a long-life photoconductor drum And fusing rollers that can last three times as long as those on comparable copiers. And there's a dry toner recycling system that saves money.

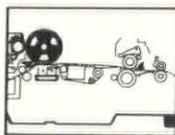
The EP 310 copies virtually any original, even three-dimensional objects like books. And it uses just about any kind of paper up to 10 1/4" x 14". Including your letterhead, colored papers, even overhead projector transparencies. With copy quality you must see to believe.



minolta
EP310
THE PLAIN PAPER COPIER

SIX FEATURES THAT MAKE THE MINOLTA EP-310 DEPENDABLE

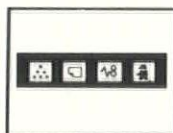
1. An extremely short, straight paper path. Virtually eliminates jamming, one of the major causes of copier breakdowns.



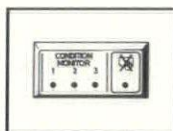
2. Toner recycling system. Keeps the machine cleaner by reusing excess toner. Also saves money by making toner go further.



3. Self-diagnostic system Number One. When things go wrong, it tells you the right thing to do: add toner, add paper, clear the paper path or call the serviceman.



4. Self-diagnostic system Number Two. Signals that let you tell the serviceman over the phone where the problem is located. "Clam-shell" construction and snap-out modules mean fast service when it's needed.



5. Copy interrupt mode. A computerized copy control panel allows interruptions of long copy runs. The original count is stored in the memory while the interrupt copies are made. A touch of a button allows the longer copy run to be restarted, without losing count.



6. Long-life photoconductor drum. The photoconductor drum is longer lasting, thanks to state-of-the-art chemistry and greater resistance to damage.



LEASE/PURCHASE PLANS

Call us to arrange a demonstration or let us give you a free work flow analysis. No obligation, of course.

HONOLULU
740 Ala Moana
524-0220

KAHULUI
261 Lalo Street
877-7331

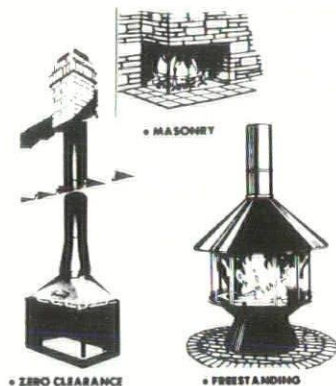
HILO
101 Holomua
935-5401

KONA
74-5603 Alapa
329-1308



A different kind of company where promises and customers are kept.

*I don't Want to Set
the World on Fire . . .
I just Want to Start
a Flame in
Your Hearth . . .*



FIREPLACE HAWAII INC.

4384 Malaai Street
Honolulu, Hawaii • 422-2741
54 Waiianuenue Ave.
Hilo Hawaii • 935-9693

Lic #s 6209 or 2334



Kudos

Architects in Schools

I am a third grade teacher at Kaiulani, and I'd like to share with you a rewarding educational experience my class had recently because of the time given to us by architect Geoffrey Paterson. My class has studied shelters this year, and we needed a resource person to tell us more about being an architect and to take us on a tour of the city to point out different architectural styles.

When we called AIA to ask where we could get this help, we were referred to Mr. Paterson. He turned out to be perfect! He came once to our classroom to talk about his job and then served as our guide on our trip a week later. Meeting him and having him share his knowledge was an experience my class will never forget.

It is so important that people in the community in various careers are willing to give their time and share their knowledge with the schools. I'm writing this letter not only to commend Mr. Paterson, but also to encourage other architects to do the same whenever possible.

PAT GUINThER
Kaiulani Elementary School
Honolulu

ADVERTISERS INDEX HAWAII ARCHITECT DECEMBER 1980

ALOHA STATE SALES	27
AMELCO ELEVATOR	8
BYRON II	20
C.C.P.I.	22
CENTRAL PACIFIC SUPPLY	10
COLORPRINTS, INC.	27
COLUMBIA INN	31
CORAL REEF RESTAURANT	20
DICKEN'S PUB	20
DINER'S DRIVE INN	31
FIREPLACE HAWAII, INC.	30
FLAMINGO RESTAURANTS	31
GAF HAWAII, INC.	5
GASCO, INC.	11
HAWAIIAN ELECTRIC	26
HAWAIIAN TELEPHONE	19
IMUA BUILDER SERVICES	25
EARLE M. JORGENSEN CO.	2
KAILUA CANDY CO.	10
LE BON RESTAURANT	31
M's COFFEE TAVERN	20
MOREIRA, INC.	24
OFFICE THINGS	29
ORSON'S RESTAURANT	8
PLASTIC BUREAU FOR LATHING & PLASTERING	28
PAUL RASMUSSEN	32
RENOWN RESTAURANT	31
SANDERS TRADING	23
SCANLINE	9
V.O. SCHINNER	23
SEAFOOD EMPORIUM	31
STUDCO, INC.	24
TERUYA RESTAURANT, INC.	31
TILE, MARBLE & TERRAZZO	21
TRANSLEASE	28



Student Drawing



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)



*Le Bon
Restaurant*



**FOR A HOLIDAY
PARTY THAT'S SPECIAL**

Reserve our private
dining room

Enjoy the finest in
French cuisine and
entertainment where

HOLIDAYS ARE A TRADITION

All major credit cards accepted

1376 KAPIOLANI BLVD. Reservations 941-5051

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

Diner's

"Home of the Local-Style Plate Lunch"

Call ahead so that your order will be ready for pick-up.

Every business executive has to treat the staff to lunch, or dinner
... especially when you're working late on a big project. Order
plate lunches from DINER'S. Easy on the pocketbook. Fast
service. Delicious Food.

Keeaumoku
Ph. 941-1588

Kalihi
Ph. 841-0188

Waipahu
Ph. 671-2847

Waimalu Plaza
Ph. 487-5541

**A MOST COMPLETE
SEAFOOD RESTAURANT
IN WAIKIKI**

- **Contemporary Environment**—with a touch of class
- **Delectable Seafood**—fresh Hawaiian fish, Maine lobster, Shellfish Paella, Pastas, Salads, French Fried Seafood, steak combinations
- **Quality Bar Service**—Mai Tai a specialty



THE SEAFOOD EMPORIUM

2201 Kalakaua Avenue • Telephone 922-5547
Royal Hawaiian Center, Discount parking in building

**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

TAKE A MILANESE LUNCHEON
Break away from the office.

Have Northern Italian — or Continental —
lunch or dinner with us. Any day. Buon gusto!

RENOWN MILANO

Lunch 11 a.m.-3 p.m. • Dinner 5:30-11:30 p.m.

Happy Hours 3-6 p.m., 10 p.m.-midnight

Discovery Bay Shopping Center

Ph. 947-1933, 947-2562 • Validated parking at rear



*These fine
eating places
can be enjoyed
for
breakfast, lunch, dinner,
or a catered affair.*

SPACE WARS?

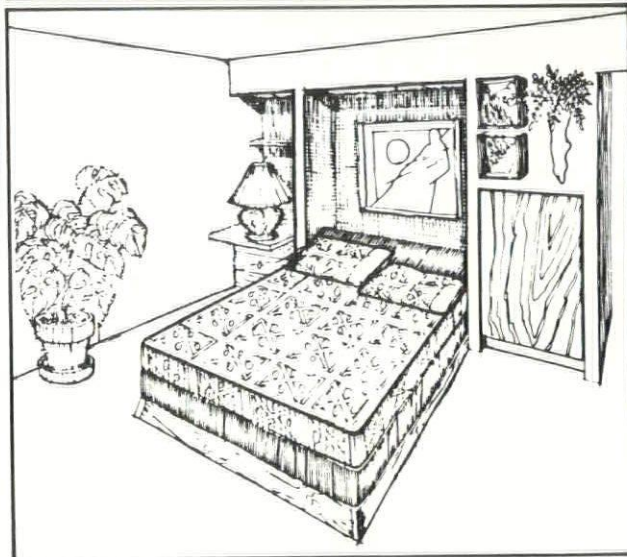
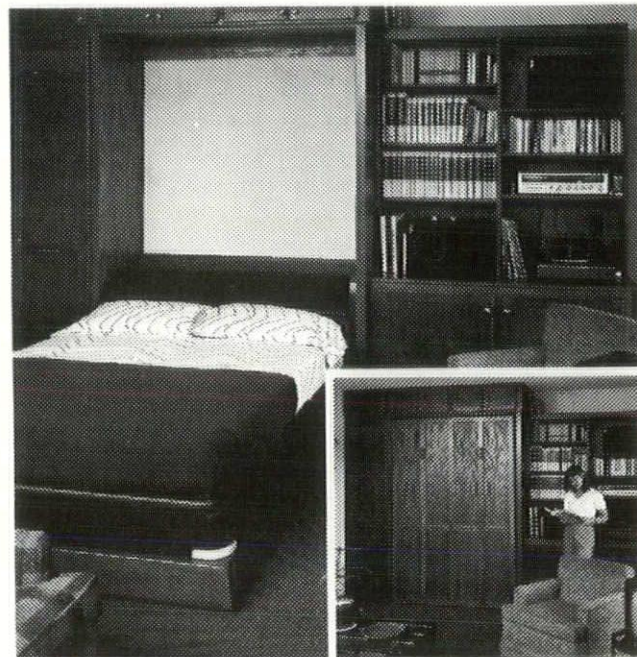
Win with SICO's Disappearing Wallbed.

In the battle to solve the problem of limited living space, SICO has come up with the perfect answer. The decorator designed Disappearing Wallbed system.

By day, it's out of the way. By night it's a super sleeper. The wallbed will accommodate a single, double or queen size sleep set, mattress and box springs of your choice. You get more space without sacrificing comfort. The Disappearing Wallbed can be easily installed in new housing or existing dwellings.

**The best laid plans . . . include a
SICO Wallbed.**

Visit our new showroom.
422 Keawe St. / Honolulu / Ph. 521-3818



paul rasmussen inc.