





# 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 10, No. 8

August, 1981

**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:

All correspondence should be directed to:  
**Hawaii Society/AIA**  
233 Merchant Street, Suite 200  
Honolulu, Hawaii 96813

Beverly McKeague  
Executive Secretary  
Phone (808) 538-7276

**HS/AIA Officers:**

**President**

Donald D. Chapman, AIA

**Vice President/President-Elect**

Francis Oda, AIA

**Secretary**

Gordon Ogata, AIA

**Treasurer**

Ted Garduque, AIA

**Directors**

Tom Culbertson, AIA  
Rosalina Burian, AIA  
Charles A. Ehrhorn, AIA  
Dwight C. Lowrey, AIA

**Associate Director**

Ann Thompson

**Hawaii Architect Personnel**

**Co-Editors**

Shannon McMonagle  
Glenn E. Mason, AIA

**Staff**

Rob Hale, AIA  
Michael J. Leineweber, AIA  
Curtis Miyamura  
Mary Alice Sinton  
Mike Chu

**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

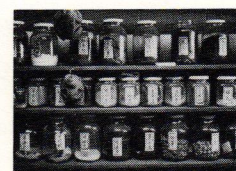
Stephen S. Lent, Publisher  
William B. Roberts, Advertising Director

POSTMASTER: Send address changes to the Hawaii Architect, 233 Merchant Street, Suite 200, Honolulu, Hawaii 96813

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

**Contents:**

<b>Headlines:</b>	Don't Forget the Convention! By Donald D. Chapman, AIA President, Hawaii Society/AIA	4
<b>Historical:</b>	The Chinatown Revitalization Plan By A. Lono Lyman	6
<b>Historical:</b>	Urban Design Elements in Chinatown By Spencer Leineweber, AIA	10
<b>Photo Feature:</b>	Construction Vitality in the Old City	14
<b>Laurels:</b>	HS/AIA 1981 Awards Program A Makiki Heights House By Tom Fanning, AIA	16
<b>ASLA:</b>	The Iolani Palace Grounds By David R. Black, ASLA	18
<b>Kudos:</b>	Hego Fuchino 1981 Preservation Award	21
<b>Historical:</b>	Archaeological Concerns and the Architect By Frank Johnson	23
<b>Historical:</b>	Budget Cuts and State Office of Historic Preservation By Glenn E. Mason, AIA	26
<b>Planning &amp; Zoning:</b>	Development Plans By Councilman George Akahane Chairman, Planning and Zoning Committee	28
<b>Cover:</b>	Proposed Precinct Map of Chinatown Special Design District	





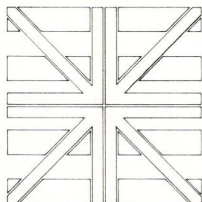
## If you don't work in an office why pay for one?

Our experience in leasing executive offices has shown that the work of many consultants, brokers, manufacturers' representatives—professionals in many fields—takes them away from the office most of the time. In fact, they don't really need full-time office space. But they do need a business identity and basic support services.

Satellite Office Service (SOS) is designed especially to meet this need. For little more than the cost of an answering service, SOS offers:

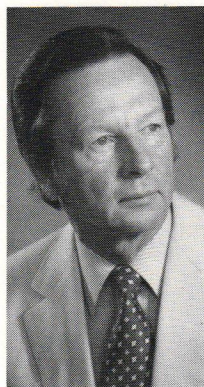
- EXECUTIVE OFFICE available as needed.
- PROFESSIONAL TELEPHONE ANSWERING—your phone answered in your name.
- PRESTIGIOUS ADDRESS
- Skilled RECEPTIONISTS
- Access to conference room, secretarial, copying, Qwip™, Telex and other services.

For more information on how you can reduce overhead and personnel costs, call Fred Mosher and ask about SOS: 523-0966



### Headlines

By the "Thirty Days Hath September, April, June and November" method of calculating time, I figure this Hawaii Architect plus 150 days and four more issues should bring me to that sweet spot when I can say, "President Francis Oda, here is your gavel, enjoy HS/AIA in 1982 as I have this past year — and by the way, don't forget the convention!"



Chapman

Don't forget the convention. We won't let you! You will be hearing more and more about the '82 Convention in coming days, as the Steering Committee brings all of you up-to-speed on what lies ahead, how it's to be accomplished, and when it's to be accomplished. Hosting 7,000-plus people is the largest task HS/AIA will ever have to undertake. Our success or failure will rest on the sum of your individual efforts.

Since you may wish to volunteer before the draft takes place, in order to serve on the committee of your choice, listed herewith are the committees and their chairmen:

- Host Society Events — Overall Coordination: Gordon Bradley, Chairman; Owen Chock, Vice-Chairman
- Budget and Finance: Dennis Toyomura, Arthur Kohara
- Ticket Sales: Alex Weinstein
- Tours: Owen Chock
- Host Party: Ty Sutton
- Student Activities: Gordon Tyau and Student Chairman, Janine Shinoki
- Ladies Programs: Jamie Hartman (WAL)
- Sports Events: Leland Onekea
- Publicity: Wayson Chong

## Don't Forget the Convention!

by DONALD D. CHAPMAN, AIA  
President, Hawaii Society/AIA

- Exhibits: John Hara
- Graphics: Bruce Hopper
- VIP Guests: Sidney Snyder
- Hospitality Lounge: WAL
- Information Lounge: Lisa Fox (WAL)

• Clothing: Carol Sakata  
The Steering Committee is considering setting up a manpower bank, and could use the help of those with computer experience. If interested, please call Jack Lipman or Carol Sakata.

With all the emphasis lately on Hawaii '82 you may think HS/AIA is involved in nothing else. Not so. EXCOM and the normal committees are healthy and hard at work. I'll try to have a selected committee report in each Memo from here on.

Time from pen to press to print (PPP) for Hawaii Architect is usually four to six weeks, so what is current and meaningful at writing time may well be dead history when read. Regardless, we are the benefactors of certain individuals of this Society who give freely of their expertise and time; I believe their efforts should be recognized. Recipients for this month's Mahalo Award, in addition to the '82 Steering Committee who receive Kukui Leaf Clusters, are code watchdogs Alan Holl and Bob Kishi.

Alan — Mahalo for your continued monitoring of the fire officials recommendation to re-adopt the Life Safety Code NFPA 101, and for keeping us abreast of the ramifications, should it be re-adopted.

Bob — Mahalo for your monitoring and testifying before the Planning Commission on the Society's behalf, regarding the proposed Sunlight Reflection Regulation. It's time away from your desk, and it's appreciated. HA

## 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



# TAKE A DESIGNERS VIEW...

---



*Think of the extensive amount of time spent in your office. Evaluate your surroundings. Is your office environment as attractive and efficient as your home?*

*The Design Team at SCAN/LINE OFFICE INTERIORS invites you to "Take A Designers View" at the world of office furnishings and accessories. The new SCAN/LINE showroom, Hawaii's largest, located at 788 South King Street, features a unique multilevel floor display. Your adventure into the design world can illustrate to you new insights about your office surroundings.*

*Our personable and talented staff will answer any question or assist you in designing your office to your own specifications.*

*With the vision of a designer available from SCAN/LINE OFFICE INTERIORS the only limit is your imagination. Isn't it about time to see yourself in a world all your own?*

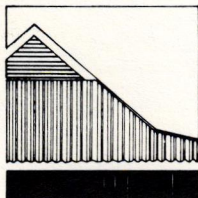
scan | line  
office interiors

---

788 South King Street • Honolulu, Hawaii 96813  
Tel: (808) 536-0022 • Telex: 743-0151 SCAND

Monday thru Saturday 9am to 5:30pm  
Thursday 9am to 9pm • Closed on Sunday





Historical

# The Chinatown Revitalization Plan

by A. LONO LYMAN

Al Lyman directed a team of architects and urban planning consultants in the recently completed *Chinatown Revitalization Plan* study. The study was commissioned by the city's Department of Housing and Community Development in a contract with Peat Marwick Mitchell & Co.

Lyman's article presents a synopsis of selected study findings and of recommended changes to the city ordinance governing development in Chinatown. Readers are advised that a more comprehensive discussion of the study's findings and recommendations may be found in the *Chinatown Revitalization Plan* report available through the Department of Housing and Community Development.

Lyman is currently a senior associate with Daly & Associates, a Honolulu-based planning and management consulting firm.

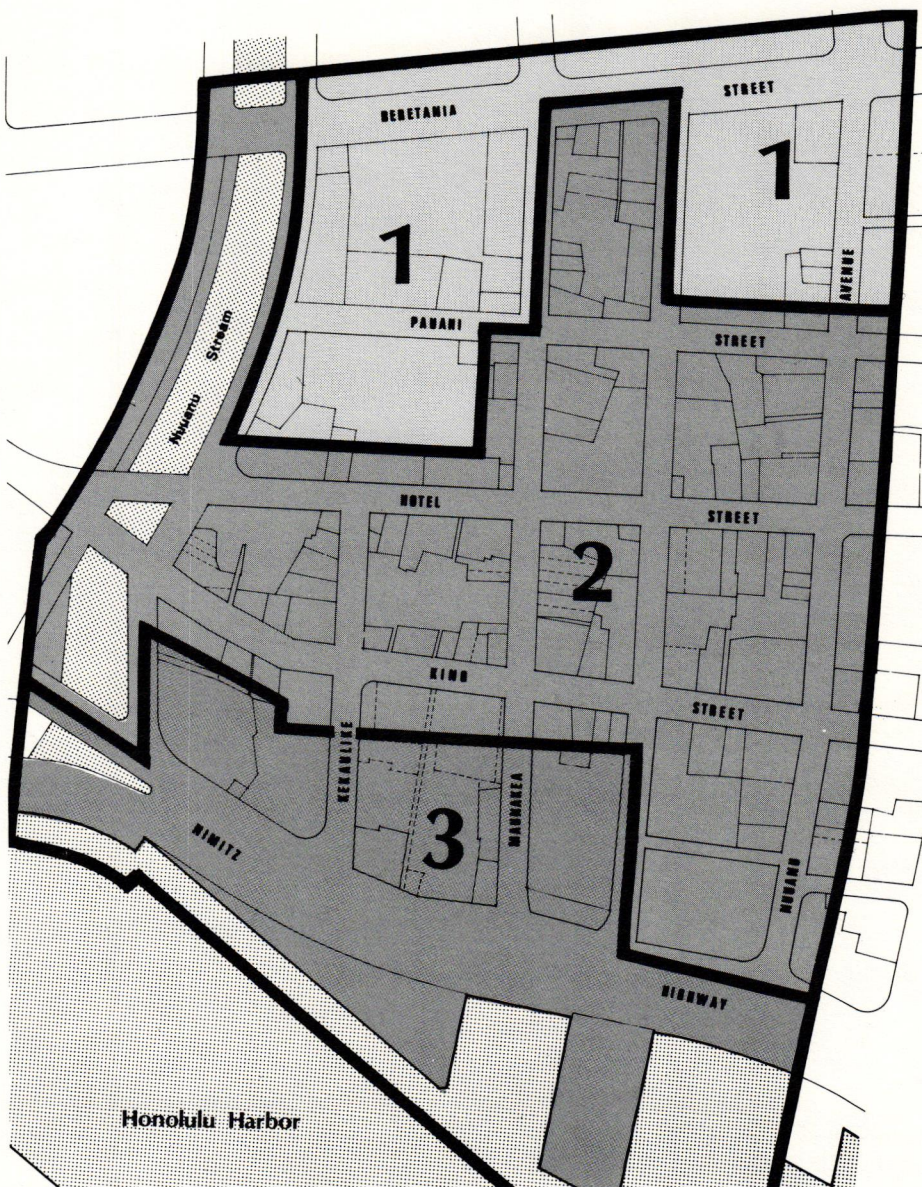
## BACKGROUND

The Chinatown District is relatively compact (see accompanying illustration) and encompasses a total of 36 acres. Despite its location adjacent to Honolulu's Financial District and the Kukui Redevelopment project area, Chinatown has remained remarkably unchanged through the years.

On the positive side, this lack of change in Chinatown has led to the preservation of unique cultural activity centers — herb shops, bakeries, and stores specializing in the sale of ethnic goods — and the retention of buildings characteristic of the architecture of the late 1800s and early 1900s. The lack of change has, however, also resulted in a decline in both the area's physical environment and its retail-commercial base.

## FACTORS CONTRIBUTING TO EXISTING CONDITIONS

The Revitalization Plan study made a detailed examination of several categories of factors that



Proposed precincts for Chinatown Special Design District.

are relevant to Chinatown's existing conditions. Selected findings are summarized below.

1—There is sufficient market support for retail, office, and residential development in Chinatown. However, the market support afforded these uses currently is not being realized in Chinatown. This is primarily due to the area's general physical environment, the lack of large sites, absentee and frac-

tionalized land ownership, and uncertainty regarding public policy for redeveloping the area.

2—A substantial inventory of existing buildings in Chinatown could be restored, rehabilitated, or stabilized. A building survey conducted as part of the study indicated 27 buildings with a total floor area of 350,000 square feet could be renovated for less than \$25 per square foot and another 24 build-



ings with 146,000 square feet of floor space could be renovated for between \$26 and \$45 per square foot (inclusive of a 25 percent contingency.)

3—Economic and financial factors favor renovation due to renovation costing less than new construction and due to tax incentives provided for renovation.

4—Public policy regarding



**The recently renovated Mendonca Block, above, on Hotel Street contrasts sharply with more decrepit structures in some other Chinatown locations.**

Chinatown has not been clear. This has deterred private and delayed public redevelopment efforts. The uncertainty reflects several factors including the following:

- Federal funding has changed from large-scale urban renewal projects (which was the concept originally planned for Chinatown) to discretionary block grants. As in other cities, this has been accompanied by a politicalization of the redevelopment planning success.

- The federal designation of Chinatown as a National Historic District imposes restrictions on the use of federal funds for projects adversely impacting the area's historic attributes. The implications of these restrictions have not been adequately reflected in the county's policy for redeveloping Chinatown.

- The county's Ordinance No. 4643 for Chinatown is in certain respects, unclear. For example, the ordinance is ambiguous in setting forth criteria related to maximum

building heights and volumes. Additionally, the ordinance attempts to encompass both urban renewal and the area's Historic District designation.

- Various interest groups with divergent objectives have also contributed to a muddled policy for Chinatown. These groups include tenants, landowners, and developers. Public policy planning for Chinatown has become a battleground for these groups resulting in a no-win environment.

#### RECOMMENDED CHANGES

The Chinatown Revitalization Plan recommends several major changes for Ordinance No. 4643 governing development in Chinatown. Following is a summary of major recommendations. Interested readers should refer to the Chinatown Revitalization Plan report for a discussion of all the recommendations made by the study.

1—One recommendation is that the existing Historic, Cultural and Scenic District ordinance be superseded by a new ordinance establishing a special design district. The special design district ordinance provides a more flexible vehicle to define development parameters than the current ordinance.

2—A second recommendation is that the ordinance precincts be realigned and consolidated from five precincts to the three precincts shown in the accompanying illustration. The recommended precincts allow for more distinct and clearly distinguished planning subareas and avoid the hodgepodge of subareas in the existing ordinance.

3—A third recommendation relates to a building design control system and is comprised of several elements including maximum building height and volumes and criteria for building facade, setback, and mid-rise configuration. Each of these three key elements is discussed below.

Maximum building heights, summarized in the following table, are higher than the heights permitted under the current ordinance since the latter has been implemented based on the height formula set forth in the "Guidelines for Change."

## COME TO THE SOURCE for QUALITY

distributors of

GARMENT RACKS

SHOW CASES

HARDWARE

TEMPERED GLASS  
CUBE SYSTEMS

1x1 CHROME SQ.  
TUBE SYSTEMS

DISPLAY FIXTURES

HARDWARE

SAVE TIME & MONEY  
CALL US FIRST

Representatives for Custom Fixtures  
Manufacturers



STORE PLANNING

526-0623

570 Auahi Street  
Honolulu, Hawaii 96813



# Chinatown Revitalization

Pedestal (feet)	Mid-rise (feet)	Maximum limit (feet)
--------------------	--------------------	----------------------------

## Precinct 1:

### Pauahi Project:

Block A	40	210	250
Block B	40	80	120

### Smith-Beretania

Block	40	210	250
-------	----	-----	-----

Precinct 2	40	Not permitted	40
------------	----	---------------	----

Precinct 3	40	220	250
------------	----	-----	-----

Maximum building volumes is one of the most sensitive issues related to the design controls for Chinatown concerning the issue of building volume. The underlying CZC B-4 zoning for the district permitted an FAR of 4.0 with a potential bonus volume of up to 3.0, or a total FAR of up to 7.0. However, the height limits and line-of-sight criteria set forth in the "Guidelines for Change" overlay the B-4 zoning and effectively reduce the developable FAR.

The maximum building volumes recommended by the Revitalization Plan study are:

Precinct 1: An FAR of 2.5.

Precinct 2: An FAR of 3.5.

Precinct 3: An FAR of 2.5 with a bonus of 1.0.

The recommended FARs considered several factors. In addition to recognizing that the underlying B-4 FAR provision had been effectively reduced by the "Guidelines For Change" referenced in the existing ordinance, the recommendations gave consideration to the following factors.

1—The existing FAR of older structures typically ranges between 1.5 and 2.0. Volume studies conducted by the study's architectural and urban design consultants concluded that the FARs recommended above would be appropriate from an urban design standpoint.

2—The recommended FARs were also concluded to provide a

satisfactory return on investment to developers and landowners. An analysis of the rate of returns at varying FARs indicate that the recommended FARs can potentially provide a return of investment in the 15 to 20 percent range.

3—Finally, the provision for a bonus FAR in Precinct 3 is intended to encourage the development of off-street public open space on the ground level. The public space is anticipated to stimulate pedestrian passage in an Ewa-Diamond Head direction and to stimulate retail-commercial traffic through the ground level of the developed area.

Building facade, setback, and mid-rise configuration criteria make up the third key element of the recommended design control system. Together with the recommended controls for maximum building height and volume, they define a building envelope for each of the three precincts. Although the building facade, setback, and mid-rise configuration criteria are lengthy and could not be summarized in this article, a brief synopsis of the criteria for each Precinct follows:

Precinct 1: In the precinct, the building envelope shall be defined by a four-story pedestal of a maximum height of 40 feet and built up to the streetfront property line with the only exception being Beretania Street, where a widened sidewalk and landscaped area are permitted.

The maximum setback for the mid-rise structure from the streetfront property line is as follows:

STREET NAME	MINIMUM SETBACK
Beretania	30 feet
Pauahi, River, Maunakea, Smith and Nuuanu Hotel	50 feet 60 feet

Mid-rise structures in the precinct shall have a rectangular slab configuration with the long axis being at least twice as long as the short axis. The axes shall be parallel to the surrounding streets with the long axis aligned in a mauka-makai direction and the short axis in an Ewa-Diamond Head direction.

Precinct 2: In the precinct, the

building envelope shall be defined by a four-story pedestal of a maximum height of forty feet. The continuous street facade at the property line shall be maintained. Side yard and back lot setbacks are optional.

Precinct 3: Continuous street facades developed at the property line shall be required along all streets except Nimitz Highway, where the building facade shall be set back eight feet from the property line.

The maximum setback for the mid-rise structure from the streetfront property line is as follows:

STREET NAME	MINIMUM SETBACK
River, Maunakea, Smith Kekaulike and Nuuanu	30 feet
King	65 feet
Nimitz Highway	35 feet

In the precinct, with the exception of the Nimitz Highway frontage, the building envelope shall be defined by a three-story pedestal of a maximum height of 30 feet, built up to the property line. The building envelope along Nimitz shall be set back eight feet at the ground level and an additional eight feet for each of the second and third floor levels.

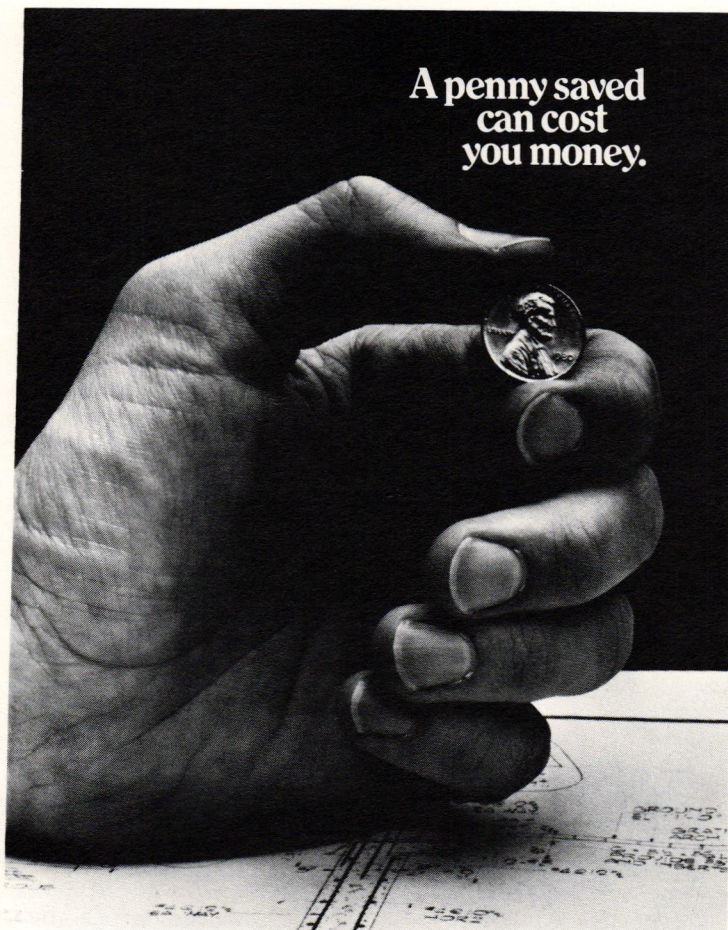
Mid-rise structures in the precinct shall be a tower configuration with the long axis being no more than 25 percent greater than the short axis. The axes shall be aligned parallel with the surrounding streets with the long axis aligned in a mauka-makai direction and the short axis in an Ewa-Diamond Head direction.

## CONCLUSION

The Chinatown Revitalization Plan study used a multidisciplinary team of consultants to examine the Chinatown District's problems and opportunities. The study thus considers market and financial planning factors as well as urban design and architectural planning considerations. It is believed that this approach results in recommendations that give consideration to both the Chinatown District's unique cultural and architectural resources and the equally important need to encourage private sector development activity in Chinatown. FA



**A penny saved  
can cost  
you money.**



**Y**ou may be able to find Professional Liability Insurance Coverage for your architectural or engineering practice for less money, but you won't find a program that works as hard or does as much for you as CNA's Architects' and Engineers' Professional Liability Insurance, administered by Victor O. Schinnerer & Company, Inc.

We've been in the business a lot longer than any other company that provides this type of coverage. We've worked every step of the way with AIA and NSPE/PEPP to develop a program that answers your specific needs.

Ours is the most comprehensive professional liability insurance program available, with special features like the Deductible Credit Plan, First Dollar Defense Cost Coverage and Fully Retroactive Coverage.

So when you're looking for Professional Liability Coverage, don't forget to check what you're getting for your money. What you give up to save a little now could cost you a lot later.

The CNA Architects' and Engineers' Professional Liability Program is commended by the American Institute of Architects and the National Society of Professional Engineers/PEPP.

Victor O.

**Schinnerer**

& Company, Inc. Ask your broker for details

*The First Is Still The Best*

Program Administrators & Underwriting Managers

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

55 E. Jackson Boulevard  
Chicago, Illinois 60604  
Phone: (312) 939-1202

40 Wall Street  
New York, New York 10005  
Phone: (212) 344-1000

595 Market Street  
San Francisco, CA 94105  
Phone: (415) 495-3444

# PHOTOGRAPHIC ART IS GOOD FOR BUSINESS

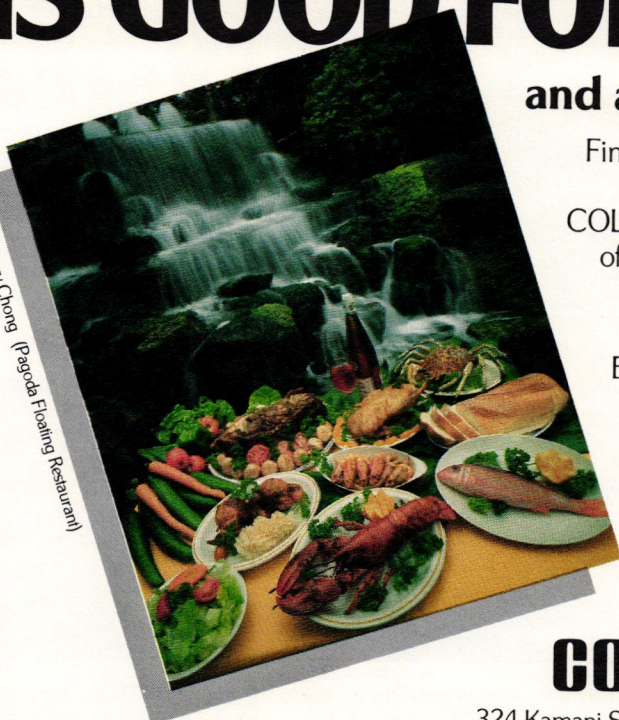
**and a pleasure to live with!**

Fine quality color prints and enlargements are now fully processed in Hawaii on the newest equipment at COLORPRINTS. Renderings, interior design ideas, sales office murals, restaurant decor, presentation or display enlargements and copies of color art are ALL now quickly obtainable.

**EKTACHROME PROCESSING IN THREE HOURS.**

COLORPRINTS specializes in large scan murals, on fabrics; mural size photographic prints in color or b/w; large transparencies for light box; custom color prints for portfolios or sales manuals; and 35mm slide duplicates for presentations.

Photo by Jerry Chong (Pasopet Floating Restaurant)

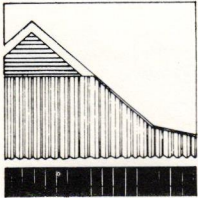


**colorprints, inc.**

324 Kamani St., Honolulu, HI 96813 Phone: 533-2836







Historical

# Urban Design Elements in Chinatown

by SPENCER LEINEWEBER, AIA

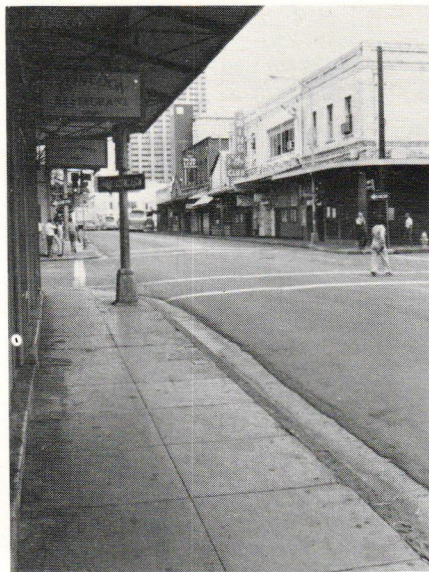
Five major urban design elements define Chinatown's character: streetscape, public views, open space, pedestrian and vehicular movement, and activity considerations. These elements were of prime importance in the revision of the Chinatown Ordinance because they help to create the "sense of place" to be maintained in further development.

The homogeneity of the unique visual character of Chinatown is due to the predominance of historic street facades of similar scale and appearance. The streetscape is therefore the most important element that defines the visual character of Chinatown.

The historic structures within the district provide two different types of elements to the urban design fabric. Pivotal focal point buildings draw the attention of the pedestrian to one place. Somewhat more anonymous structures fill-in between the focal point buildings and create the definitive ambiance of the district.

There are also individual build-

line and cover the sidewalk. The importance of a canopy as a contributor to the character of Chinatown is recognized by the fact that it has been incorporated as a design element in practically all new buildings within the area.



Canopies over sidewalks and buildings to their property line characterize Chinatown.

There are additional facade elements that play an important role in defining the strong visual impact of the streetscape.

- Storefronts have a large amount of open or transparent glass that provides for a high degree of pedestrian interaction.

- There is a regular rhythm in the second floor openings.

- Parapet and cornice detail are highly articulated; there is a homogeneous use of earth-toned facade materials.

Within this dense continuous facade environment, open space in the form of parks or plazas is almost a foreign element. Therefore, within Chinatown the street corridors and the associated vistas represent the only genuine open space elements.

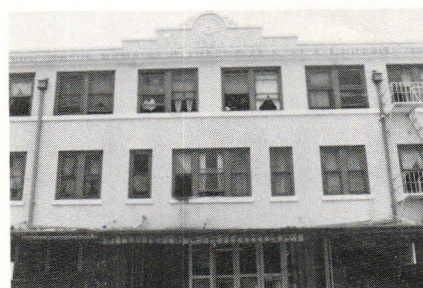
Mauka-makai street level views are unobstructed from Maunakea Street and Nuuanu Avenue. They are obstructed by buildings from Smith and Kekaulike streets. Along River Street wide vistas carry into Aala Park toward the distant mountains.



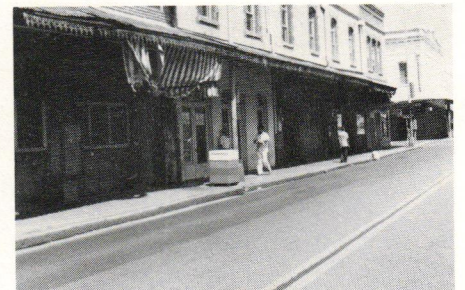
Wo Fat's is one of the focal point buildings within the District.

ing elements that further delineate the urban design character of the area. Many buildings are sited at the property line and form a grouping of block-long facades that display uniformity because of similar style, height, materials, and details.

This continuity is further reinforced by canopies built at the first floor that project over the property



Openness of storefronts, the regularity of second floor openings, and interesting parapet and cornice detail are important design commonalities in the Chinatown District.





The Chinatown Historic District also has spectacular views from the upper levels. They are oriented in two main directions: Ewa toward the open space of Aala Park, and makai toward the open space of Honolulu Harbor. The mauka views are generally dominated by high-rise development to the north.

The open space that must be addressed as an urban design issue is the nature of the relationship between Chinatown as a whole and the two major contiguous open spaces of Aala Park and the harbor.

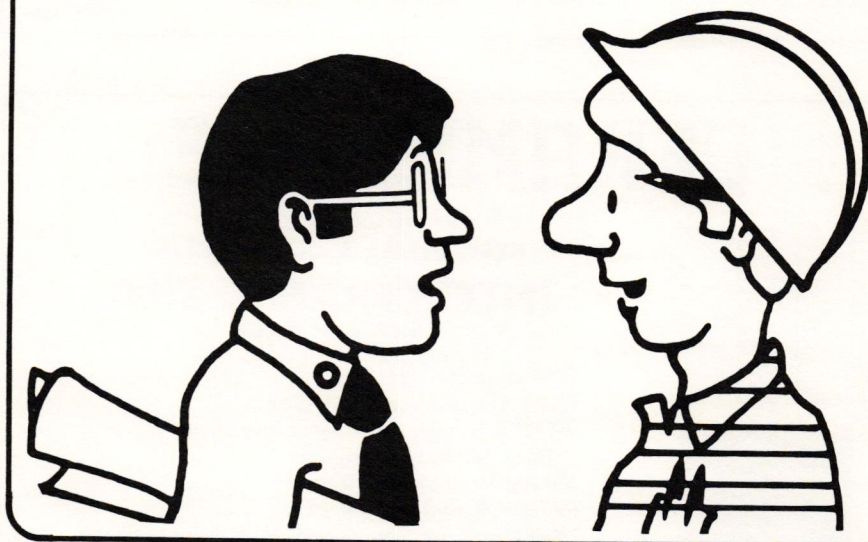
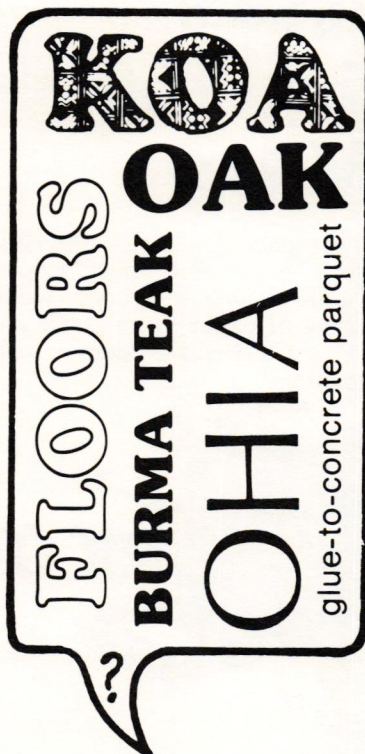
Aala Park's relationship with Chinatown is simple and direct. It can be reached along three street corridors: Beretania, Hotel, and King streets. All are heavily trafficked vehicular corridors. Furthermore, it represents both the visual and activity-related Ewa anchor of the Pauahi Street corridor. Access to Aala Park should be encouraged.

The harbor, on the other hand, is totally separated from Chinatown by the high-speed traffic of Nimitz Highway. A second factor separating Chinatown from the harbor area is the low-activity parking areas and light industrial-related uses presently located in the makai portion of Chinatown.

Pedestrian and vehicular traffic are other important urban design elements. Pedestrian traffic into Chinatown is discouraged on several streets, particularly Hotel Street, Nimitz Highway, and Beretania Street, because of the high volume of vehicular traffic.

At the present time, there are no exclusive pedestrian malls into Chinatown. Pedestrian access follows the existing street corridors. However, some access points of pedestrian traffic into Chinatown deserve special recognition. The River Street pedestrian mall follows Nuuanu Stream along the Cultural Plaza development and terminates abruptly at Beretania Street. This pedestrian mall is not developed on the makai side of Beretania. Chaplain Lane is a potential pedestrian connection with Fort Street Mall. Pedestrian access from the core of the downtown area follows Merchant Street and Marin Lane. Continuation of this pedestrian link into Chinatown is critical.

Vehicular traffic has a significant



☐ Yes, I would like to receive the bimonthly ASID Hawaii Chapter newsletter for the balance of 1981. My check for \$5 handling fee is enclosed.

ASID Hawaii Chapter  
116 South King Street, No 416A  
Honolulu, Hawaii 96813  
808 538 3500

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Signature \_\_\_\_\_

Please indicate your profession

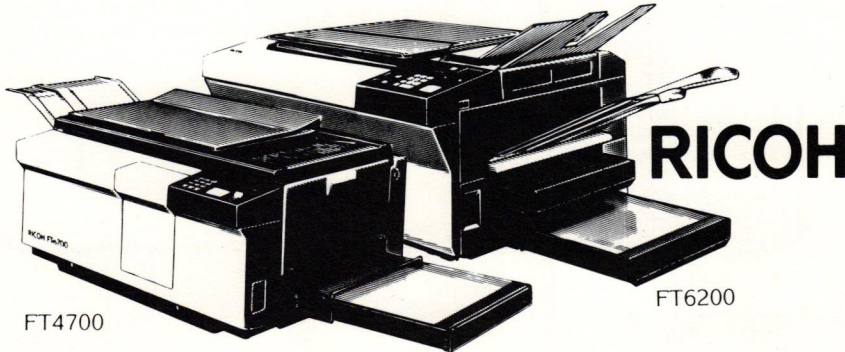
☐ Architect ☐ Other \_\_\_\_\_

☐ Engineer



# Ricoh Copiers More Work Saving Features For Your Money

The Ricoh FT6200 and the more compact Ricoh FT4700. Both have incredibly fast first copy speeds — 5 and 6 seconds, respectively. And the FT6200 and the FT4700 deliver dry, crisp, clean, high quality copies on virtually any type of paper, from statement size to computer print-out and even 11 x 17. Ricoh Copiers — with more work-saving features for your money.



**Ricoh Copiers** Available at Film Services of Hawaii  
Phone 847-4474 • A Division of Servco Pacific Inc.



## Urban Design in Chinatown

effect on the urban design qualities of the district. Considerable time has elapsed since the concepts and recommendations of the Gruen Plan were prepared in the late 1960s. Since then the downtown area has re-established its role as the central commercial and administrative district. This has occurred even though some of the recommendations of the Gruen Plan were not followed. One such recommendation was the narrowing of the vehicular area of Bishop Street, which in turn called for the widening of Nuuanu Ave.

The other recommendation was the widening of King Street. The widening of King Street between River Street and Nuuanu Avenue would have a significant adverse effect on the historic district. Not only would it remove 13 structures of high historic preservation value, but it would create a corridor that would destroy the cohesive relationship between the mauka and makai sides of the street.

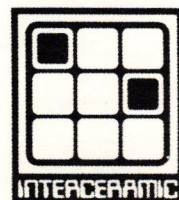
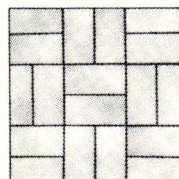
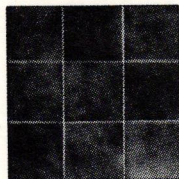
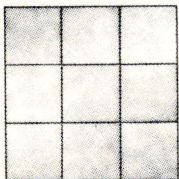
Noise and fumes from the buses rushing along Hotel Street have a detrimental effect upon the pedestrian use of this street. As a consequence, the interrelationship between pedestrians and street-level commercial operations, which is an important characteristic of Chinatown, suffers. A possible remedy to this situation is to reduce the speed of the buses along this corridor or to redirect the bus traffic to Beretania and King streets.

The image of Chinatown depends to great extent upon the present activity composition and characteristics of the resident and working population. Any major change in its composition will deeply affect and alter the character of Chinatown as a whole no matter how much of its physical heritage will be preserved.

The harbor related activities are generally not found in other parts

## 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.

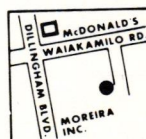
SEE US NOW FOR YOUR REQUIREMENTS

**Moreira, Inc.**  
**CERAMIC TILE CENTER**

845-6461

1297 Kaumualii Street  
(Back of Times Kapalama)

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





of the city. These activities include open air markets, fishing supplies, lei stands, and seafood restaurants. These uses draw people to Chinatown from outside the district.

Financial activities are concentrated along the King Street corridor in the form of banks and savings and loan institutions. Services are provided for both residents and those outside the district. There is significant pressure to update the financial facilities with office tower complexes.

A prime concern is to retain small business operations in Chinatown. There has been in the past a closely and specifically structured social interdependence between street level commercial and upper level residential uses. Continuation of this interdependence will probably not continue because of demand for additional office space.

In the past, consideration was given to tourism promotion by Chinatown merchants in order to improve business and maintain the viability of the commercial enterprises. Because of various factors, the Cultural Plaza's anticipated support from tourism did not materialize. Given the weak support that the Cultural Plaza experienced, Chinatown should in the future be considered as being supported primarily by the nearby resident population and the business community, with tourism as a secondary source of market support.

A careful analysis of the above-mentioned urban design elements within Chinatown reveals that the extent and quality of these elements vary greatly. This fact, combined with the recognition of existing spatial and activity relationships and also emerging pressures for specific land uses, establishes the need for differentiated treatment areas within Chinatown. These treatment areas are reflected in different requirements and in the revised Chinatown Ordinance.

However, at the same time the most important task of the ordinance for Chinatown is to assure consideration of the urban design elements and to maintain a harmonious overall future development with an identity of "Chinatown" with the greater area of Honolulu. **FA**



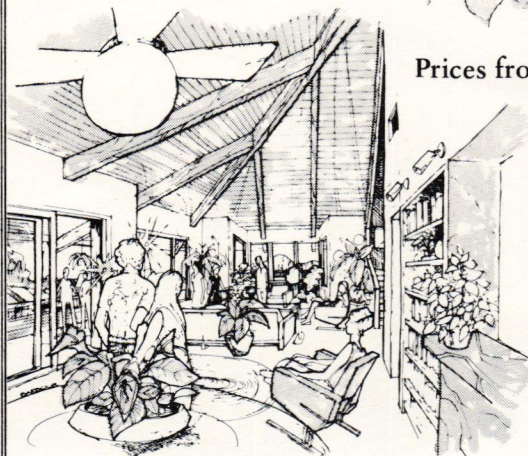
**artmet LANDSCAPE OFFICE PARTITIONS**  
Custom Architectural Accoustical Walls & Screens

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

*Twenty-five multi-level  
fee-simple condominium homes  
clustered in a spectacular  
natural woods setting*

**A FEE SIMPLE  
CONDOMINIUM**  
Developer . . . Mauka Woodlands Venture

**mauka  
woodlands**



Prices from \$204,000 to \$238,000

Spacious and extremely comfortable 3-story fee simple homes in a cool woodland setting with a spectacular, unobstructed view of Kaneohe Bay. Serene, secure, secluded, yet so easily accessible to downtown Honolulu. All appliances and every amenity imaginable . . . luxurious living which you want for you and your family - today.

Exclusive Sales Representatives:



1580 Makaloa St. Suite 844  
Honolulu, Hawaii 96814  
Telephone (808) 942-3702



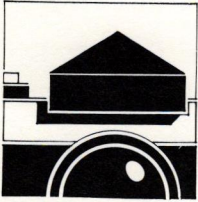


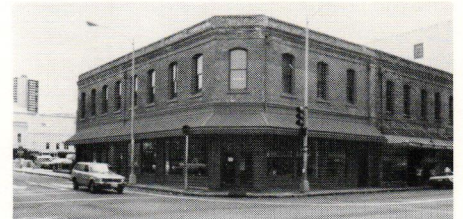
Photo Feature

# Construction Vitality in the Old City



One of the most ambitious projects in Chinatown has been the renovation of the Mendonca Block, 1901, on Smith, Hotel and Maunakea streets.

The McLean Block (1905), on Nuuanu mauka of Hotel Street, was completely renovated in 1980 and is now occupied by retail and professional tenants.



The First Federal Savings and Loan Branch, on the first floor of a renovated building on the King and Nuuanu corner, was an HS/AIA award winner.



Plans for the renovation of the Ah Leong Building are nearing completion and the Smith Development Co. will soon add another project to its list of ongoing or just completed projects.



Top: American Security Bank and, shown below, the Nuuanu shops before their recent renovation on Nuuanu Ave.



Take a walk through the streets of Chinatown on any business day and it quickly becomes clear that the elderly, and sometimes sick, buildings in that Historic District in many cases are receiving large transfusions of money and care. Shown on these pages are just some of the projects underway or recently completed in Chinatown.



The file photo of the Fong Building shows its pre-renovation condition. Today it stands at the Beretania/River Street corner in a 'like new' condition.



The Merchant Square area probably showed the way for many of today's renovations. The Wing Wo Tai (1917) building above was an HS/AIA award winner. Below is the T.R. Foster Building and bottom the Royal Saloon (Matteo's) with Jameson's and the Yokohama Specie Bank Building further down on Merchant Street.



The shabby exterior of this building on the corner of Hotel St. and Nuuanu Ave. hides the renovation work which is rapidly progressing inside.



This little building with only 900 square feet per floor is on the Ewa-makai corner of Hotel and Smith streets. It's being completely renovated and new tenants began moving in on August 1.







Laurels

# HS/AIA 1981 Awards Program A Makiki Heights House

Award for Excellence in Architecture for Extended Use

by TOM FANNING, AIA



**PROJECT**  
A Makiki Heights House  
**LOCATION**  
Withheld at Owner's Request  
**ARCHITECT**  
Tom Fanning  
**CONTRACTOR**  
Hawaii/Western  
**BID DATE**  
July 1979  
**CONSTRUCTION PERIOD**  
August 1979 - January 1980

**PROJECT DESCRIPTION**  
Site Size: 7,800 Sq. Ft.  
Building square footage per floor,  
per building, total: 1,500/Flr., 3,500  
Sq. Ft.  
Covered walkway and lanai areas:  
500 Sq. Ft.  
Building height: 2-3 story  
Construction types:  
Foundation: Concrete masonry: Ex-  
isting  
Exterior walls - Single over single  
w/rwd: Existing, 2x4 studs w/shingles  
over skip sheeting: New  
Partitions: 2x4 D.F. studs w/gyp  
board

Roof framing and weatherproofing:  
4x6 at 36" o.c. w/D.F. decking and  
shingles  
Floors: 2x12 wd joist w/hardwood  
finish  
**INTERIOR DESIGNER:**  
Philpotts, Barnhart & Associates  
Mary Philpotts  
**STRUCTURAL ENGINEER:**  
James Adams International  
Jim Adams  
**PROJECT SCOPE:**

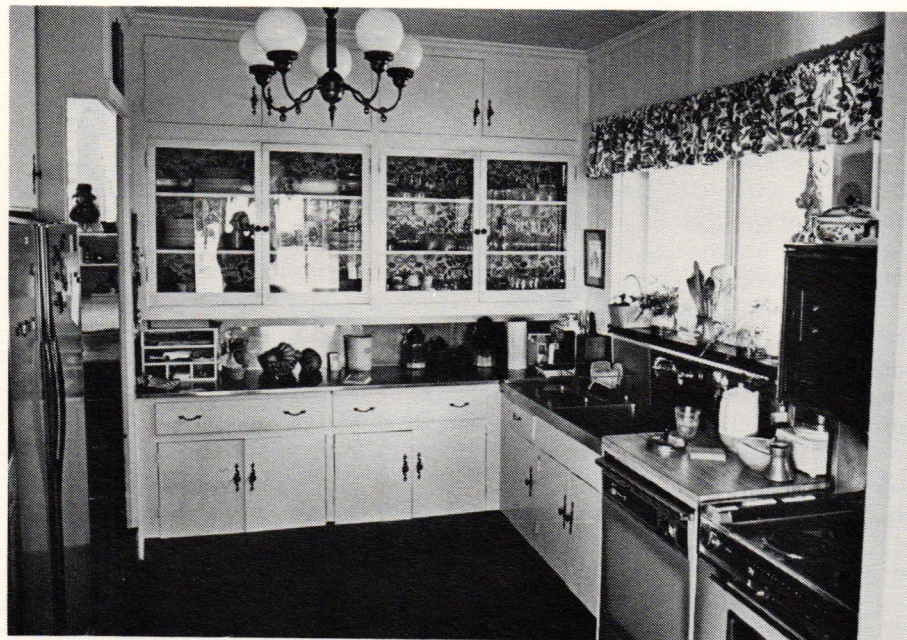
An addition to existing residence in  
Makiki Heights.

**PROGRAM REQUIREMENTS:**  
Provide new master bedroom suite.  
Remodel kitchen in conjunction with  
conversion of old master bedroom into  
the family room.  
Remodel existing entry.  
Provide new dining room.  
Remodel existing lanai.

**SOLUTION:**  
The original house was a traditional  
Hawaiian adaptation of a New England  
cottage. The rooms and lanais were  
too small for a growing family and the  
ventilation and circulation patterns re-  
quired updating so the owners sought



A major addition and extensive remodeling maintained and richly and substantially enhanced the character of the house. The architect showed great sensitivity to the existing house, the climate, and the hillside site. His provisions for extended use improved his clients' living conditions through good use of space and excellent traffic patterns. The house is full of very comfortable spaces — places that tempt one to sit and stay a while.



The beauty of the period and style of the dwelling was to be recreated in the totally new dining room and dramatic kitchen additions. The small lanai was to be extended around the house, allowing greater circulation and openness on the entertainment level. The unused attic was to be reborn by a

The greatest gains were in the conversion of the original master bedroom into a family room which overlooked the kitchen. The children now have greater use of the main floor and access to the enclosed patio for playing. Their mother can easily watch them as



The extent of the addition is in no way evident due to the skillful matching of architectural and interior design details. The lanai is surfaced in ceramic tile for easy maintenance and the access to the living room and dining room is through the custom built small paned French doors. The downtown views of the city are greatly enhanced by the ability of the owners to fold back the French doors on the makai side to totally open up the living room. HA



# The Iolani Palace Grounds

by **DAVID R. BLACK, ASLA**

**Phillips, Brandt, Reddick & Associates**

The 10 acres of land comprising the 'Iolani Palace grounds often have been the stage upon which much of Hawai'i's history has unfolded. Before the arrival of the missionaries in the 1820s, a Hawaiian temple or heiau, known as "Kaahimaui," was sited in this area. Later, a small mausoleum was built on the grounds to house the remains of King Liholiho and Queen Kamamalu, the first Hawaiian royalty to receive a Christian burial.

In 1882, 'Iolani Palace was built on this site to serve as Hawai'i's royal palace and the official residence of Hawai'i's last monarchs, King Kalakaua and Queen Lili'uokalani.

Today, 'Iolani Palace continues to be restored to its original state during the Monarchy Period. As part of this restoration effort, the 'Iolani Palace grounds will be revived to provide a proper historic setting for Hawai'i's royal palace.

In January 1980, through grants made by the Garden Club of Hawai'i, the Outdoor Circle, and Aloha Airlines, the Friends of 'Iolani Palace retained Phillips, Brandt, Reddick & Associates to develop a preliminary development plan that would establish guidelines for the redevelopment of the palace grounds.

Prior to developing such a plan, the following goals were established:

1—To develop a plan for the redevelopment of the 'Iolani Palace grounds whose ultimate implementation will provide for an environment which is both historically relevant to the Monarchy Era, and is an aesthetic and practical enhancement to the restored 'Iolani Palace.

2—To create a proper and attractive setting for the palace, as well as to broaden the experience and increase the enjoyment for all

those who come to tour 'Iolani Palace.

An initial analysis of the historic appropriateness of the existing plant materials and other site elements of the 'Iolani Palace grounds revealed that a precise restoration is not possible. The growth of several large trees dating from the 1880s-'90s, the existence of valuable specimens introduced subsequent to those years as well as the introduction of the 'Iolani Barracks to the site in 1965, precludes such a restoration. The absence of definitive written and photographic descriptions for several areas which made up the grounds during this period also make the task of authentic restoration a difficult one.

It was therefore concluded that, although the 'Iolani Palace restoration effort seeks historical restoration, this same degree of restoration would be both impractical and unfeasible for the palace grounds. The preliminary development plan for the redevelopment of the palace grounds therefore serves as the basis for the re-creation of a relevant historic setting and not an authentic restoration.

The Hawaiian Monarchy Era, relative to 'Iolani Palace, extended from the year 1882, when construction of the palace was completed, to 1893, when the monarchy was overthrown. The landscape development of the palace grounds was in a general state of transition during these years as existing plantings matured or new plantings and structural elements were introduced.

It was not until the late 1880s or early 1890s that the grounds began to take on an established identity characterized by strong landscape themes and elements. The lowering of the perimeter wall and the installation of iron fencing and gates in 1892 essentially represented the final alterations to the

grounds during the Monarchy Era. It was during these last years of the Monarchy Period that the grounds achieved a uniformity and cohesiveness that had not existed previously.

It was in the interest of re-creating a well-established historic context for the palace grounds that the years 1891-'92 were chosen as the period upon which redevelopment would be based. It was felt that this period best represented the culmination of the development of the palace ground during the Monarchy Era, and that the re-creation of this historical environment during these years would provide a proper and attractive enhancement for 'Iolani Palace.

The preparation of the preliminary development plan involved four phases. The first phase dealt with an analysis of the grounds in its overall context within the Capital District. The second and third phases involved the identification and analysis of all landscape elements within the grounds, both as they exist now and as they existed in 1891-'92. Finally, these elements were evaluated individually, relative to a set of established criteria to determine their significance for inclusion in the final development plan. These evaluation criteria addressed the following issues:

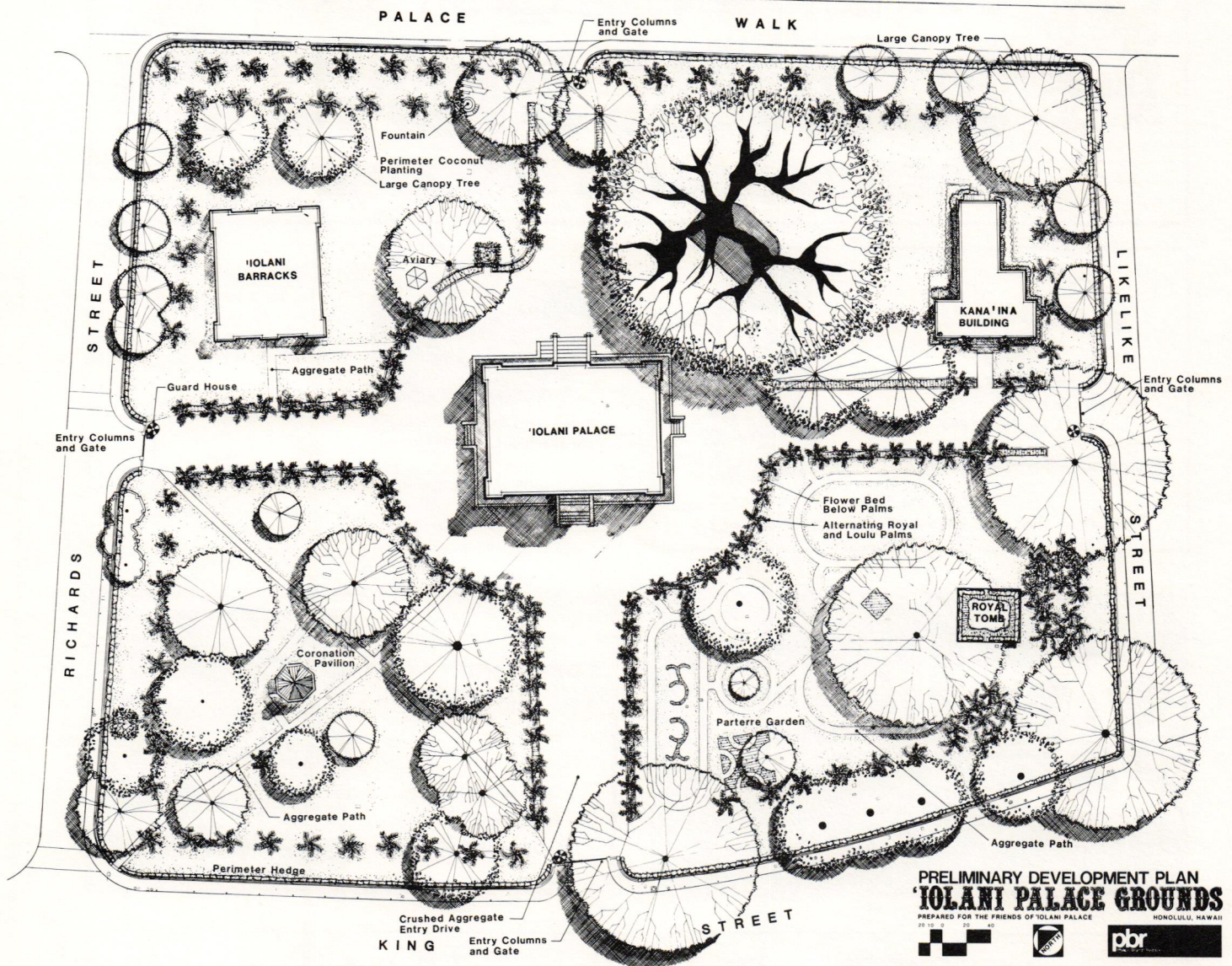
First, does the particular element have specific historic appropriateness relative to the Monarchy Era?

Second, what sort of aesthetic significance does the landscape element hold for the viewer?

Finally, what sort of value does the particular element have in terms of its practical suitability (ease of maintenance and such)?

The answers to these questions made clear which existing landscape elements within the palace grounds should remain as part of the preliminary development plan and which historical elements





should be reintroduced.

As the plan shows, much of what is proposed concerns itself with the reintroduction of several of the dominant landscape themes that existed during the Monarchy Era. One of these is the re-enforcement of all four entry drives with alternating species of palms (either royal and oil palms or royal and loulou palms, some of which still survive today). Flower beds, edged with low ground cover, provide a colorful driveway border below the palm trees. In addition, the perimeter planting of coconut palms which nearly encircles the entire site, and who some said were planted by Queen Kapiolani herself, will be infilled or reinforced as necessary.

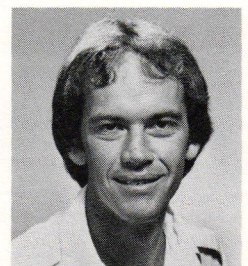
One of the most interesting and usually dominant garden elements

proposed by the development plan is the parterre garden originally introduced to the site in 1885. Obviously a result of Kalakaua's European travels, this garden was made up of rolled black sand walkways in a formal layout with flower tracery and raised bidding added for color and visual interest.

Finally, one of the most significant recommendations proposed by the development plan is the elimination of on-site parking and the replacement of the asphalt drives with a more historically appropriate rolled aggregate surface.

The preliminary development plan prepared for 'Iolani Palace grounds is the initial step in the recreation of its historic context. Its final implementation, let us hope, will serve as a model for other historical sites in the Islands of equal

significance. The preservation and restoration of historical landscape is an issue that must be given important consideration. It is an effort that, along with the restoration of historic buildings like the 'Iolani Palace, will contribute ultimately to the preservation of our Island heritage. HA



Black





# 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)




Breakfast - Lunch - Cocktails  
in the heart of Downtown.

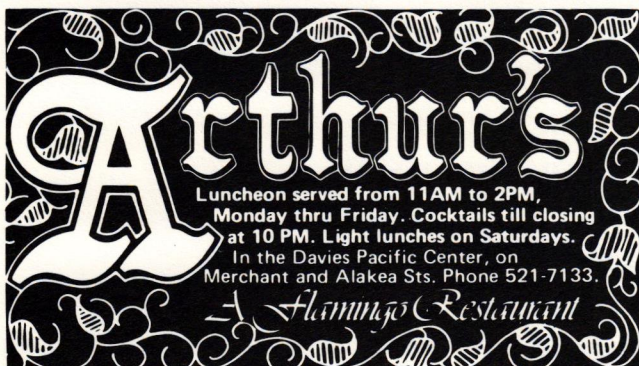
M's Coffee  
Tavern  
6:30-2 P.M.

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*

	MERCHANT	
FORT		BISHOP
	QUEEN	



**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.  
*Flamingo Restaurant*

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

**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

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

**TAKE A MILANESE LUNCHBREAK**  
*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



**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







Kudos

The late Hego Fuchino (1888-1961) was among the recent recipients of the 1981 Preservation Awards sponsored by the Historic Hawaii Foundation. Fuchino was recognized for his outstanding contribution to the architectural heritage of Hawaii. His son, Wilfred Fuchino, AIA, accepted the award.

A licensed structural engineer born in Japan, who came to Hawaii as a teen-ager, Fuchino served as project architect for Kuakini Hospital and was also responsible for Makiki Christian Church, Wahiawa Honpa Hongwanji Mission, Hale'iwa Theater, Otani Market, Jodo Mission, and many others.

Each year during Historic Preservation Week, the foundation provides the awards to increase public recognition for significant achievement in preservation, restoration and interpretation of sites, buildings, architecture, districts or objects of significance in our history and culture.

The 1981 Preservation Awards Committee was headed by Mrs. John T. Goss, with the assistance of Margo Morgan, Ron Baers, Jim Bartels and Mrs. Allyn Cole, Jr.



Wilfred Fuchino, AIA, accepts the 1981 Preservation Award presented posthumously to his father, the late Hego Fuchino.

8/81

# MASONRY

## Cool and Protected



A masonry home is the safest from the terror of flames and fire and the coolest in the bright Hawaiian sun. For centuries, fire has been destroying everything it could get its flames on. A masonry home stands cool and protected and, when you own one, there's a cool difference in your annual fire insurance premiums, too.

You contribute to the safety of the world every time you design or build a masonry home or building. The ultimate users will be forever glad you did. For up-to-date information on innovative uses of concrete block, call the CCPI Research Library at 833-1882, or the Masonry Institute at 841-2844.



**CEMENT AND CONCRETE PRODUCTS  
INDUSTRY OF HAWAII**

Suite 1110 / Control Data Building  
2828 Paa Street / Honolulu, Hawaii 96819  
Phone (808) 833-1882



**MASONRY INSTITUTE  
OF HAWAII Inc.**

Suite 206 / 905 Umi Street  
Honolulu, Hawaii 96819  
Phone (808) 841-2844

BE A COPY CAT—USE THE BEST

# RAINBOW

**COPY CENTER, INC. 944-1181  
1735 KALAKAUA AVE. HONO., HI.  
ACROSS CENTURY CENTER**



**XEROX FULL COLOR COPIES  
FROM ANY SOURCE!**

**COPY 6¢  
to 2 1/2¢**

**LOWEST PRICES IN WAIKIKI  
FREE PICK UP & DELIVERY**



**BEAUTIFUL-DURABLE**

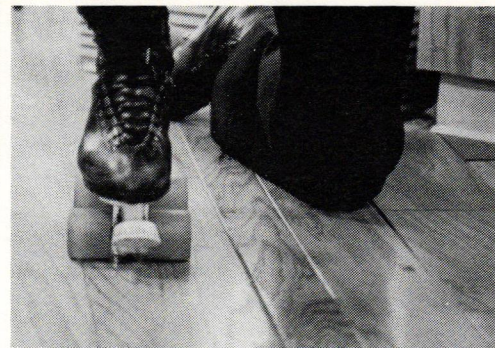
# BRUCE FLOORS



Ron Tuttle  
Aloha Flooring's  
Products Manager  
will do anything  
to prove  
how durable  
Bruce Hardwood  
Floors are.

Installation  
compliments of  
Buck's at the  
Waikiki Shopping  
Plaza.

Contractor:  
Alii Flooring Inc.



**ALOHA**  
STATE SALES CO., INC.

2829 Awaawaloa Street Ph. 833-2731

# flooring

Congoleum



Armstrong



**marmington**

**KENTILE**

A Complete Selection of Flooring Products,  
Wallcoverings and Drapery displays.

- Indoor & outdoor carpet • sheet vinyl
- oak & teak hardwood flooring • vinyl tile

For new Construction or Renovation

- Residential — Commercial — Industrial

OPEN Mon - Fri 8:00 A.M. - 4:30 P.M.

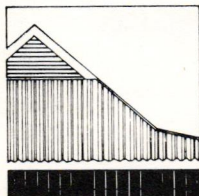


*Wally's Flooring, Inc.*

Please call for an appointment Phone 847-1923  
1728 Homerule Street • Honolulu, Hawaii • Lic #C-02455







Historical

# Archaeological Concerns And the Architect

by FRANK JOHNSON

Environmental Clearance Officer, Honolulu Area Office  
Department of Housing and Urban Development

The architect is the prime consultant/adviser to his client and has overall responsibility for developing the project. A sensitivity to federal, state, and county procedures concerning archaeological resources should be included as part of this responsibility. For example:

- How does one determine if cultural material is located on the site?
- Once cultural material has been identified on the site, how does one comply with federal, state, and/or county regulations? What mitigative measures can be taken?

## IDENTIFICATION PROCESS

Several resources are available to assist the architect in identifying sites that may contain archaeological materials. The Historic Conservation and Recreation Service, keeper of the National Register, publishes a complete listing of sites that are placed on the Na-



tional assistance is proposed, if any. The higher the level of governmental review, the more complex the review requirements become.

Should the developer receive federal assistance, the project must also comply with federal regulations. Federal agencies are not

involved on Oahu and the counties of Maui and Kauai. Hawaii County has additional archaeological review requirements in the General Plan ordinance and grading ordinances as well as the zoning and CZM procedures.

## STATE INVOLVEMENT

The state's authority and concern for historic properties is contained in Chapter 6E, HRS, Historic Preservation; Section 246-34, HRS-Tax Law and Constitution, Article VIII, Section 5. Other authorities include the EIS Law, Section 343-4 (c), HRS; Landowner Liability, Chapter 520, HRS; Lease to Eleemosynary Organization, Section 171-43.1, HRS; and Disinterment of Human Bodies, Section 328.25.5, HRS.

The SHPO provides technical assistance and guidance to enforce compliance with state statutes noted above. His actions may vary from concurring with a finding that the site has little or no historical value to requiring archaeological surveys, reviewing those surveys for adequacy, and formulating preservation recommendations.

## FEDERAL INVOLVEMENT

For actions involving federal as-

**"Archaeological consultant services can range from . . . \$1,000 to over \$100,000 . . ."**

tional Register of Historic Places (NRHP) each year.

Another resource is the state Historic Preservation Officer (SHPO), who participates in the review process of all projects that receive state and federal assistance. His review may be helpful in identifying sites which have potential for archaeological resources. He may recommend or require that an archaeological reconnaissance survey be performed by a qualified archaeologist to confirm the presence or absence of cultural materials. The survey, in turn, may recommend that the site be explored in greater detail.

## GROUND RULES AND ACTORS

The role and responsibility of each party involved in a site of archaeological significance depends on what kind of governmen-

tal assistance is proposed, if any. The higher the level of governmental review, the more complex the review requirements become.

Projects developed without state or federal assistance generally are not subjected to as complex a historic preservation review process, although the Hawaii Environmental Impact Statement (EIS) law, Conservation District Use application, and Shoreline Management application requirements do come into play on state and county actions.

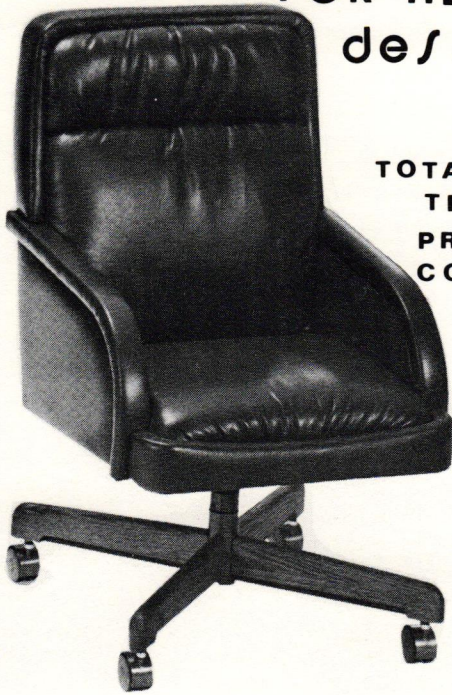
## COUNTY INVOLVEMENT

Where county approval of projects is required, the zoning ordinances and Coastal Zone Management (CZM) procedures are in-



# AIDS

FOR ALL OF YOUR ...  
design needs

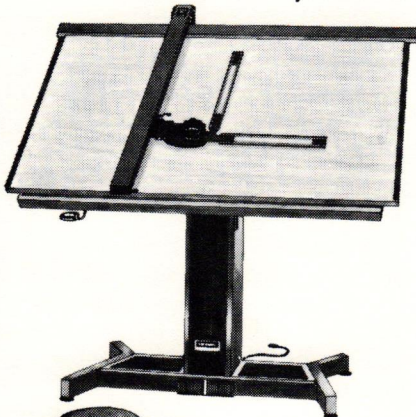


**TOTAL PRODUCT LIBRARY  
TRIAL/LOAN SAMPLES  
PRODUCT PURCHASING  
COMPLETE SERVICING**

**office hours**  
**8:00 - 4:30**  
**M - F**

**Progress Building**  
1188 Fort Street Mall  
Suite #333  
Honolulu, Hawaii 96813  
Phone: (808) 533-2974

## IF YOU'RE AN ARTIST, ARCHITECT, DRAFTSMAN, ENGINEER OR DESIGNER...



then you should see the new drafting tables and chairs we are now carrying. The famous **Mayline Futur-Matic** offers the ultimate in drafting conveniences.

- **SINGLE PEDAL HEIGHT CONTROL.** One convenient toe operated switch raises and lowers the top through its 20" travel range.
- **ONE HAND TILT CONTROL.** No awkward lever to search for. Handy fingertip control allows effortless tilt angle changes with just one hand.
- **ELECTRICAL OUTLETS.** Two, 3-wire grounded electrical outlets enable draftsmen to make use of calculators, lamps, erasers and other drafting aids.
- **SURFACE.** Non-warping Maycore top with steel end cleats and pencil trough.
- **FOUR STANDARD BASE COLORS.** Desert Sage, Cordovan and Blond Tan. All coordinated with attractive front and rear decorative panels.

We also carry a selection of the Mayline Light Tables and Light Boxes, with many of the same features as the Futur-Matic.

**CHARVOZ**... The Ultimate in drafting chairs. With one flick of the wrist, you can adjust the Charvoz pneumatic gas drafting chair to any height you want. The comfortable foot rest adjusts with the height of the chair. Convenient hand knobs adjust the back rest and vertical tilt. It's the ultimate in comfort and convenience for any type of drafting work.

Visit our showroom today or call us and we will send one of our representatives to see you. We're the specialists in the business of office interiors.

**sen OFFICE FURNITURE, INC.**

904 Kohou Street • Phone 848-0251

## Archaeological Concerns

vation Act of 1966. In order to receive clearance on a site having cultural material a "determination of effect" must be made. It is either a "no effect" or a "no adverse effect" determination.

To arrive at the determination of "no effect," an archaeological reconnaissance survey may be sufficient since it is assumed that there may have been cultural material on the site; however, the survey provides information that the analysis of the material would not have significance and would



not contribute to the study of archaeology in the area.

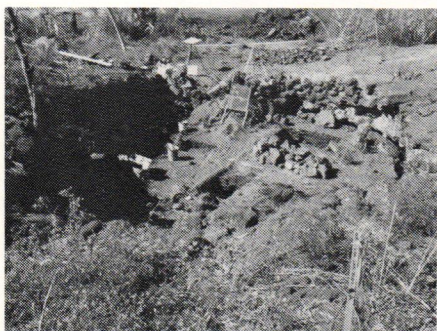
A determination of "no adverse" effect, however, may require additional study that could vary from retrieval of the cultural material for subsequent analysis to noting and recording the nature and extent of the material and then preserving it in place. In recording the kind of material discovered, an easement must be given to provide access should it be necessary to retrieve and analyze it at a later date.

Should a federal agency determine that its action will result in an "adverse effect," that agency shall be responsible for preparing a preliminary case report and requesting comments from the Advisory Council. The agency shall also notify the SHPO of this request. Until the council issues its comments on the request, good faith consultation shall preclude a federal agency from taking or sanctioning any action or making any ir-

**HAWAII ARCHITECT**



sistance, the requirements and involvement by all parties become complex. All federal actions having an impact on sites that are listed or eligible for nominations to the NRHP must comply with Section 106 of the National Historic Preser-



reversible or irretrievable commitment that could result in an adverse effect on a National Register or eligible property or that would foreclose the consideration of modification or alternatives to the proposed undertaking that could avoid, mitigate, or minimize such adverse effects.

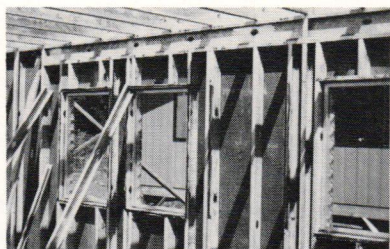
#### MITIGATIVE MEASURES

Basically two options are open to comply with federal and state regulations:

1—Preservation in place. Sub-surface material can be identified, classified, and its location noted. It can then be treated in one of two ways. The site can be set aside and made a feature of the development (for example, a *heiau*) or it can be covered over and preserved for retrieval and analysis later.

2—Retrieval and analysis. Retrieval and analysis of cultural material can be time consuming and costly. On federal actions, all studies and reports are reviewed by the Advisory Council on Historic Preservations and the SHPO to assure compliance with Section 106 of the NHPA of 1966. Actions that involve only the state or county may not be subjected to this in-depth review. **HA**

## 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

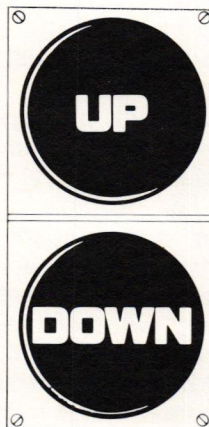
**CALL FOR FREE BROCHURE — NO OBLIGATION**  
**845-9311**

Ask for Jim Nicoli or George White



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

845-9311



**Have rising  
elevator  
maintenance  
costs  
got you down?**

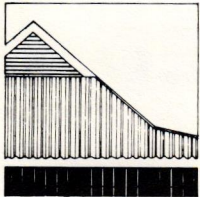
Get a fast free comparative estimate from Amelco Elevator today. You can take for granted an elevator's instant response to your signal. But you can't assume all maintenance contracts are the same.

Amelco Elevator clients get factory-trained maintenance—for every major make of elevator—as well as fast emergency response to problems. And they get it at surprisingly low cost. Call for the good news. **845-3291**.



**Amelco Elevator** An Hawaiian Company  
239 Puuhale Road / Honolulu, Hawaii 96819 / Phone 845-3291





Historical

# Budget Cuts and State Office Of Historic Preservation

by GLENN E. MASON, AIA

Like many other programs which are dependent to any extent on federal dollars, historic preservation programs will be impacted by the reductions planned under President Reagan's proposed 1982 fiscal year budget. The cut which most directly affects the preservation movement here in Hawaii is the cut in the Historic Preservation Fund. The fund is scheduled for only \$5 million and all of this is to go to the National Trust for Historic Preservation. The originally proposed \$27.8 million for state programs and grants is to be eliminated.

Hawaii Architect, in an effort to define what affect these cuts might have on Hawaii's State Office of Historic Preservation (SOHP), spoke to Ralston Nagata, its director. As Nagata states, the office exists "to carry out responsibilities in the area of historic preservation which are mandated under Chapter 6E of the Hawaii Revised Statutes and participation in federal regulations that were adapted pursuant to the National Historic Preservation Act of 1966, recently amended in December of 1980, which calls for working with the states and territories in the areas of historic preservation."

These responsibilities include the process of identifying historic properties through surveys, inventory of those surveys, review of that information and the proposal of the most significant sites for inclusion in the Hawaii and/or National Registers.

That function of SOHP which most affects architects and developers is its use of this register data base to review actions being taken which might affect a historic property. SOHP then makes recommendations about the significance of that historic property and what might be done to avoid or mitigate any damage to the historic value of the site.

As part of the Department of Natural Resources it gets referrals from a wide variety of sources.

"We review state or any federal projects, any state or federally-aided projects or any other projects which require federal licenses or permits, such as Corps of Engineers projects," Nagata said.

"In addition, we review any project which may have an affect on any of the approximately 200 sites on the Hawaii Register of Historic Places in Conservation Use Districts and any sites referred to us

it. We could cut our spending by 50 percent, and specifically how we would cut is anyone's guess right now.

"Another solution could be to consider further state funding. Other programs in the state are similarly affected and when the resolution of the federal budget by this fall makes clear what is affected in Hawaii, the Legislature could meet to consider the problem for all areas affected, in a manner similar to its handling of the Department of Education's

**"Any reductions in funding will, of course, reduce the extent of our activities . . . ."**

by the counties which are in a Historic, Cultural, or Scenic District.

"We also review any project that involves demolition of a site on the National Register because of the tax disincentive tied to that action," Nagata said.

Just how binding are the recommendations of the State Office of Historic Preservation?

"For example, the Land Board may deny a permit for property within the Conservation Use Districts for valid reasons," Nagata said. "We make recommendations and it is up to the Land Board to follow that recommendation or not. We have had, I might add, a pretty good record with our recommendations."

To perform these functions SOHP has a staff which includes two archaeologists, one architect, one architectural historian, one historian, and one clerk typist.

The office is presently funded 50 percent by the state and 50 percent by the federal government.

Federal funding for the year from July 1, 1981, to 1982, is secure, but zero federal funding is programmed after that period. "If this occurs," Nagata pointed out, "several things can happen as I see

problems with its teachers paid for with federal impact aid. This is a conjectural possibility.

"Any reductions in funding will, of course, reduce the extent of our activities. We will have to establish priorities for review and reduce our servicing of the smaller or less significant projects. If something is happening to a valuable resource in the state of Hawaii we want to have input. We have to do our best to respond. If we don't respond people will just stop coming to us for help and guidance."

Another recently enacted regulation with profound immediate affect was the new requirement for notification of all owners that their property was under consideration for inclusion in the National Register and the requirement that the owner give explicit consent for its inclusion. With this requirement the old regulations were immediately held in limbo until new regulatory procedures could be worked out.

Those new regulations were due in early summer 1981, but have not been finalized yet. Until they are, the Review Board is not consider-

**Continued on Page 30**

**HAWAII ARCHITECT**



# *Ridgway's*®

## *Pentoro*

NEW

Anti-Static  
Film



*the fault-free  
all purpose  
drafting film*



875 WAIMANU, SUITE 618  
HONOLULU, HAWAII 96813  
(808) 531-6456

This unique polyester drafting film represents a major discovery by Ridgway's research scientists. The near "perfect" drawing surface of Pentoro is the result of "uni-mold" processes for permanently bonding a superior erasable drafting surface to a stable polyester base.

Try it with ink or pencil, graphite or rubber stamp, typing or air brush. You'll see the remarkable adhesion that places the Pentoro series of drafting film in a class alone.

Go ahead and erase on Pentoro. There'll be no feathering, blurring, or ghosting. Treat Pentoro rough, it's almost indestructible. It's waterproof and won't wrinkle. Ready to withstand the roughest of drafting or print room handling.

It is available in sheets and rolls, matte one side or matte two sides, in thicknesses from .002 to .0075.

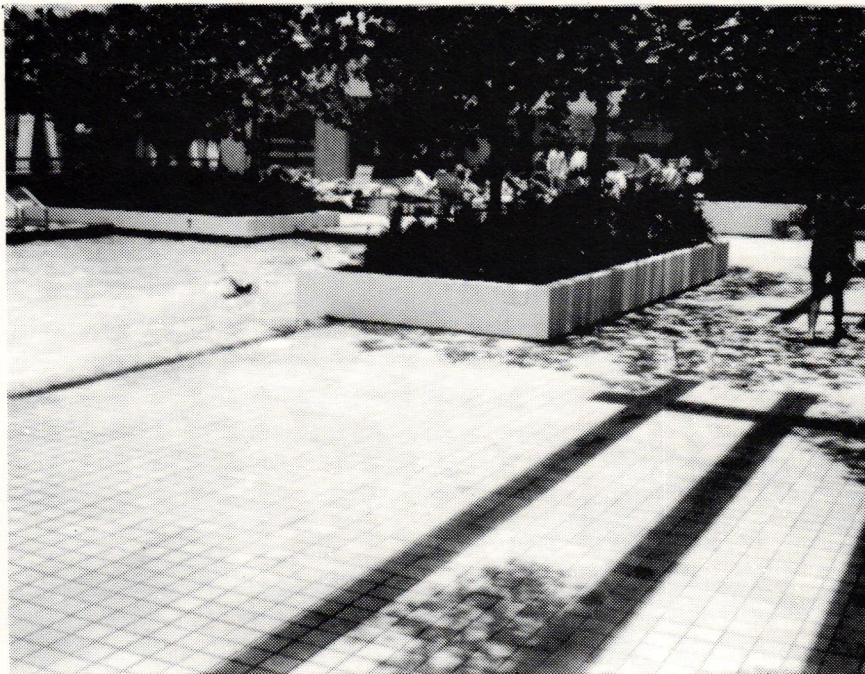
Pentoro, the remarkable polyester drafting film, is a multi-purpose film that is highly competitive in both price and quality.



# Perfect around Pools

and other potentially wet areas

## WAIMEA PAVERS



The Waimea Paver, a 4" x 4" x 3/8" dust-pressed paver with an unglazed surface, is most suitable for pool surrounds because of its co-efficient of friction. It not only prevents slipping but around pool areas, the maximum of 1/2-percent absorption factor resists the penetration of suntan oils that discolor and invite the possibility of slipping. Waimea Pavers come in nine attractive and natural colors. Used in a great many shopping mall areas. This installation at the Hawaiian Regent Hotel in Waikiki.



Interior designers and architects are cordially invited to visit our showroom with their clients.

**CENTRAL PACIFIC SUPPLY**  
CORPORATION

2855 Kaihikapu St., Honolulu, HI 96819/Ph: 839-1952

the Out Basket

SPECIFICATIONS WORD PROCESSING

81 South Hotel, Room 212 - 537-4854



The City Council soon will make a decision on Oahu's eight Development Plans (DPs), which provide guidelines and establish a process for managing land uses on Oahu. They are the step between the General Plan's (GP) broad objectives and policies and the zoning code's detailed rules and regulations. The DPs implement the GP objectives and the zoning implements the DPs' intent. Subdivision regulations and building code in turn follow the zoning code. The DPs, when adopted, will be the first new document since 1969 that will designate certain land uses to specific parcels of land.

Eight draft bills were transmitted to the council in November 1980 by the city administration through the Planning Commission. The City Council held 10 public hearings on these drafts from February through May 1981.

More than 475 testimonies and comments were received by the council regarding the DPs. The content of these testimonies range from "urging the council to adopt the DPs as they are," to "recommending postponement of action on DPs until they are revised to the satisfaction of all interested parties."

The council on the advice of its legal consultant, Fred Bosselman, and the city corporation counsel have sponsored a study to correct basic legal deficiencies of the DPs stemming from unmet charter requirements such as sequencing or establishing a process for annual amendments, public facilities, and social considerations. The council has also asked for and received from the city's chief planning officer comments on the testimonies.

The council has two basic options in making a decision on DPs: (1) To adopt DPs with or without modifications before the end of October 1981, the last date to

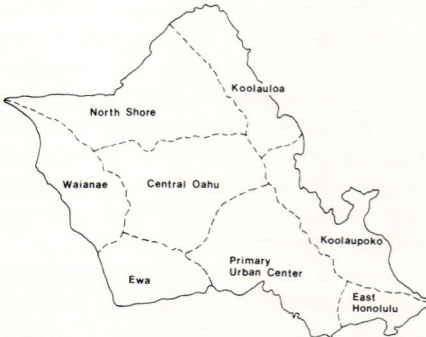


## Development Plans

by COUNCILMAN  
GEORGE AKAHANE

Chairman,  
Planning & Zoning Committee

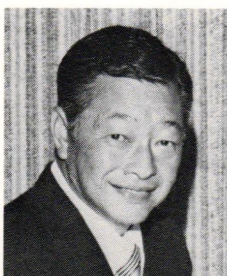
DEVELOPMENT PLAN AREAS



begin the first annual amendment for adoption in June 1982, or (2) to adopt DPs with or without modifications after October 1981, in which case the first annual amendment will be no sooner than in June 1983.

Given the fact that DPs are not static documents and are subject to annual review and amendments, it would be judicious to adopt the plans with only those amendments that are legally necessary and are based on careful evaluation of issues and findings of fact so the process could begin.

Postponing adoption of DPs beyond the October date will delay the process another year and will prolong the existing confusion caused by land use guidelines established by 1964 Detailed Land Use Maps and 1969 Zoning District Maps, both in conflict with the objectives of the 1977 General Plan, which itself is due for revisions in 1982. **HA**



Akahane

# When we build what you design,



# we'll keep you on time and within budget.

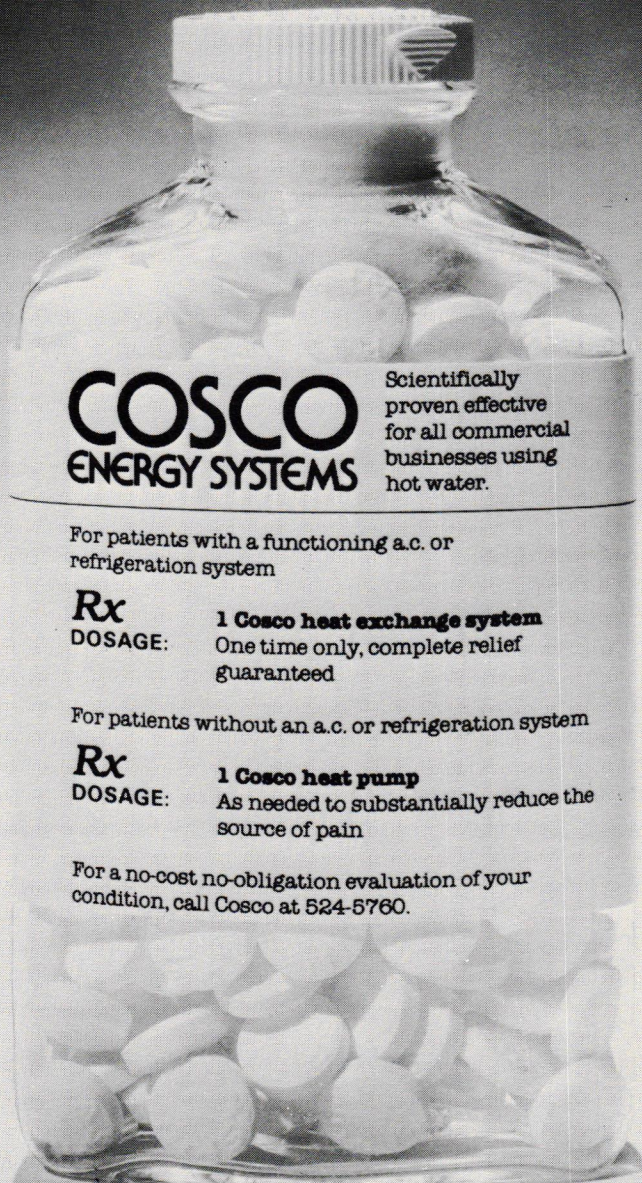
Mark Christopher • Duty Free Shoppers • Mitsukoshi • Warehouse, Hemmeter Center  
Sandal Shop • Ritz Men's Store • Duty Free, Waikiki, Anchorage • Watumull Bros.  
The Eye Glass Shoppe • Altogether Hawaii • Liberty House • Ritz Department Stores  
Elegant Exposer • Elephant Walk • Far Eastern Department Store • Shanghai Kitchen  
Ironwood Condominium • Kaneohe MCAS Post Exchange • Windsurfer • The Gallery  
Lloyd and Carver • One-Stop Shop, Kapalua • Trade Wind Tours • Palm Beach Shop  
Gucci, Hemmeter Center • Dorothy Jackson, Royal Hawaiian Hotel . . . & over 500 others

# BADERS

General Contracting • Architectural Woodwork • Store Fixture Manufacturing  
638 KAKOI STREET (IN SHAFTER FLATS), HONOLULU • TELEPHONE : 836-2935



# Is the cost of hot water a headache? COSCO spells relief!



841 Cooke Street, Honolulu, HI 96813 (808) 524-5760

## 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.

## Budget Cuts

Continued from Page 26

ing any privately owned projects for inclusion on the National Register.

"They will be identified and declared eligible," Nagata said," but without inclusion on the register those tax incentives for restoration or disincentives for demolition will not be applicable. All properties which are already on the register are grandfathered in and are not affected by this change."

This is not the only program cut-back that could affect the preservation movement. Others which also will be felt include cuts in the Urban Development Action Grants (\$675 million annually to \$500 million), the Neighborhood Self-Help Program (\$10 million to 0) and the Section 312 program (\$40 Million to 0) for housing rehabilitation in low- to moderate-income areas.

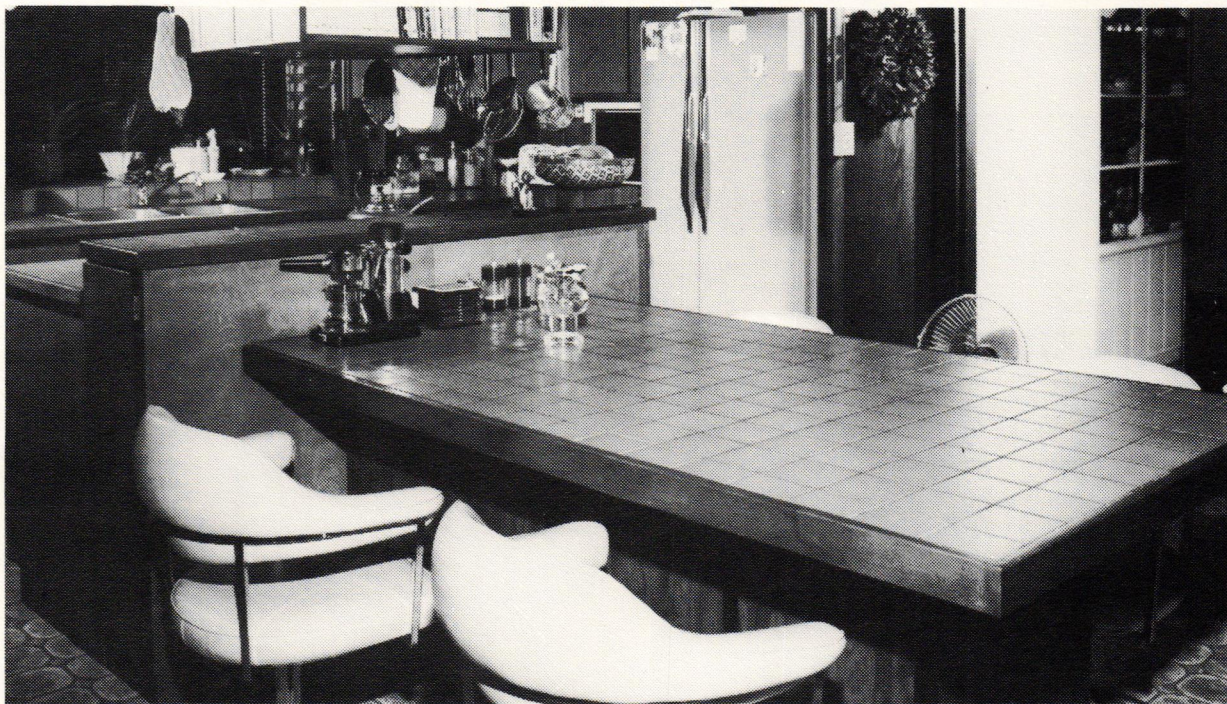
Tremendous pressure will be put on states and local communities in any attempt to match these cut funds. Lobbying efforts on behalf of preservation have been mounted, led by the National Trust. The National Conference of State Historic Preservation Officers (Susumu Ono, Department of Land and Natural Resources head, is Hawaii's SHPO) has stated that it needs \$15 million to carry out federal preservation mandates and \$32 million to run some programs not federally mandated and for grants-in-aid.

Nagata concluded: "Whatever the outcome of the budget battles we will do the best we can to protect the historic resources of Hawaii." FA



***Allied Builders System did it . . . Susan Chang talks about it . . .***

## **HOW CERAMIC TILE DELIGHTS IN KITCHEN PLUS DINING TABLE**



*Remodel by: Allied Builders System  
Project Manager: Ed Sakai*

Bright red orange Ceramic Tile stars in a beautiful remodel by Mike Nakahara's Allied Builders System of Hawaii, a project for Ed and Susan Chang out Kalaniana'ole way. Kitchen counter tops and surfaces above the stove are Ceramic Tile. The crowning touch is the adjoining dining table of Ceramic Tile.

Susan Chang talks about her Ceramic Tile with complete enthusiasm: "It's great on maintenance, always looks good and is so convenient. We put hot pans right on it without a problem."

The Changs and Allied Builders System are happy with the choice. The company calls this job an example of the work that won it honors as "Residential Contractor of the Year" in a recent national Remodelers exposition at Atlantic City.

In Hawaii architects, contractors and developers generally have found Ceramic Tile not only beautiful but an enduring material that becomes lowest cost for floors and walls for life of installations. This means consumer value—and growing use of Ceramic Tile in Hawaii year after year.

### **HAWAII CERAMIC TILE, MARBLE & TERRAZZO PROMOTION PROGRAM**

615 Piikoi, Suite 804, Honolulu, Hi. 96814; Att'n: John P. Brack  
Tel. 526-0469. Ask for "Tile"

#### **Contact anyone of these Promotion Program participants:**

A-1 Tile Corp. 845-9945  
Allied Floor Corp. 847-0288  
Atlas Tile Inc. 839-7403  
Bob Pezzani Ceramic Tile 261-1580  
Classic Tile Corp. 841-6893  
Leo Cecchetto, Inc. 848-2428  
Hawaii Tile and Marble 839-5102  
Honolulu Roofing Co. Ltd. 941-4451  
S. Kunishiga Tile 734-3340  
Logan Tile Co. 262-5724  
Nan-Cor Tile Company 488-5591

Pacific Terrazzo & Tile Corp. 671-4056  
Pacific Tile Co., Inc. 841-8534  
Tidy Tile 833-3042  
Venture Marble, Inc. 847-2105  
W.F. Pence, Kailua-Kona 324-1600  
Wichert Tile Ltd. 955-6631



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

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:

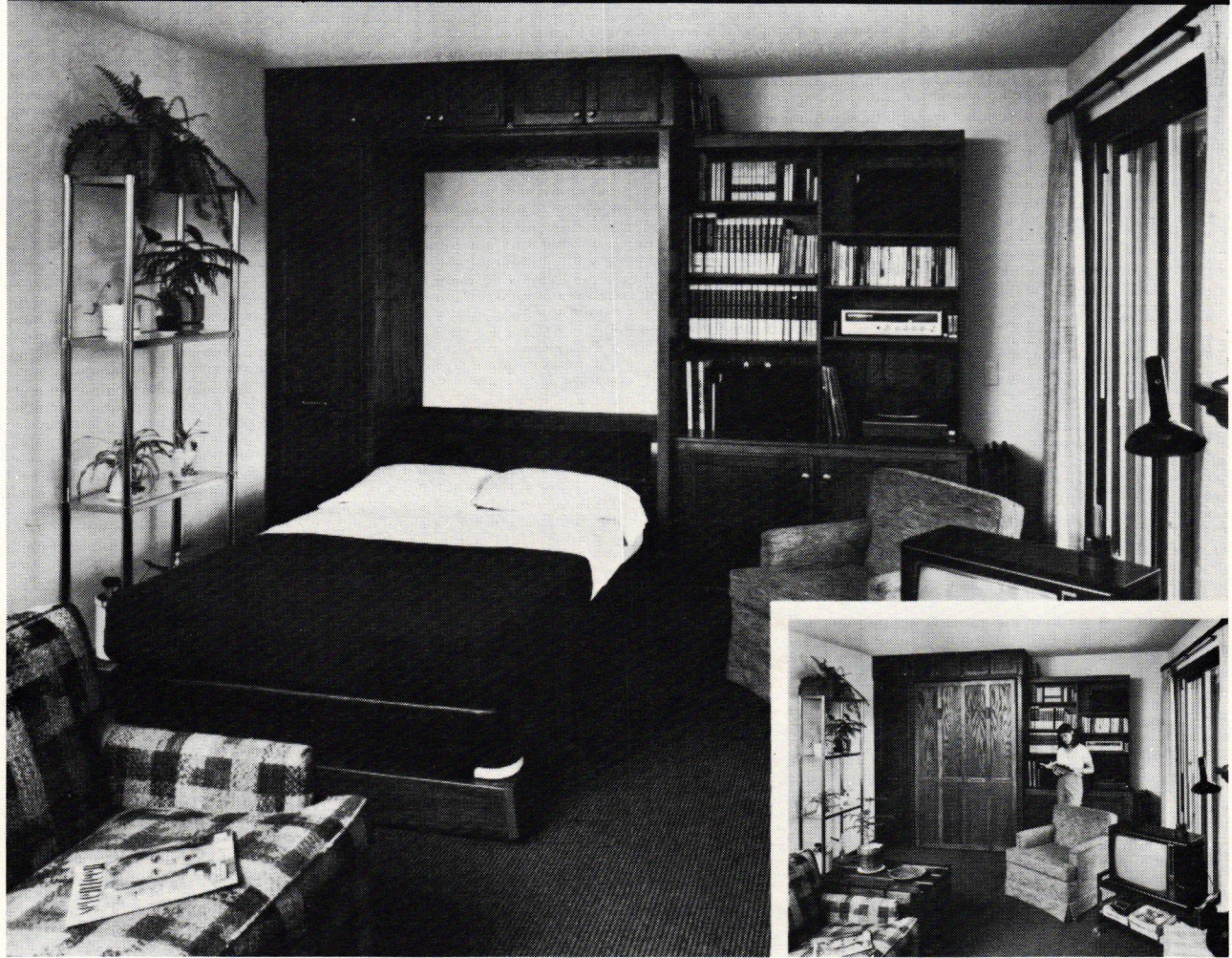
"Building: Remodeling? Redecorating?  
Ask your architect, designer or builder about the beauties and values of Ceramic Tile."



09265 2 6 HAA

NEW JERSEY SOCIETY OF ARCHITECTS  
1000 ROUTE 9  
WOODBIDGE, NJ 07095

# How to build a bigger hotel inside your present walls.



You increase the value of an ordinary hotel room many times over by installation of a SICO Wall Bed. And you increase the service to your guests. The room can double as a business suite by day and a sleeping room by night. Any hotel room becomes a perfect setting for coffee breaks, luncheons, dinners, cocktails, and small parties. Put the bed to sleep **INSIDE THE WALL**. Out of sight, out of mind.

You'll be surprised how simple the installation can be, and how the increased service capacity of the room **PAYS FOR THE IMPROVEMENT IN SHORT ORDER**.

Come see a demonstration and get the happy facts. Steal a wall on your competition!

## **paul rasmussen inc.**

422 Keawe St./Honolulu/Ph. 521-3818