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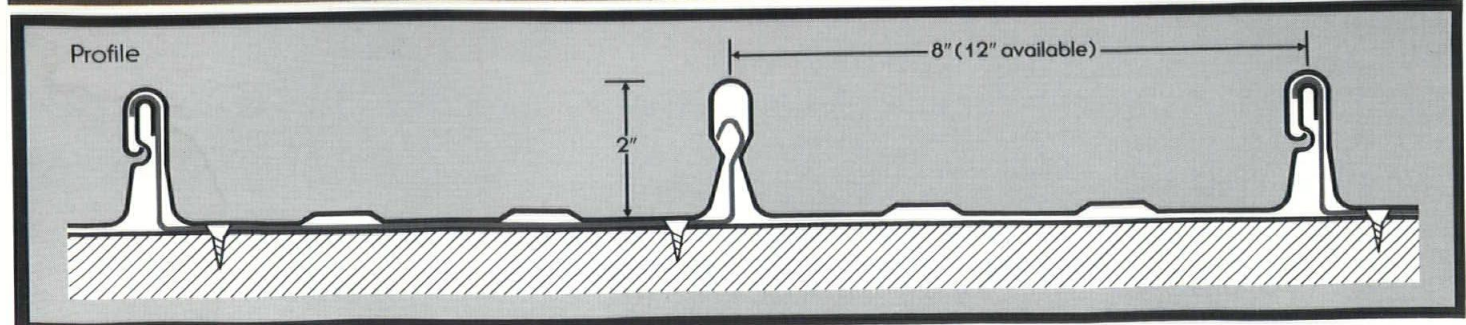
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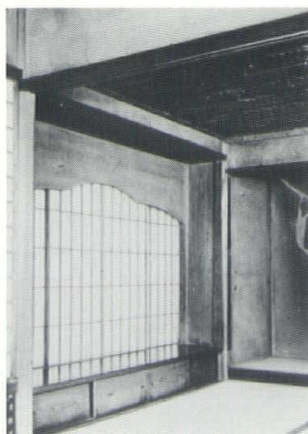
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Photography by David Franzen

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## Headlines

# Resolutions

by Chris J. Smith,  
President, HS/AIA

Hopefully, the holiday cobwebs will have cleared from our heads by the time this President's Message is read. As is always the case with our printing schedule, it is necessary to write up our thoughts a month or more prior to printing. Thus, I am sitting here on the first day of our new year, dodging T.V. footballs and reorganizing last year's resolutions into new ones for this year.

One of the first assignments I gave myself a few weeks ago was to reread the past president's messages. As I suspected, the ideas and thoughts were truly impressive. Putting the Pulitzer Prize out of my mind for a moment, I realized that if I were to become as diligent as my predecessors, I would need to squeeze some 6,384 enlightened words into twelve issues. Thus, one of my first New Year's resolutions was born. Avoid procrastination.

Some enlightened souls define procrastination as "cognitive dissonance," which means that because of the pressure we perform better by putting off tasks until the last minute, even when time is more than sufficient. This, in essence, is architecture. The secret, of course, is to balance our planning ability with creativity, let time be our ally, and develop better resolutions for our built environment.

A strong second on my list of New Year's resolutions is to foster patience. A year goes by awfully fast. It takes several years for large projects to complete their developmental cycle, from the creative design concepts to the reality of construction. Successful projects are not just the product of a talented team, but in my mind have a special key ingredient, patience. It takes patience to seek the correct solution, to make damn sure the

construction documents are professionally completed and, most important, patience to be able to work with all types of individuals.

Next, I read with great interest a recent article in the Building Industry Digest that focused on our profession. Trite as it may seem, inspiration and leadership were the overriding images and roles expressed for our profession by others. This is good. Ego can be a powerful ally. We all want recognition and, when put in the context of leadership, our problem-solving talents are unbeatable. We all read with delight the Pacific Business News opinion poll that showed that architecture was the profession that most inspired trust in our fellow citizens. Therefore, my next resolution is to ask that we accept the positive identity of leadership.

The year of 1984 brings immediate thoughts of uncertainty. The direction of the construction industry and other supportive growth zones is unclear. We as architects are optimistic. This protective optimism is good as it forces many of us "right brainers" to think left. We must pause and reflect not just about survival, but, more importantly, about the sensitive ingredients that make Hawaii special. If we lose this sensitivity, we will not survive. Our new year will be a good one. It will provide us with some meaningful choices and, believe me, we will be active in maintaining the positive image of architecture.

In conclusion, we are left with a set of personal and professional resolutions that will be a guide for our HS/AIA in 1984. Building upon the past achievements of Lew, Francis and others, our society will be entering a new progressive era—a positive one.



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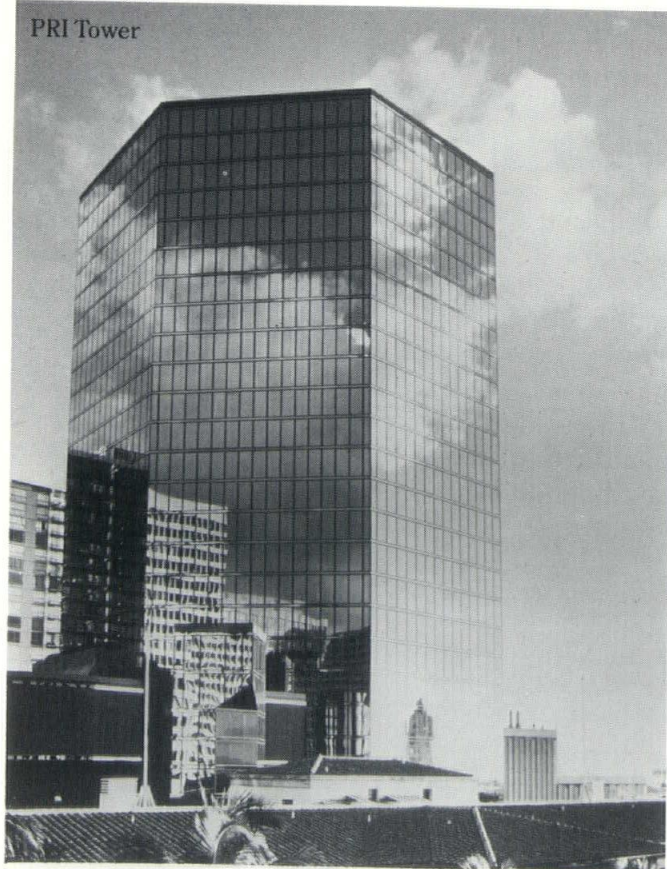
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# Land Supply on Oahu

by Randolph G. Moore

*Randolph G. Moore, executive vice president of Oceanic Properties, Inc., the real estate subsidiary of Castle & Cooke, Inc., oversees all phases of ongoing Oceanic projects both in the islands and on the mainland, the largest project being Mililani Town in Central Oahu.*

*He is a member of the Department of Planning and Economic Development's advisory board and an officer of the Development Association.*

The City and County of Honolulu's Department of General Planning recently issued its 1983 land supply review. This is the second update (the first being in 1982) of its 1980 Land Use Analysis.

The 1980 study was to determine how much land designated for various uses—residential, commercial and industrial—on the then-proposed development plan land use maps was vacant or underdeveloped and could therefore be included in the supply of developable land needed to accommodate Oahu's population and labor force increases projected to the year 2000.

The 1980 study was the subject of considerable criticism from private planners and developers. They alleged that DGP's policy approach of limiting land supply to demand based on projected population by area was too restrictive. DGP's data was criticized as inaccurate because the most recent inventory of land "available" for future development was 4 years old. A random survey in the primary urban center—Pearl City to Waialae—undertaken by a private planner indicated that three-quarters of the parcels included in the DGP's inventory as residential vacant land had in fact already been developed.

In response to this and other criticism DGP organized a technical advisory committee composed of non-government persons interested in the planning process. Chaired by Tom Dinell, chairman of the University of Hawaii's Department of Urban and Regional Planning, the committee's task was to advise the DGP on an appropriate definition for land that is "available" for development or redevelopment, how much land will be developed by the year 2000, and how much available land is enough.

DGP's 1983 Land Supply Review contained significant improvements in the methodology of determining the amount of available land. However, there are still a number of issues which need to be addressed before all the technical aspects of determining the adequacy of land availability can be resolved. Included in these unresolved technical issues are the following:

1. How should the existing housing shortage be addressed in determining the future need for land for housing? DGP's studies to date have not explicitly addressed the subject of present housing-supply shortages. Vacancy rates on Oahu are considerably below mainland norms. With no increase in population and no change in the age mix of the population, Oahu is presently short of housing. The need for more "available" land to increase housing vacancy levels to mainland norms does not appear to be addressed.

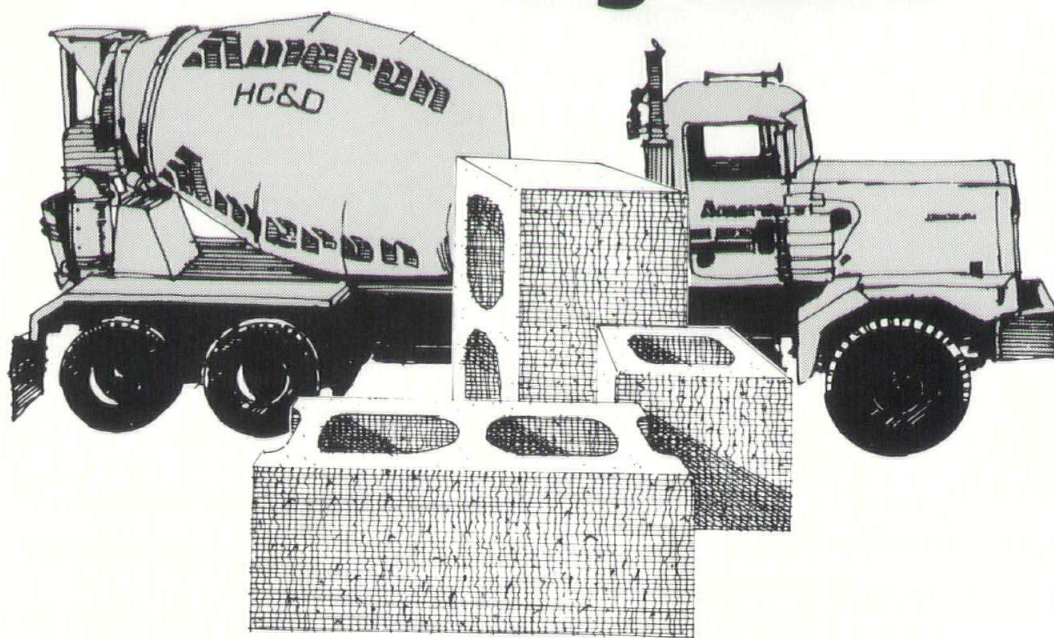
2. What average family size—or range of possible sizes—should be assumed for the future? DGP's analysis assumes that average household sizes for new housing units that would be developed between now and the year 2000 will be smaller than average household sizes today. However, the analysis assumes no change in household size for presently existing housing units. Given an adequate supply of housing, it is highly probable that the average household size will continue its long-term decrease. The significance of this for land availability is that again, assuming no increase in population and no change in the population age mix, more housing units will be needed to accommodate the present population as average family size continues its steady decline.

3. What effect will demographic changes have on housing de-





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mand? By the year 2000 a significantly higher percentage of Oahu's population is expected to be made up of senior citizens, whose average family size is generally less than two. What kinds of housing units and in what mix will the elderly prefer?

4. What is the effect on housing supply of resort condominiums and other transient accommodations? With the exception of full-service hotels, future visitor-accommodation units—in resort condominiums and in single-family beach-front houses—are included in the housing supply. As new hotel construction in Waikiki slows and then stops due to the constraints of the Waikiki special-design-district ordinance, it is likely that condominiums and rental apartment buildings in Waikiki presently rented to residents will gradually be converted to visitor-accommodation units. This will require replacement housing elsewhere on the island if the de facto supply of housing available for residents is to be maintained.

5. How should demand issues be reflected in the land supply analysis? The overwhelming preference of Oahu residents is for single-family detached housing. Clearly less land needs to be "available" for future residential uses if relatively little of it is for new single-family housing as compared to new attached housing. We could technically solve the land availability issue to the year 2000 by designating 1,000 acres for high-density high-rise apartments. However, this would not appear to reflect housing consumer desire.

6. How much "available" land is "enough"? This is more a policy issue than a technical issue. DGP's technical advisory committee has not yet progressed in its work plan to the point where it has begun to address this issue, which is perhaps the most controversial that it will consider. If not enough land is designated for various urban uses, which is what some private planners continue to allege, land supply shortages will further exacerbate already high land prices.

This issue should keep the technical advisory committee discussions lively for some time to come.

HA



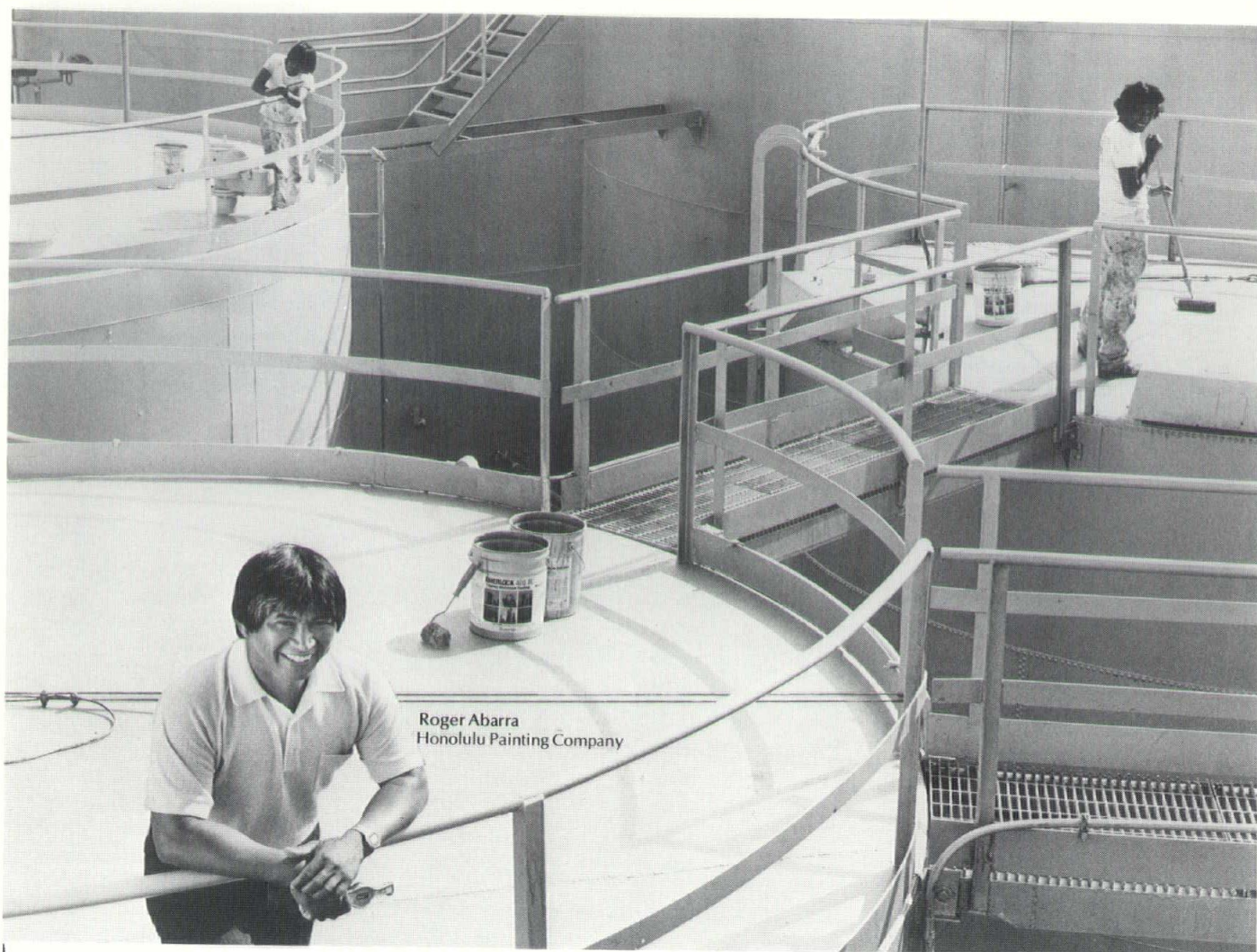
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*The bank's interior reflects the style of the early 1900s.*

*Photos by David Franzen*

# American Security Bank

## HS/AIA 1983 Design Awards

**Excellence in Architecture  
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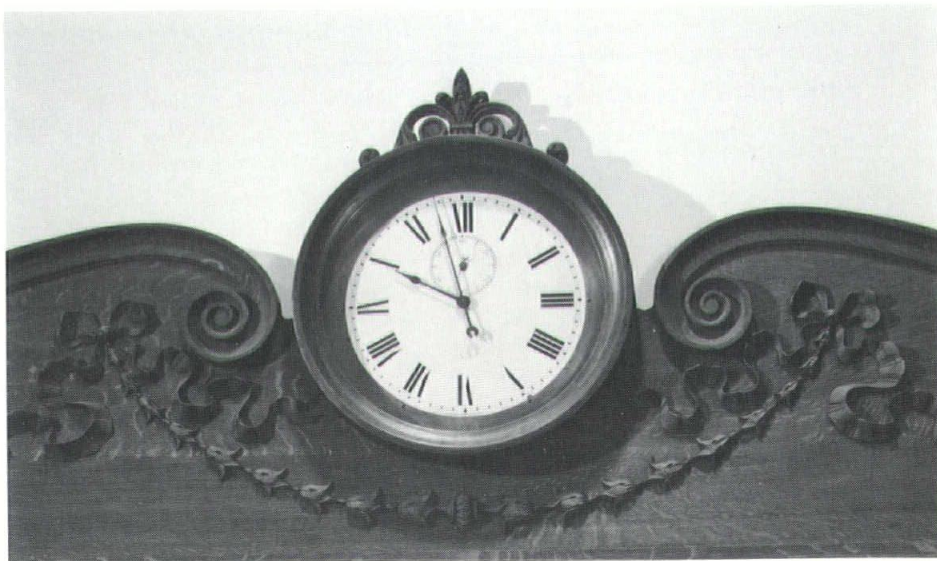
The project site is on the corner of Nuuanu Avenue and King Street at the entrance to the Chinatown district. The client, American Security Bank, has been in continuous operation at this location since 1935 and prior to that time occupied the space as the Chinese American Bank. The building itself was constructed in the 1920s and is basically neo-classical in its style and ornamentation.

Creating a banking environment that would reflect this long-

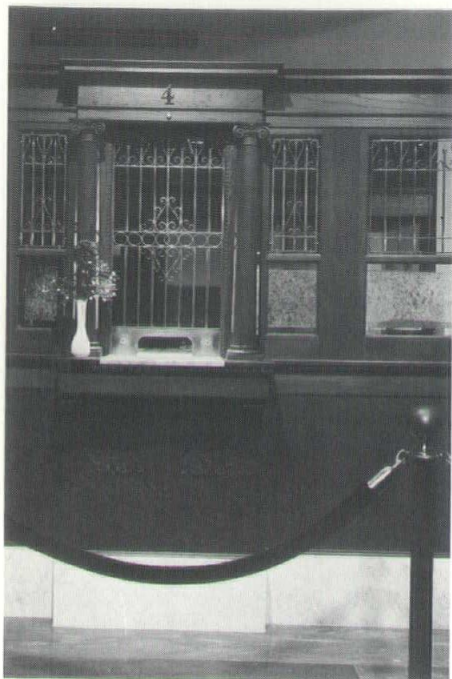
standing involvement with the Chinatown Community was the bank's desire. It was decided to create a facility that would be functionally efficient, but would reflect the appointments and decor of a bank of the early 1900s (which approximate the date of their involvement in this area).

The exterior of the building at the street level had been altered beyond the possibility of restoration, therefore, it was decided to re-establish and visually reinforce

*This Seth Thomas clock and backboard are part of the bank's antique collection.*







*Existing Tennessee carrera marble was removed, re-cut and re-used.*

the columnar supports of the structure. This was accomplished by pulling back the exterior facade and creating a marble-surfaced arcade between the public sidewalk and the bank's exterior enclosure. This enclosure was constructed entirely of glass in order to create a "bell jar" effect for the interior appointments.

Various interior period elements were acquired and modified to accommodate the facility's functional requirements. The antique elements included three teller units, assorted etched glass panes, and oak panels from the Jane Lew Bank of Lewis County, West Virginia, dated 1929, a Seth Thomas Clock and paneled backboard, two marble and bronze check writing stands circa early 1900, two solid bronze five-globe columnar lamps dated 1889 from a Southern courthouse, and five chandeliers constructed of bronze, copper and frosted glass.

These items were selected for like age and compatibility to the building's original interior ornamentation. The existing Tennessee red and white carrera marble which had adorned the exterior and interior of the structure was re-



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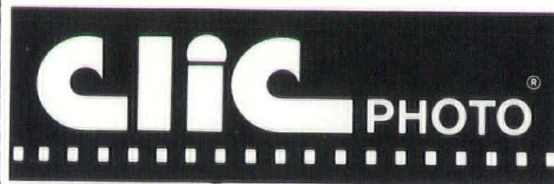
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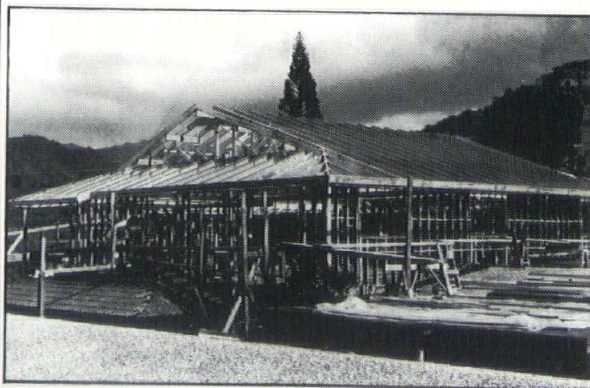
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*Antique chandeliers are of bronze, copper and frosted glass. Solid bronze five-globe lamps came from a southern courthouse.*

moved, cut into new sizes, polished and reused throughout the new facility.

The interior furnishings and finish materials are made up of medium oak, bronze, brass and highly polished marble. The intent was to create a 1900 bank that would appear to have opened yes-

terday, so all bronze and brass, antique or not, was cleaned, highly polished and then oiled.

The banking officers' desk, chairs and credenzas, and the two circular settees were custom designed and fabricated to reflect the scale, style and materials used in this historical period.

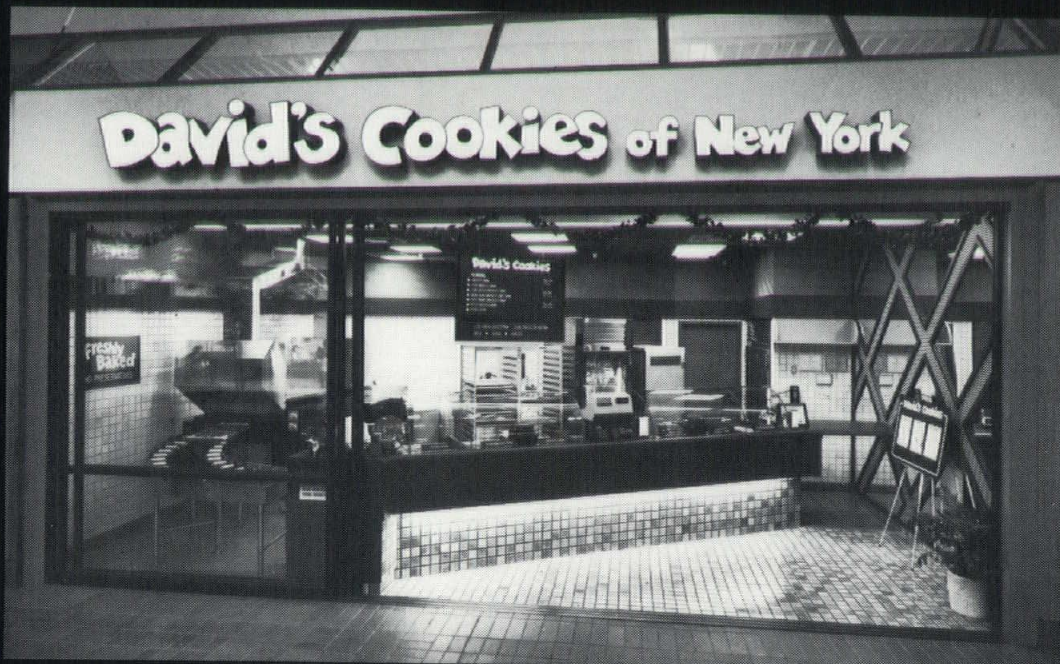


*Efficiency was a key  
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formica and mirror wall design was relieved through a smooth execution. "It was Allied's attentiveness to detail and concern for each situation that resulted in a clean, precisely built structure."



**THE TEAM:** Leland Onekea, Architect of Leland Onekea & Partners; Mike Nakahara, President of Allied Builders; Randy Kaya, President of David's Cookies of New York.





## Award of Merit

Boone & Associates, Inc.

# Canterbury Place

When Warner G. Boone, AIA, of Boone & Associates, Inc., designed Canterbury Place, a luxury high-rise condominium project in Waikiki almost eight years ago, he was given much latitude by the developer and was able to utilize much of his progressive design ideas. As a result, this award winning work of architecture has what he terms "a 21st century look."

The building construction was completed in 1978, more than five years ago, and later that year Canterbury Place was designated as "the fastest appreciating building in the United States" by the National Realtors' Association.

The project, designed by Warner G. Boone, AIA, is 40 stories in height with two floors of commercial area of approximately 20,000

square feet. Seven floors of parking are provided to accommodate approximately 278 parking stalls which serve residences and the two commercial floors. The top 36 floors are comprised of 146 one and two-bedroom condominium apartments. The seventh through 31st floors have four units each, while the 32nd through 41st floors have five units. The units are spacious, with the two-bedroom homes having 1,200 square feet of floor area and 284 square feet of lanai space, and the one-bedroom apartments having 836 square feet and 334 square feet of lanai space.

In an effort to give the units a sense of even more space, Boone decided on an all-glass exterior (except for the circular forms which are concrete), thereby open-

sitting in any room with a lanai to look straight out to the surrounding views.

On the seventh floor, over the parking area, is the recreation deck, which is equipped with swimming pool with Jacuzzi, fire pits for barbecues, and cabana with kitchenette and restrooms. On an adjacent deck is a paddle tennis court.

Boone designs his projects from the standpoint of a sculptor, considering the view from all sides and angles. He tries to get away from the concept of fronts, backs, and sides of buildings and strives for a

### *Project:*

Canterbury Place

### *Project Address:*

1910 Ala Moana

### *Client:*

1910 Partners: A joint Venture of Bruce C. Stark, Robert W. Pulley and Cal Fed Enterprises.

### *Architect:*

Boone & Associates, Inc.

### *Structural Engineer:*

Richard M. Libbey, Inc.

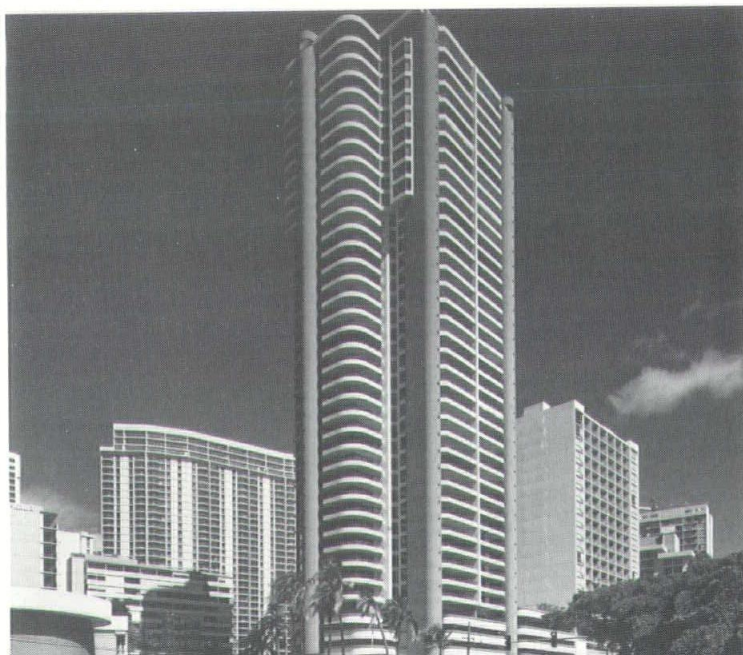
### *Mechanical & Electrical Engr:*

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### *Contractor:*

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### *Photographer:* Rick Regan



totally integrated sculptural form, incorporating all of the essential architectural, structural, mechanical, and electrical functional elements.

In Canterbury Place, Boone successfully achieved curvilinear forms and interplay of spaces that are still unique in high-rise residential condominium design. In this creative manner, as noted by several prominent architects attending the first national AIA Convention held in Honolulu in June of 1982, Warner Boone was able to surpass distinctively the structural



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being a corner unit, with two and sometimes three expansively glazed exterior walls affording panoramic views. Another unique design idea utilized by Boone for the Canterbury are the six massive circular forms that are strategically placed to emphasize the verticality of the overall architectural form. Two of these cylindrical forms act as stairwells while the other four house the master bedrooms featuring circular porthole type windows located above the neckline in

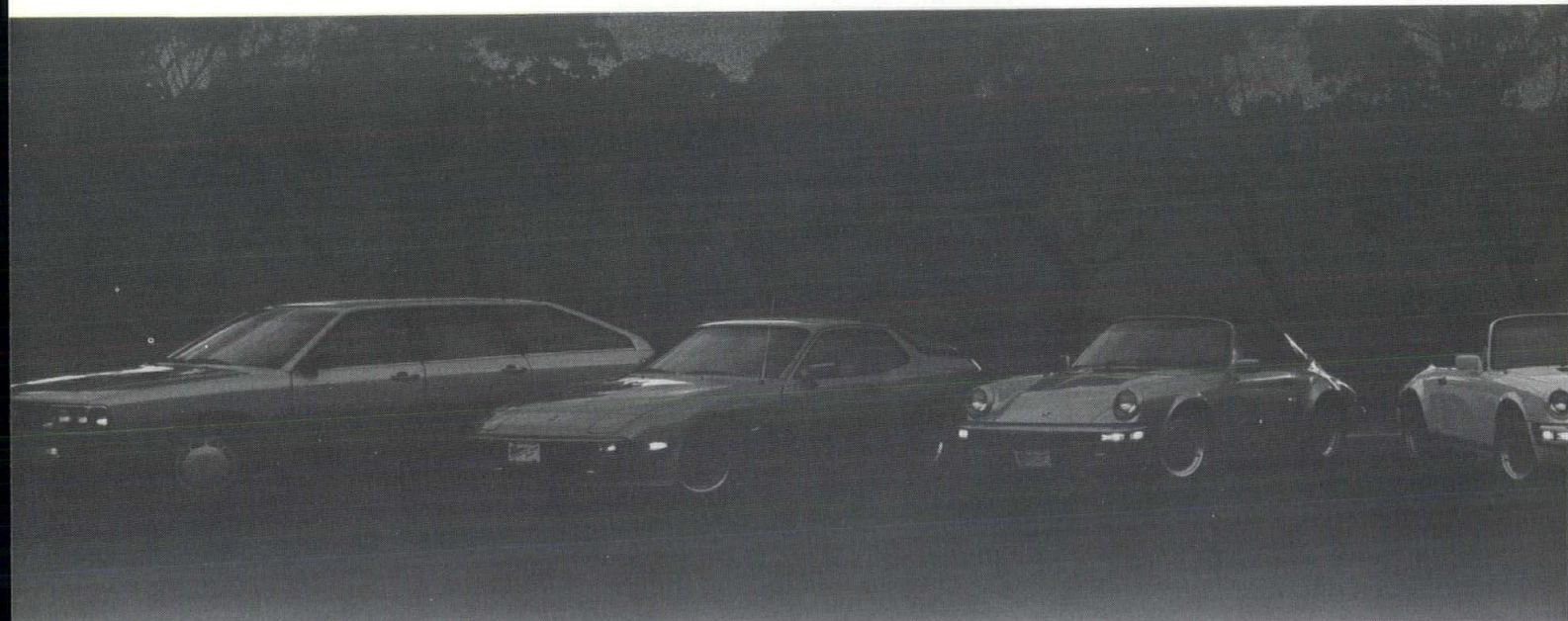


*Curvilinear forms are used throughout Canterbury Place.*

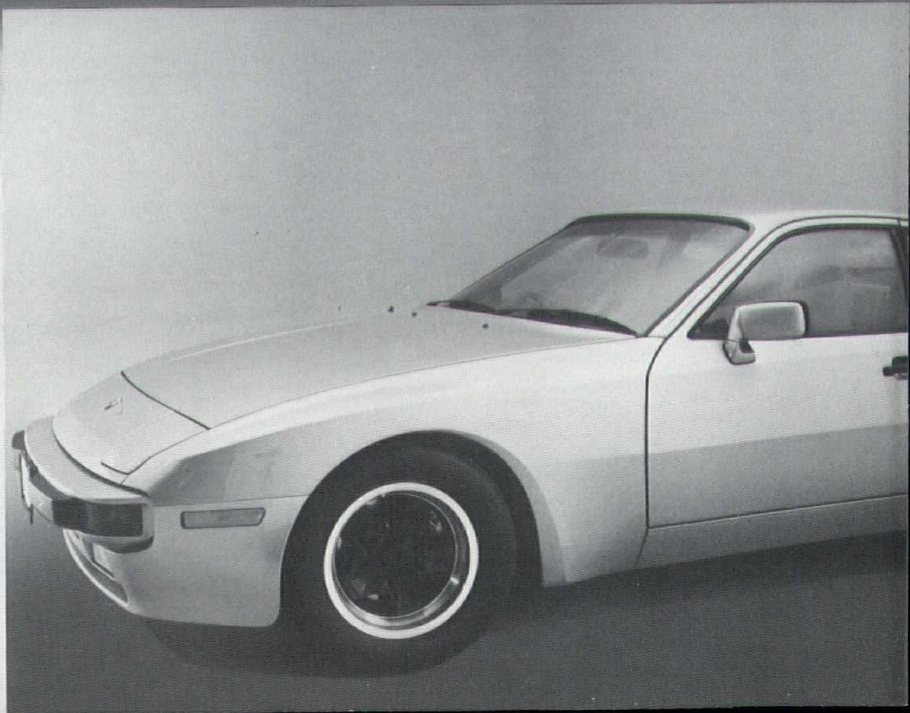
the shower-tubs.

As a result there are no sharp corners on the Canterbury. The corners are shaped either by the soft circular forms or curved lanai pods. The parking lot, which takes up six floors, also has a curved exterior, along with the commercial area on the first two levels with curved glass exterior windows. This curvilinear design idiom is also reflected in the landscaped forms as well as in the lobby, where Boone designed bridges and walkways built over pools to approach the restaurant that gives the area a luxurious atmosphere.

In addition to creating a multi-sided sculptural form, a device used by Boone to circumvent the more typical rectilinear condominium shapes, is the design of a



*Left to right: Audi 5000S Wagon, Porsche 944, Porsche 911 Carrera Targa, Porsche 911 Carrera Cabriolet, Audi 4000S, Porsche 911 Carrera Coupe, Porsche 928S, Audi 5000S.*





fluted top which provides a strong visual structural cap for the building. He achieved this flared look, which is one of the outstanding features giving the architecture its distinctive character, with the addition of balconies around master bedrooms of the top 10 units as well as with the addition of one-bedroom units on the top 10 floors.

Warner Boone designed the first such powerful building cap 11 years ago for the Yacht Harbor Towers where he added square footage on the units on the top five stories. When Pietro Belluschi FAIA, former dean of the School of Architecture at the Massachusetts Institute of Technology, was in Honolulu last June as the most honorable participant in the national AIA Convention, he heralded

Yacht Harbor Towers as a classic design concept with the inherent ability to still look fresh and undated with the quality of timelessness.

Boone finds that the completed

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*"I like my  
buildings to say  
something..."*

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design of Canterbury Place satisfies his original design thesis. He believes the successful designer is one who maximizes the amount of creativity within the budget allotted for the project—that is, the ability

of the designer to use whatever money is available to produce something he can be proud of and still make a profit for his clients and for future owners.

Explaining his goals in designing projects, Boone says, "I like my buildings to say something, and to be something that adds to the distinctive character of their physical settings, and to increase property values for the good of the entire community. I strive for forms that will be noticed, forms which can stand by themselves and are different, but not strictly for the sake of being different; but rather, to make a significant design contribution to the urban or suburban context in which I have an opportunity to work and to create architecture." FA



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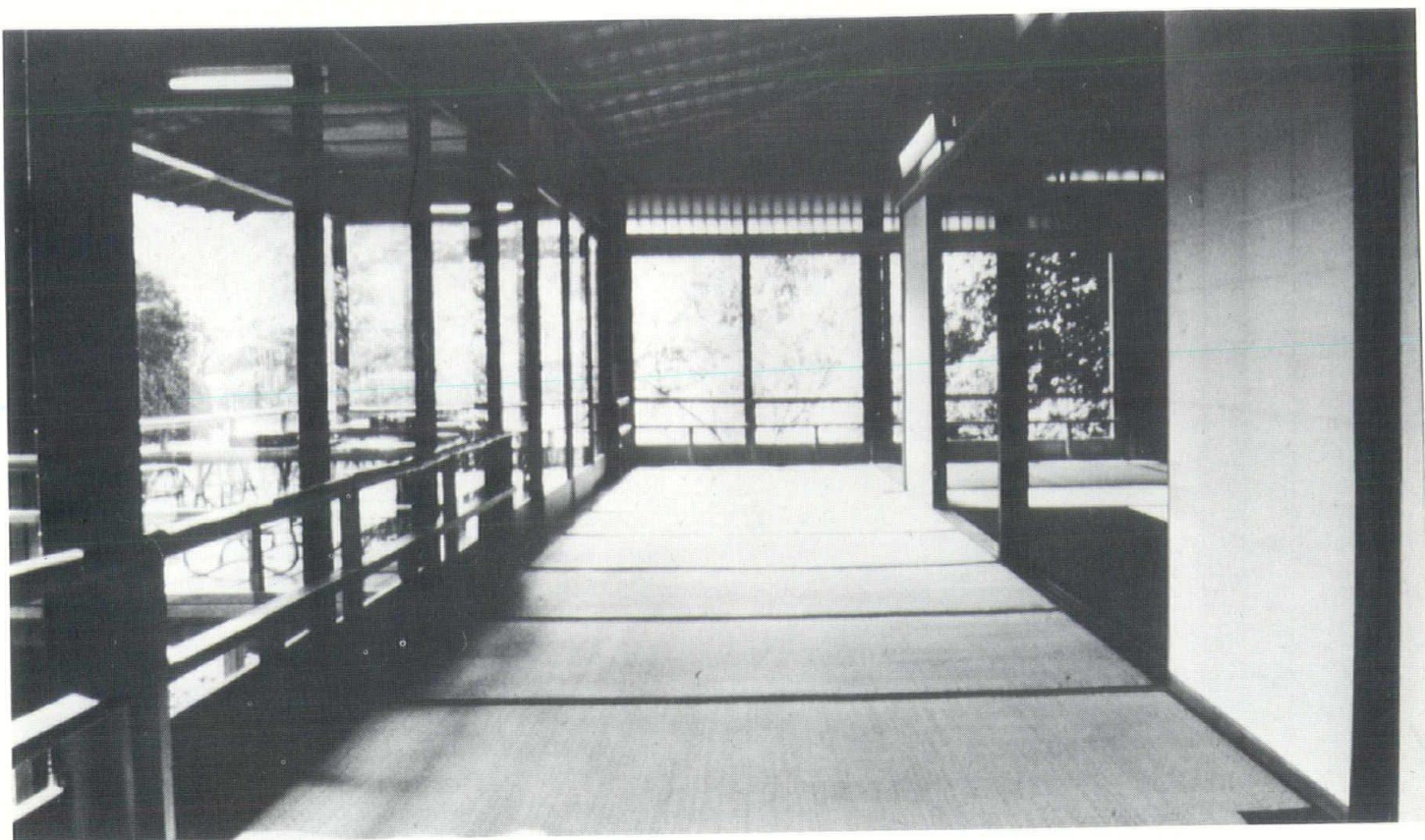
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Open "shoji" partitions invite public gaze.

Photos by John Bryant courtesy of Tom Katsuyoshi.

# Privacy and the Japanese House

by Emily Zants

*"We of the West  
couldn't live in  
Japanese houses"  
(Frank Lloyd Wright)*

*Emily Zants received her Bachelor of Architecture degree from the University of Hawaii. She currently has an architectural computer consultancy.*

## Interior

The Japanese house provides little of the privacy that westerners consider essential. The paper "shoji" partitions might provide visual privacy, except that they all slide, whether part of the interior or exterior walls. Consequently, one's space may be opened up dramatically at any time. A westerner probably would not consider such movable barriers secure enough to provide a sense of privacy.

You cannot hear anyone walking in a Japanese house because of padded straw-mats, called "tatami," beneath the "tabi" or white cotton-clad feet. Furthermore, the potential visitor would not knock on the closed shoji before opening it because his fist would go through the paper.

The shoji is not meant to keep anyone out anyway. Generally one room serves as a corridor between two adjacent rooms within the house, assuming the owner is

wealthy enough to afford more than one room. Even from the exterior, the entrance defies privacy by virtue of its often undefined character.

## What is Privacy?

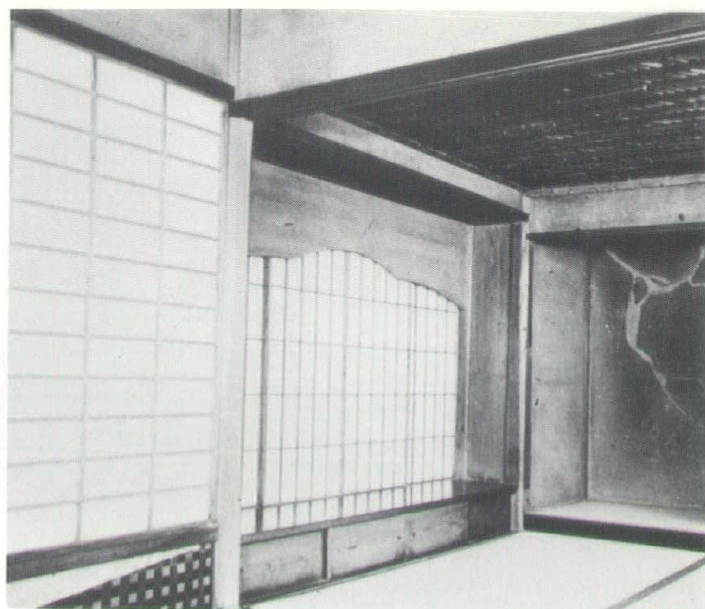
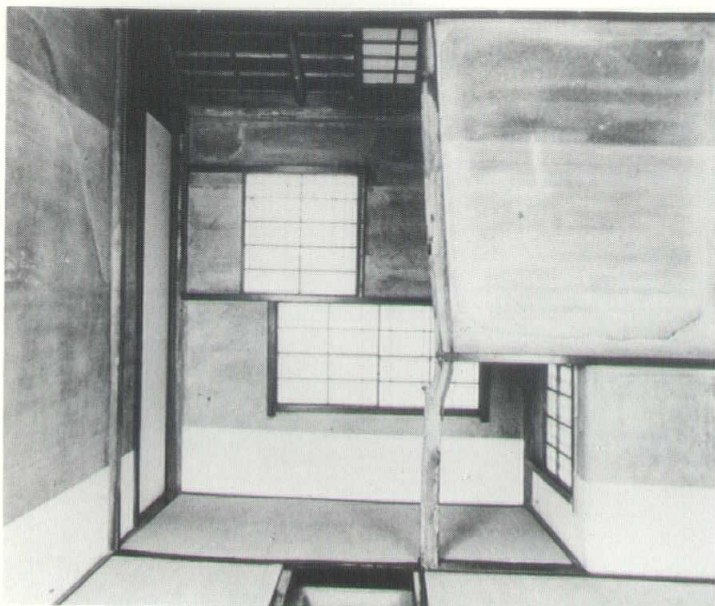
Until the 20th century, there was no word in the Japanese language for privacy.

Privacy, in the sense that required the Japanese to adapt an American word to express what they were talking about, implies the physical guarantee that an individual can freely explore his self and the potential of self-realization. Privacy serves essentially three purposes: 1) the opportunity to develop self-identity and individual ways of self-expression; 2) self-evaluation, or examination of one's own behavior; and 3) emotional release.

The Japanese-Buddhist-Shinto practices of meditation undoubtedly fulfill, or can fulfill, the second of these purposes. But the opportunity for individual self-express-

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*Ceilings, floors and walls create spaces that await definition.*

sion and the enactment of behaviors normally restricted by social roles obtained from the privacy of the western house constitute the dilemma posed for the westerner by the Japanese house.

Heinrich Engel summarizes the problem when he notes that, because of the construction and design of the Japanese house, "everything about each member of the family . . . is known to all the other members." He goes on to observe that "homes of the middle and lower classes open upon public streets and the fronts and perhaps even the sides are literally removed, leaving the interior widely open to the air, the light, and the public gaze. It appears almost as if the exposure of private life, having been experienced from infancy on, has never made the individual feel a need for privacy."

#### **Self-definition and Voids**

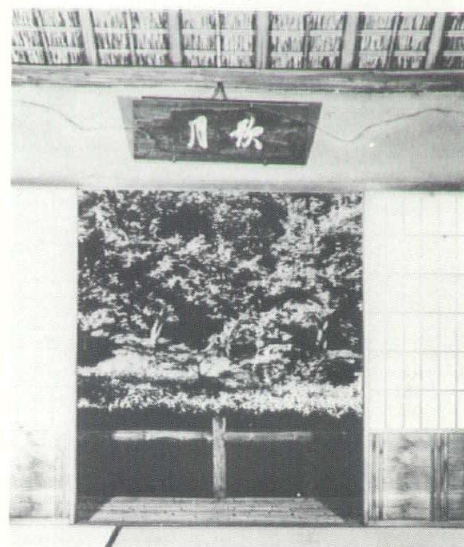
By virtue of what is *not* in the Japanese house, the individuals manage to achieve a sense of self-realization.

The joinery in any specific Japanese house takes on a meaning unrecognized by the West. The ceiling (where a great deal of detailed joinery is often exhibited) and the floor define a space between which is a void forever remaining to be defined, yet defying definition by refusing to be "filled." Filling the space with objects is simply an attempt to deny the ex-

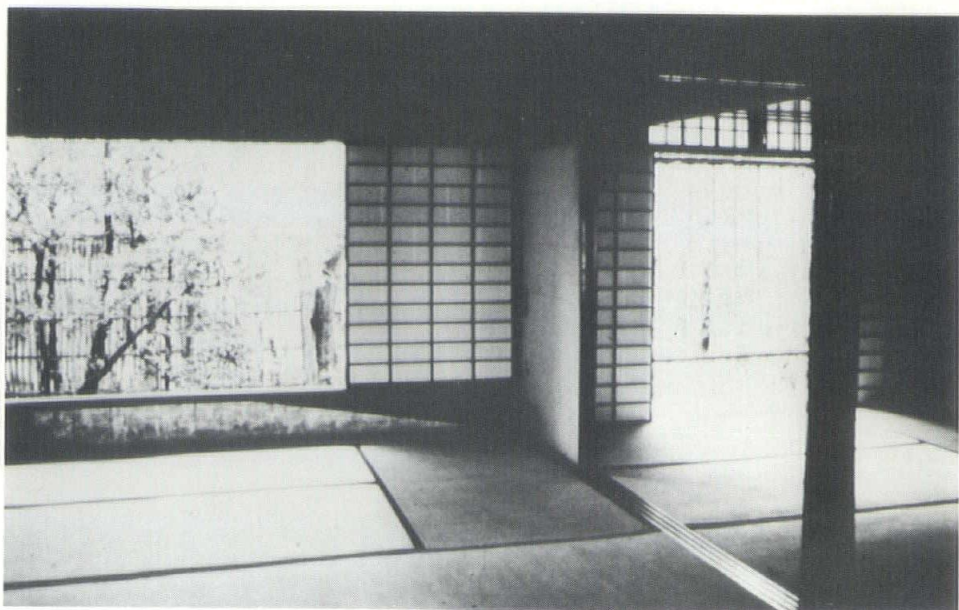
istence of the space without defining space itself.

What is left is how one enters that space, how one acts in that space: the "how you do it," or mastery of actions, rather than the act or event itself, which can never encompass, replace, or define the void.

Understanding the Japanese house as a cultural phenomenon, the problem of privacy seems to escape us. For the westerner, privacy would remain a problem. But it seems to be a western problem, not a problem of the Japanese house.



*"Shoji" partitions provide little of the privacy westerners desire.*

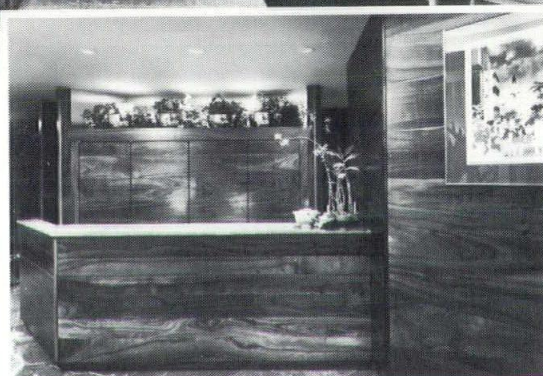






Architect: Sam Chang Architect & Associates, Inc.

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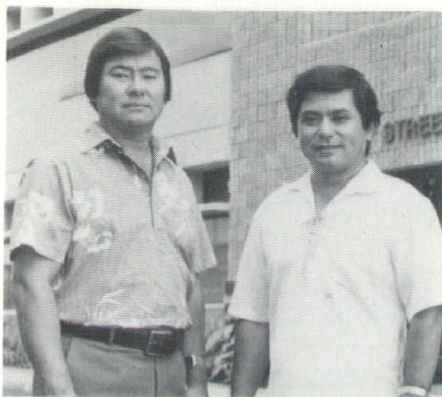
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## Structural Engineers Install Officers

The Structural Engineers Association of Hawaii recently installed new officers for 1984. The new President is Rodney Yamamoto, principal of Shigemura, Yamamoto & Associates, Inc., succeeding Harold Miyamoto of Harold T. Miyamoto & Associates. Other officers include Fred Masuda of Alfred A. Yee Division, Leo A. Daly Co., Vice President; Edgar Lee of Engineering Design Group, Inc., Secretary; and Thomas Tanimura of Tanimura & Associates, Inc., Treasurer. Directors are James Yamaguchi of Ameron HC&D and Jeff Deer of Bonded Materials Company.

## Additions & Corrections

In our December issue, photos of Canterbury Place and the Waikiki Trade Center were inadvertently transposed.

Also, Frederick H. Kohloss & Associates, Inc., should have been credited with providing electrical as well as mechanical engineering design for Craig-side and Honolulu Tower.

We apologize for these oversights.

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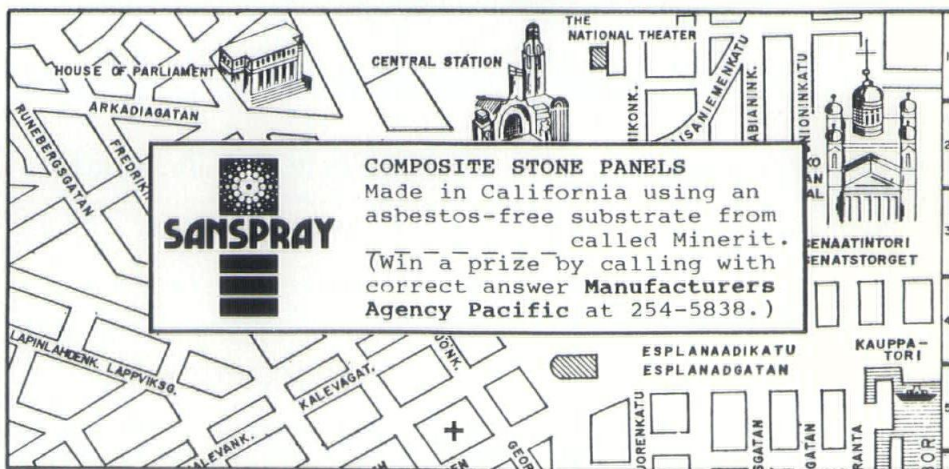
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## TAX UPDATE

### Tax Savings Through Salary Reduction Plans

Francis U. Imada  
Manager,  
Ernst & Whinney

Under a cash or deferred plan, an employee can choose between being paid a specified sum in cash or having some or all of that amount contributed to a tax-qualified plan. The amount contributed to the plan is tax-deferred, the employee pays no current tax on that amount and the earnings accumulate tax-free. Any amount taken in cash is currently taxable as compensation.

The IRS, in proposed regulations, allows a cash or deferred plan to be in the form of a salary reduction agreement. Under such a set-up, an employee may, before the start of the year, reduce his salary or forego a raise or bonus and have the amounts contributed to the plan. Participation in a cash or deferred salary reduction agreement will not affect an employee's right to make an IRA contribution.

Employers having contributory or noncontributory profit-sharing or stock bonus plans should consider incorporating a cash or deferred salary reduction arrangement. The tax savings for employees can be significant. Furthermore, including this option should not increase significantly the employer's cost to administer the plan.

### UH Announces Spring Schedule

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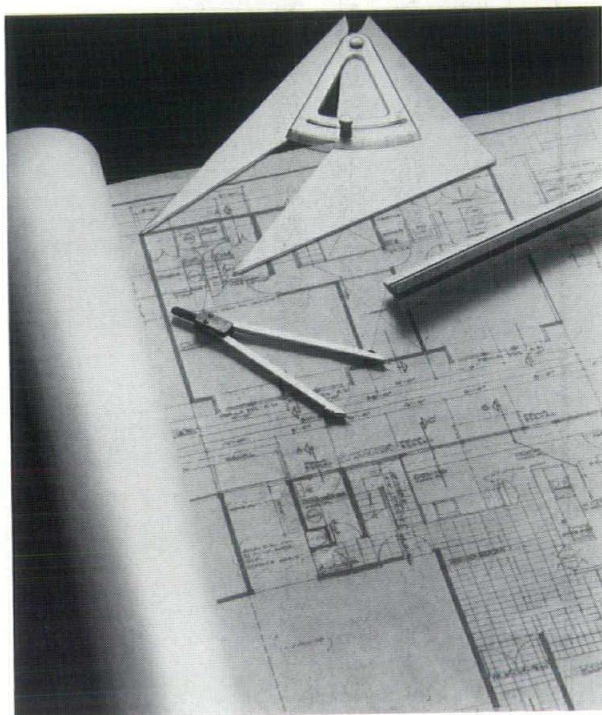
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