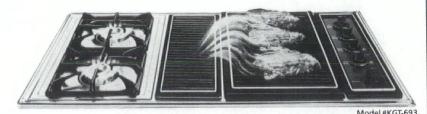


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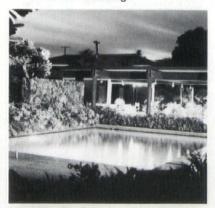
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Cover: Redesign of First Insurance Company of Hawaii property was completed by Architects Hawaii, Ltd. and Gensler & Associates. See story on page 11. Photo by David Franzen.



6. Home remodeling



17. 1984 Design Award winner



26. Castles in the sand

## HAWAII ARCHITECT

March 1985 Volume 14, Number 3 **FEATURES** Remodeling Home Remodeling: The Master Plan Approach ...... 6 by Wayson Chong, AIA Problems or Opportunities? ..... 11 by Darrell G. Welch, Jr., AIA by Bill Cook DEPARTMENTS Headlines Improving Your Professional Practice ...... 5 by E. Alan Holl, AIA Laurels Lex Scripta by Leigh-Wai Doo News Expo: March 13-14 ...... 29 

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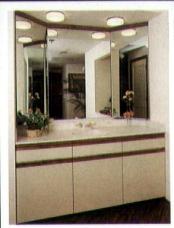
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The European look of Stateline's clean, uncluttered cabinet design, "Eulopa," was selected by Mililani for their line of luxury, Executive Homes. The kitchen above features attractive and durable high-pressure almond plastic laminate with Stained Oak trim and continuous pulls.



In this bathroom at Honolulu Tower, Stateline brought the architect's plans to reality through the beauty of Stained Red Oak with white cultured marble. The innovative standing towel rack of Solid Oak is an example of Stateline's versatility.



Another example of architect design custom cabinetry in the bath—this time at Punahou Cliffs Condominium. Here, Stateline utilized high-pressure laminate plastic-faced doors and drawers with Koa trim and continuous pulls. A wide array of laminate colors also are available.



An unusual bathroom treatment by Stateline, above left, in striking black lacquer on Birch with white lacquer molding.

The bathroom at right features quarterinch CORIAN® inserts framed in solid

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#### headlines

# Improving Your Professional Practice

by E. Alan Holl, AIA

S/AIA's professional practice committee was established with the goals "to serve the membership in the area of professional practice by means of . . . activities dealing with the business aspects of practice, the means of design production and the technology of building construction"-an awesome challenge. Before sharing our plans with you, perhaps the issues. as perceived by the committee members (Barry Baker, Walt Bell, Mel Choy, Alan Holl, Joyce Noe, Carol Sakata) should be put in context.

Changing expectations for architectural services are radically modifying our traditional opportunities, design responses, construction contract document content and format, and our compensation. Society's demands on our services—but not necessarily for our services—have increased exponentially. Yet our clients assume or expect we will provide these increasingly complex services for the same or less compensation than that which prevailed 'historically.

The getting, managing, doing and protecting aspects of our practice become increasingly important as the demand for our skills and due compensation change. Our awareness of these changes is the first step toward their successful resolution. The second is a commitment to improve our practice skills—those skills dealing with both managing and doing aspects of our practice—so we may deal effectively with these changing realities.

If you doubt need exists, just look at the proliferation of firms

offering marketing, negotiation, business management, office management, financial management, project management, production management, systems drafting and computer seminars and/or direct assistance (for a fee, of course) to design firms. Another measure of need would be a comparison of the number of projects currently in litigation/arbitration as compared with those in similar circumstances a decade ago.

Do you have a need to improve your practice? Your answer to the following may give a clue:

- Are you currently documenting projects essentially as you did 10 years ago?
- Do your specs have "wigidts" but your drawings show "gigidts?"
- Do you prepare a project design manual with cuts of technical literature illustrating that which is shown or do you just hope your specs will adequately describe elements drawn?
- How retrievable is project information?
- Are you aware of the NCAIA production office procedures or HS/AIA Guide to Production Procedures?
- Do you have a marketing strategy or plan?
- Do you understand the difference between solvency and profitability?
- Do you know what your indirect costs are?
- Do you know what your payro'll burden is?
- Do you regularly know what your direct project cost is and how that cost compares with project status?

These broadly illustrated elements of practice within this Continued on page 30



Homeowners remodel in order to increase the comfort, convenience and value of their homes. Wayson Chong designed this dramatic new entry for an existing residence.

## Home Remodeling: The Master Plan Approach

by Wayson Chong, AIA

was recently privileged to be a panelist in a Redo It Right series of remodeling seminars presented to the public. They were sponsored by the Hawaii Remodelors Council and covered a wide range of options for potential home remodelers. My role as architect on the panel gave me a chance to present various thoughts regarding architectural services for remodeling residences

as well as allowing me to express my design approach for home remodeling projects.

Many years ago if someone said they were going to remodel their home, it was more than likely they meant they were probably going to add a lanai or, at the most, another bedroom to their house. They would usually go straight to a contractor to get such a project done. The contractor would often, and sometimes still does, prepare a sketch on a piece of paper, obtain a building permit and start construction. This approach to most home remodeling projects is fast disappearing.

Today many homeowners are choosing to remodel their homes for comfort, convenience and increased value. But remodeling can be a confusing and stressful experience for the homeowner.

Remodeling today requires the knowledge and advice of an expert, a home specialist. The reasons for this are numerous, but the primary one is cost of construction which requires a sizeable investment for the homeowner. In order to alleviate some of the pressures of this high investment, I have developed a master plan approach for home remodeling projects.

My approach to the remodeling design process has always been to suggest to my clients that a master plan be developed first for the entire residence for analysis prior to developing a particular design for a particular area.

The purpose of this approach is two-fold. It allows the architect the

A specialist in home design and remodeling, Wayson Chong, corporate member of HS/AIA, received an HS/AIA merit award for residence in 1976. His work has been published in Sunday Home, Honolulu Star-Bulletin, Sunset Magazine and many other publications.





The front of a house facing the street takes on a new look after undergoing renovation by Wayson Chong. A new walkway leads to a modern entry.

freedom to explore design alternatives of greater potential rather than focusing on a small area out of context with the whole project. Also, it allows the client to think in much larger terms without the need for a 100 percent funding commitment. Developing the master plan assists the owner in budgeting and obtaining necessary funds for construction of the initial phase. It is very useful in allowing the proper incremental development of projects on very small budgets. Included in my services during the master planning phase are models, perspectives and cost estimates of the suggested incremental

development phases.

I quite frequently call in various licensed contractors to provide rough construction cost estimates of areas planned for incremental construction. This gives my client

An attractive new entry designed by Wayson Chong updates the appearance of an older home. New stairs lead visitors to a sheltered entry area.







National Award for Interior Commercial Remodeling Allied Builders — 1984 Contractor of the Year

## ALLIED TEAMWORK sets a new gem into Diamond Head.

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The Team: Hal Whitaker, Designer, Design Associates, Ltd. Rex Sorenson, Owner and Project Developer Mel Izumi, Executive Vice President. Allied Builders System



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an objective look at cost figures and he has more confidence in what funds may be required for construction. These outside opinions have proven to be quite effective in determining realistic construction budgets for remodeling projects of greater complexity.

After the initial master plan is prepared and various possible construction phases have been identified and estimated for, I proceed by following the standard AIA phase breakdown for specific small construction contracts for the initial area identified during master plan work through construction administration.

I have been called upon fairly frequently to reassess previous work done by so-called designers and architects. It is my observation that most problems arise because the designer (usually a draftsperson working for an architect) is moonlighting on the job and is only devoting a half-hearted attempt at providing proper architectural services.

The moment of truth usually comes when a project is long delayed, way over budget, and cannot be certified or built by the owner. The designer is unable to complete construction documents and is unable to provide construction administration services at the jobsite because he works in the office all day for someone else. The owner usually drops the designer and files some kind of action against the moonlighter to try and recoup his costs.

Remodeling work requires utmost care in construction management services during the construction administration phase.

Hopefully our profession can respond to ever-increasing demands for professional architectural services for the most basic of our building types.

A home is not a mere transient shelter; its essence lies in its permanence, in its capacity for accretion and solidification, in its quality of representing, in all its details, the personalities of the people who live in it.

H. L. Mencken HA







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689 KAKOI STREET HONOLULU, HAWAII 96819 Ph. (808) 836-0602 s architects and developers seek new opportunities in the ever-changing world we live in, they find increasing need to reuse parts of the built environment because of economic, regulatory or client requirements. A recent project completed for First Insurance Company of Hawaii illustrates this point and may be somewhat typical of the problems and opportunities that accompany reuse of existing structures, whether of historic significance or not.

The development process started naturally enough with the owner's recognition of current and projected space requirements. This was followed by the architect's detailed analysis of existing site potential which, in this case, resulted in 16 conceptual plans to illustrate the variety of options available to the owner.

Next, the owner gathered current real estate information to determine alternate sites that might offer more potential (either economic, architectural or aesthetic) than the existing property. The last step in the initial development phase was to analyze all this information and reduce it to a straight-forward program which the architectural team could follow.

The following is a simplified version of that program, along with problems and opportunities that were created.

First Insurance Company would remain at its existing site opposite beautiful Thomas Square Park on Ward Avenue. Although this meant designing within Thomas Square special design district regulations, we had an opportunity to design for adjacent open space with excellent views not usually associated with urban settings.

We were to reuse the existing 20-year-old 60,000-square-foot office building and totally refurbish interior and exterior to current standards. Since only one of the 16 alternative concepts of the site dealt with reuse of the existing building, the architectural team was somewhat surprised by this decision which was dictated by internal economic and accounting factors.

Although this decision gave the design team a number of logistical



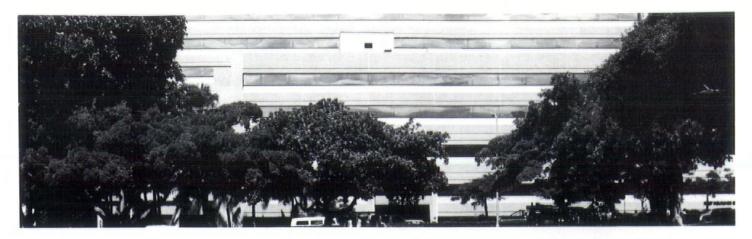
First Insurance Company of Hawaii retained Architects Hawaii, Ltd. and Gensler & Associates to redesign its property. Photos by David Franzen.

# Problems or Opportunities?

by Darrell G. Welch, Jr., AIA Architects Hawaii, Ltd.



Both the interior and exterior of the 20-year-old structure were totally refurbished to current standards. First Insurance maintained uninterrupted operations at the site during demolition and construction.



Uninterrupted bands of reflective glass reduce building energy requirements while providing extraordinary views. Photo by David Franzen.

and engineering problems, it also gave us an opportunity to have a portion of the finished project within the normal setback for the Thomas Square special design district since the existing structure was built prior to the code's adoption. This left more of our site available for development.

We were to add an additional 130,000 square feet of first-class office space and accommodate 500 automobile parking spaces on site. Fortunately, placement of the existing building on-site allowed for a reasonable parking structure behind the building with access from Beretania and Hotel streets. This, in turn, allowed placement of new office space above the parking structure, opening up vistas from Ewa Beach to Diamond Head. The final plan even allowed for a minipark at the corner of Hotel and Ward which gave the project a direct visual link to Thomas Square Park and helped to soften and screen lower parking levels.

Finally, First Insurance Company wanted to maintain uninterrupted operations on site throughout the course of demolition and construction. This was further complicated by the requirement that the existing building be retained as First Insurance office space rather than initial rental area for future First Insurance use.

Once again, the opportunities were there to solve our design and construction problems. Initial space requirements of First

CONCRETE



Left: Central Pacific Plaza, Downtown. General Contractor, Hawaiian Dredging; Architect, Ernest H. Hara & Associates, Inc. Right: Entrance to The Colonnade at the Ward Centre, Kakaako. Contractor, Robert M. Kaya Builders, Inc.; Architects, Chapman Cobeen Desai and Sakata, Inc. and Media Five Limited.

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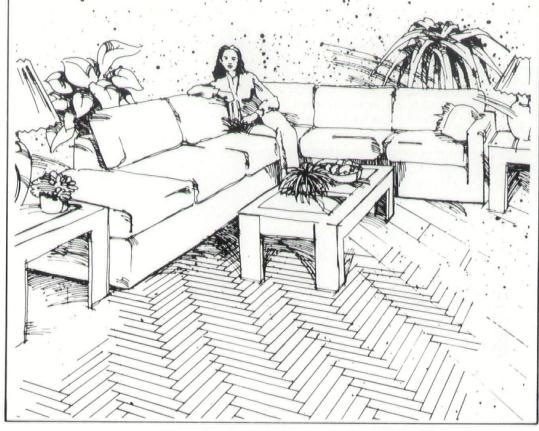
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Insurance Company dictated that two levels of the new office element would be required over and above the existing building area to meet their needs.

Through careful space planning, coordination, timing, contractor follow-through and invaluable

follow-through and invaluable owner cooperation, we were able to move departments into newly

> A deep shaded recess with cantilevered canopy identifies the entrance and provides visual relief to the facade. Photo by David Franzen.

constructed space, renovate vacated space and gradually rebuild the existing building on a timetable reminiscent of the Normandy Invasion. Although the problems of working in a building during construction are formidable (dust, noise and interruptions) the economic advantage of not being forced to rent temporary office space for 400 employees was a key factor in the final design solution.

In the course of the design process, other problems presented opportunities which otherwise would not have presented themselves in a conventional project.

First, we had to unite the exterior appearance of the building to create a single project identity. This problem gave us the opportunity to remove the existing aluminum sun screen from the structure and provide uninterrupted views of Thomas Square Park.

Next, structural cost analysis developed in concept with the contractor indicated a reinforced concrete structure with precast spandrel panels for new building construction. Given the relatively light framework of the existing building, we had a problem with the new facade.

That problem became an opportunity to utilize a relatively new product in the construction industry—glass fiber reinforced concrete. Although this material and procedure has been in use for 15 years in Europe and on the mainland, it had never been utilized in Hawaii. We were able to duplicate the appearance and conformation of the conventional precast panels in units that weighed only 20 percent as much. In the finished product, the two are indistinguishable.

The problem of limiting heat gain to meet current energy regulations was solved by utilizing deep-set reflective glass in continuous bands which reflect the perpetual blue skies of the islands.

When limited site area dictated a loading dock adjacent to the main building entrance, we were afforded the opportunity of creating a fountain wall for separation which became a pleasant feature in our minipark setting, helping to mask traffic noise and direct attention to the building entrance.

On conventional projects, teamwork and flexibility are important. On renovation and reuse projects, they are essential. The client, architect, engineer and contractor must be flexible when looking at various problems inherent in this type of work.

In the final analysis, this design solution met the program by turning problems into assets that helped make the project aesthetically and economically successful.



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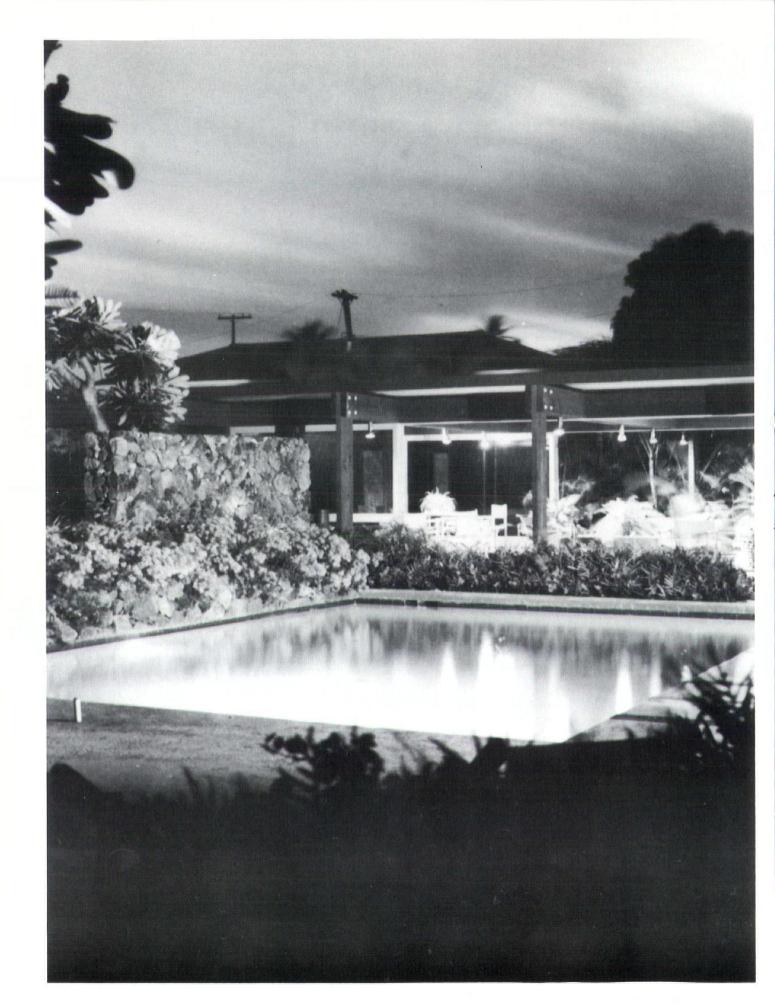


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## A Small Expandable Residence

Franklin Gray and Associates/Architects, Inc.

he house was planned to act not only as a dwelling servicing the particular needs of the owner, a single architect, but also to have flexibility to expand from a one-bedroom, one-bath house to a two-bedroom, two-bath or even a three-bedroom, three-bath house with a minimum amount of structural disturbance.

Expandable capabilities of the house were explored not only to provide a variety of suitable housing solutions for any subsequent owner, but to keep construction costs at a level where an architect, young couple, or first-

The structure of the house acts as a visual framework through which occupants can enjoy views of the swimming pool, landscaping elements and mountains. Photos by David Franzen.

time buyer could afford to enter the single-family housing market.

The structure of the house and its placement on the site were in response to two additional concerns: a noise problem emanating from the adjacent highway; and a desire to maximize the occupant's focus toward mountain vistas, landscaping elements and swimming pool appointments while providing needed shelter from the elements.

To contain the noise problem, four masonry walls were placed laterally to the highway in varying planes and intervals. Masonry walls were complemented as sound barriers by wooden walls on the property line which starts at the highway and moves north past the line of the bedroom.

To maximize aesthetic value, the structure of the house was designed to act more as a visual framework through which the view and landscaping elements are seen

rather than an object of focus itself.

Architectural detailing was treated in a manner so as not to act as a visual deterrent to the primary concern of encouraging views to the exterior. Material finishes and colors, both exterior and interior, were selected so as to be subordinate to the color palette expressed in exterior landscaping elements.

Materials used in construction of the residence were lava stone walls, heavy timber structural framing members, cedar exposed-plank ceilings, bronze plate-glass walls, and sliding doors, concrete slab floors covered with sisal matting in living room and bedroom areas, and quarry tile in kitchen and bathroom areas.

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Empire Builders
Landscaping:
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ARCHITECTS: (Iolani Palace restoration, phase 7 & 8.) Geoffrey W. Fairfax, FAIA & Associates

GENERAL CONTRACTOR: Kenneth Shioi & Company OWNER: Friends of Iolani Palace for the State of Hawaii





One of the many renovation/alteration projects in the Kakaako area is the Cooke Street Commercial Center. Over 200 permits for building renovations and remodeling have been granted by the Hawaii Community Development Authority since February 1982.

### Renovation and Remodeling in Kakaako

Structures are redesigned to add floor area or renovated for cosmetic or utility reasons.

ue to the high cost of starting new construction today, landowners and developers are converting older structures into more attractive, viable buildings, rather than starting from scratch. The Kakaako plan's nonconforming uses section works to encourage remodeling, renovation and alteration of buildings in the Kakaako district.

The Kakaako plan envisions development of the district over the next 30 years utilizing the concept of land consolidation and more efficient development of land. However, during this transition businesses must be allowed the opportunity to maintain a viable operation.

Since the time the Kakaako plan took effect in February, 1982, over 200 permits involving building renovations and remodeling have been granted by the Hawaii Community Development Authority. (HCDA). HCDA is the state agency which regulates zoning and development in the 580-acre Kakaako district bounded by Punchbowl, King and Piikoi streets, Ala Moana Boulevard and the waterfront area.

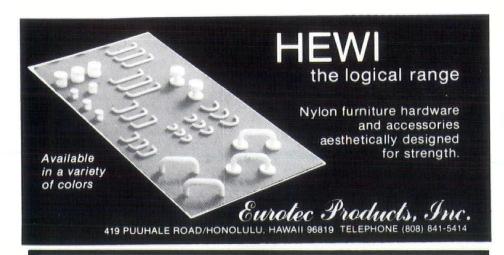
Developers proposing any type of development within this district must receive an HCDA permit before going to the city building department.

Although the authority has approved four major mixed-use developments and several smaller

new construction projects, the bulk of the permits it has processed thus far have involved renovation and alteration projects.

These basically have fallen into two areas: those in which structures are redesigned to add more floor area to the work space, and projects in which renovations are done for cosmetic and/or utility reasons.

In most cases, where the proposed remodeling or interior work does not add floor area to the existing building, the HCDA staff is able to check the project drawings and sign off on the permit while the applicant waits. The review of remodeling projects in which new floor area is added takes slightly longer.





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91-185 KALAELOA BOULEVARD, CAMPBELL INDUSTRIAL PARK EWA BEACH, HAWAII 96706 / PHONE 682-4523 Through its Kakaako plan, HCDA allows developers of renovation/alteration projects to add a certain amount of floor area to a nonconforming structure without meeting all the requirements imposed for new construction projects.

Under the nonconforming uses section of the Kakaako plan, a nonconforming structure may be enlarged without satisfying the open space and recreation space requirements provided the floor area of the proposed construction is not more than 25 percent of the area of nonconforming structure.

It is also required that total floor area of the completed project does not exceed 1.5 FAR or be taller than 45 feet in height and construction does not adversely affect adjacent properties. Parking requirements must also be met.

A good example of a Kakaako

". . .a nonconforming structure may be enlarged without satisfying the open space and recreation space requirements . . ."

district renovation/alteration project is the nearly completed Cooke Street commercial center. A permit was issued by HCDA Sept. 14, 1984, to Cooke & Queen Partners to construct a secondstory addition and alterate an existing rigid frame CMU building located at 650 Cooke St.

The project, which now offers commercial and warehousing space, added about 7,800 square feet of floor area to a 42,100-square foot building, and increased FAR to 68.

Architects working on renovation/remodeling projects in Kakaako are urged to contact HCDA at 548-7180 for further information, guidance and interpretation relative to Kakaako plan requirements.

Copies of the Kakaako plan and rules are available without charge at the HCDA office, 677 Ala Moana Blvd., Suite 1012.





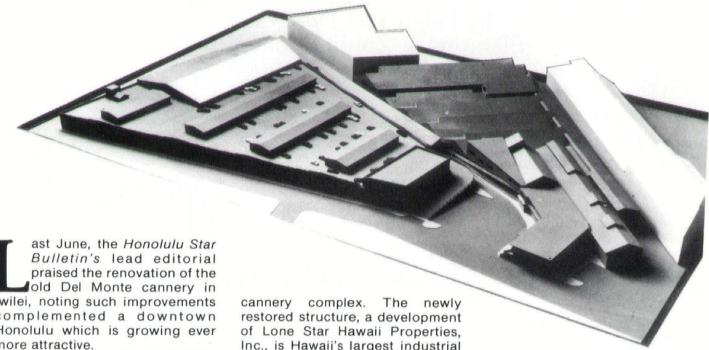
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## The Renaissance of Iwilei

by Bill Cook, Communications-Pacific, Inc. for Architects Hawaii, Ltd.



Iwilei, noting such improvements complemented a downtown Honolulu which is growing ever more attractive.

Iwilei and Kakaako areas, the editorial said, are on the fringes of downtown and offer exciting potential.

The newspaper quoted architect Alex Weinstein of Architects Hawaii Ltd.-the design firm responsible for the renovation of Del Monte cannery—as saying, "its renovation and restoration could bring about a renaissance of Iwilei. one that will make Iwilei a much more desirable neighborhood."

Weinstein also said cannery improvements "... may well be the forerunner of a recycled Iwilei. . ."

Weinstein's projections of less than a year ago were right on target, according to Michael S. Myers, an Iwilei landowner and senior marketing consultant for the Honolulu office of Grubb & Ellis Commercial Brokerage. Grubb & Ellis is handling the marketing of the Iwilei Business Center, formerly the old Del Monte Inc., is Hawaii's largest industrial condominium project.

Says Myers, "Two-thirds of the cannery has been sold already. One-third of the space already is occupied and in business. We're leasing up space very quickly, and there is precious little available in all of Iwilei. There has been a great deal of leasing and sales activity in the area in the past six months."

Myers believes the future of Iwilei, a red-light district earlier in this century, "is great, very positive." He notes major Iwilei landowners-Pacific Resources. Inc., Dole, Harry Weinberg and American Can Co.—are thinking of improving their properties.

Weinstein and Myers agree one good development begets another, and recent improvements such as the Del Monte property, the new and very busy Home Improvement Center, and Pomare's new sales and manufacturing facility for Polynesian wear are examples of

improvements enhancing the Iwilei area.

Both see Iwilei, which is designated for mixed use under the state's master plan, as becoming a first-rate area for light industrial and commercial uses.

The Star Bulletin editorial of last June noted: "The renovation of the Del Monte cannery follows similar efforts in other cities where old buildings have been transformed for modern uses. They include historic Faneuil Hall in Boston, Ghirardelli Square and the Cannery in San Francisco, and 19th-century warehouses in New Orleans being converted into offices and condominiums."

The Iwilei renaissance, the newspaper adds, "is a commendable effort that should benefit Honolulu as a whole."

## Ohana Housing: Time for Review and Change

by Leigh-Wai Doo, Chair Planning & Zoning Committee Honolulu City Council

hen the ohana housing law became effective Jan. 1, 1982, Hawaii was provided with a promising and creative approach to addressing its affordable housing problem. As indicated in the conference committee report of the House and Senate, ohana housing "would allow optimal utilization of scarce land, provide an immediate and relatively inexpensive means of increasing the supply of affordable housing and encourage the maintenance of the extended family lifestyle we value in Hawaii."

In the first year following the enactment of the ohana zoning ordinance for the City and County of Honolulu, 350 families took advantage of this program and ohana construction comprised almost one quarter of Oahu's single-family construction during that time frame. According to information from the Office of Information and Complaint, "Theoretically, about 45 acres of additional land would have been required had these additional units been constructed in a typical subdivision."

Since the enactment of the ohana ordinance up until Feb. 1 of this year, 2542 public facilities precheck clearance forms have been submitted. Of this number, 1592 were approved and were followed by the issuance of 734 ohana permits. Existing unit permits numbered 374; 350 were for the construction of new units.

Despite the apparent success of the program, the rate of ohana housing development has been relatively slow. The Land Supply Review report issued by the Department of General Planning last year indicated that less than 15 percent of possible ohana units will be built by the year 2000. Now that the ohana program for the city has been in effect for a little over two years, it is appropriate to take a look at how the program is working and how we can optimize it so ohana housing is able to make a significant contribution to our island's limited affordable housing

Several problems have arisen which need attention and possible correction. One problem is the law allows for sale of ohana units as condominiums to nonfamily members. One of the obvious purposes of the law was to encourage extended family (ohana) living situations which are so prevalent yet unique to our islands. The practice of selling ohana units as condominiums appears contrary to the intent of the enabling legislation, Act 229, which states, "The purpose of this Act is to assist families to purchase affordable individual living quarters and, at the same time, to encourage the preservation of the extended family."

Sale of ohana units as condominiums often results in a situation where two housing units exist on two substandard lots, occupied by two unrelated people.

This is essentially a subdivision which does not adhere to subdivision rules. I do not believe this is the type of housing situation lawmakers envisioned when drafting the ohana law.

Additionally, there have been cases where an individual applied for a building permit to build a second unit or modify an existing one on a lot, only to find it was a horizontal property regime (HPR) or condominium lot. HPR lots are subject to very restrictive rules for modifications to dwelling units.

In response to this situation, the Department of Land Utilization has proposed a bill relating to HPR's for the 1985 Legislature which requires the disclosure of zoning or land use restrictions in all HPR's. This would include disclosure of whether the unit is an ohana unit, and whether variances for the parcel or special conditions exist relating to zoning.

Another area of concern is the inadequacy of some ohana eligibility criteria. In particular, the minimum 16-foot roadway width requirement needs modification. Certain road conditions in some ohana eligible areas may make construction of additional housing units inadvisable. These conditions include topography (hilly conditions), poor line of sight (curved road), road capacity (parking on both sides of the street, which reduces the free flow of traffic), which all contribute to traffic safety concerns. The roadway criterion should be more flexible and take into account the above factors.

On the other hand, criterion governing public facilities which service ohana units may be too restrictive. There may be situations, particularly in rural areas, where a cesspool or private wastewater system could adequately serve the ohana unit.

Under current regulations, private sanitary systems for ohana units must be built to city standards. Under these stipulations, many private systems may not be approved for ohana use. Limitations of existing infrastructure have slowed the development of ohana units.

Another area of concern includes approval of ohana zoning for areas with inadequate sewer capacity. Often sewer capacity for an ohana area has been filled, yet the area remains eligible for ohana construction. This results in frustration and disappointment on the part of applicants in ohanaeligible areas who come in for

Continued on page 32

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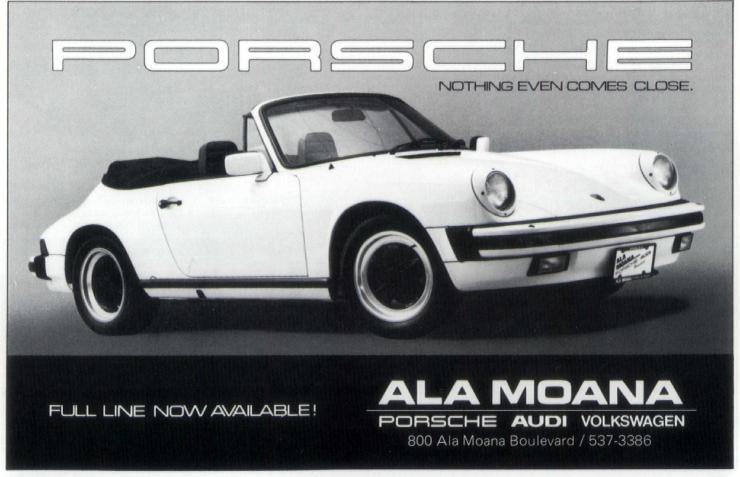
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#### Castles in the Sand

Photos by Mike Chu

The Eighth Annual Great Hawaiian Sandcastle Event was held Saturday, Feb. 16 at Kailua Beach Park. Sponsored by the University of Hawaii School of Architecture, students challenged professional architects to see who could create the most innovative and beautiful sand sculptures.



Honorable mentions went to students in Architecture 101 for their spiral stairway (above) and 301 for their knotted design (below).



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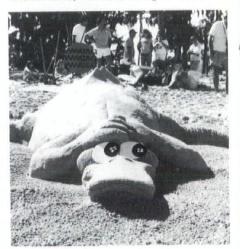
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First place went to seniors in Studio 401 for their water buffalo in a rice paddy. Charles Kober's Statue of Liberty (above) won second place. Sandy Side Up, two eggs, cracked, by Architecture 201 students, came in third. Below is Duck! by Wimberly Whisenand, Allison, Tong & Goo.





Judges for the event were HS/AIA President Elmer Botsai and visiting professors Patrick Houlihan and John Wilson.

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#### news

#### Seminar Set

Hawaii Society/AIA will sponsor a day-and-a-half seminar on business management for design professionals, March 15 and 16 at the Ala Moana Americana Hotel.

The seminar is targeted to architects, engineers, landscape architects and other design professionals who anticipate increasing their management responsibilities.

The seminar will take place from 1:30 to 5 p.m. Friday and from 8:30 a.m. to 5 p.m. Saturday.

To request a descriptive brochure, phone Hawaii Society/ AIA at 545-4242.

#### Expo: March 13-14

The 15th annual building materials supplies and services exhibition sponsored by Building Industry Association of Hawaii will be held at NBC Exhibition Hall, Wednesday and Thursday, March 13-14.

HS/AIA is a participant and will exhibit a design awards display. Approximately 2500 building and construction professionals are invited to attend. Over 150 booths will display the new products and services of local firms. Admission is free to those in the industry.

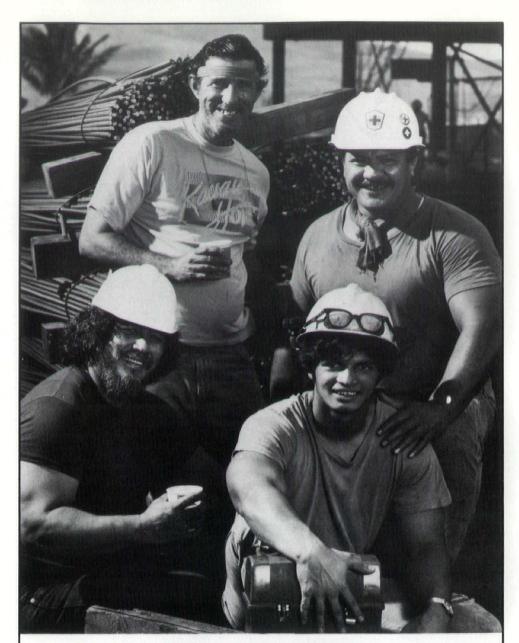
A continental breakfast will be at 10:30 a.m. on March 13, with opening ceremonies slated for 11 a.m.

According to Carl Reppun, BIA Expo '85 chairman, a selected series of seminars of interest to architects and builders is scheduled. For details, call the BIA office, 847-4666.

#### Parade of Homes

The 1985 Parade of Homes, cosponsored by the Building Industry Association of Hawaii (BIA) and the Honolulu Board of Realtors, has been scheduled for the last three weeks in September. The annual parade showcases new and remodeled homes each year by opening their doors to the public for viewing.

Stanley Wachi, BIA treasurer, is the 1985 parade chairman.



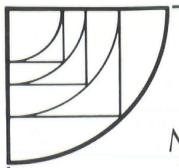
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#### Headlines

Continued from page 5

committee's charge are issues which deal with management as well as doing. Obviously, established firms deal with these issues daily, albeit some more successfully than others.

But what about the younger architect gaining in doing aspects by education and training but with no or limited exposure to the

management side?

Our committee believes we all need more management exposure. Consequently, we are sponsoring a business management seminar for design professionals in March specifically oriented toward the younger design professional but also structured as an excellent refresher for the established professional.

This is designed to produce dialogue. Most of the speakers are

"...we are sponsoring a business management seminar for design professionals . . ."

local practitioners and time has been allocated for substantial question-and-answer sessions in hopes that dialogue among peers will significantly help to uncover and resolve common problems.

To amplify a part of the March seminar, we are organizing a seminar in the fall devoted exclusively to financial management.

On the doing side, Baker and Bell are formatting a technical aid series for periodic distribution with the monthly Memo. Their focus is on that type of technical information usually hidden somewhere but not available when you need it. Their guide lends itself to compact desk-top filing, i.e., galvanic scale or wind pressure/ static head.

Incidentally, we meet at the HS/AIA office 11:30 a.m.-1 p.m. the second Wednesday of each month. Your active participation is encouraged!

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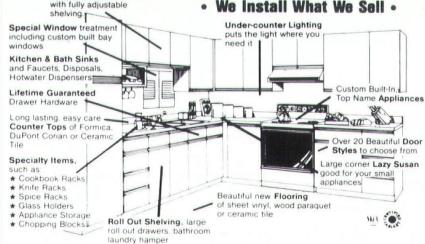


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#### **Ohana Housing**

continued from page 25

ohana permits only to find they cannot build because of inadequate sewer capacity.

A solution to this problem would be close coordination between the departments of land utilization and public works to assure the ohana zoning public facilities map is updated and maintained.

State county zoning law HRS 46-4 provided counties with great latitude for enforcing the law, which states, "The powers granted herein shall be liberally construed in favor of the county exercising them, and in such a manner as to promote the orderly development of each county or city and county in accord with a long-range, comprehensive, general plan, and to insure the greatest benefit for the State as a whole."

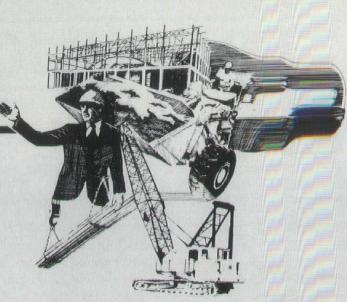
I think it is time for counties to evaluate how the ohana zoning law is working and address any problems or abuses. The critical lack of affordable housing continues to be a major concern in our state. It is important the ohana housing law functions in the most effective and efficient manner to address concerns for affordable housing for Hawaii's extended families.

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