

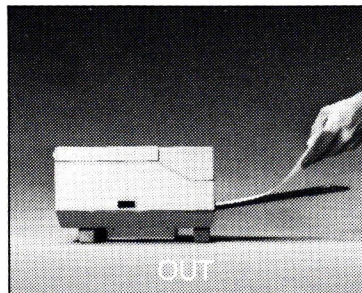
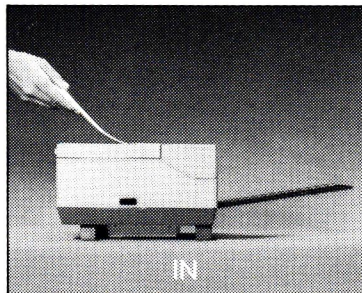
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May 1988

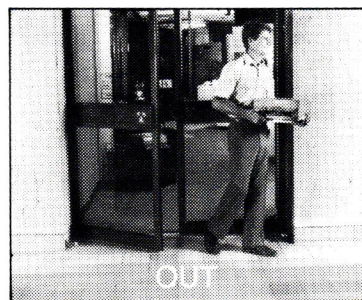
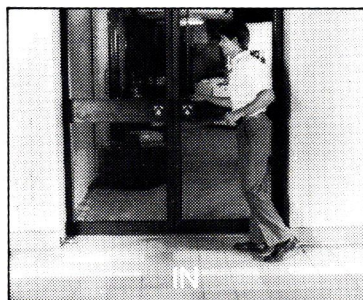
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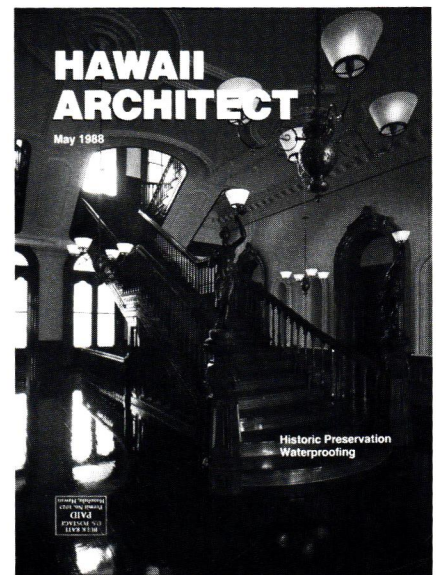
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Cover: The stairway from the Grand Hall to the Private Hall of Iolani Palace was restored to its original splendor in the mid-70s. Photo by David Franzen



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Allied Builders helps usher in a new era at Makaha



Nitto Hawaii Company, Ltd. commissioned architect Akira Kawabata to revitalize the aging east course clubhouse of the Makaha Valley Country Club. His design doubled the original 8,000 square feet, calling for a spectacular sculptured lobby fountain, grand-scale dining area and a second floor fit for elegant entertaining.

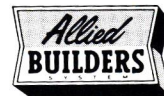
Allied Builders matched that plan with first-class execution: They produced a sound second story topped with new shake roofing, effected major structural changes, and processed dozens of client-requested change orders — while business as usual continued at the club. All this, and they finished on time.

Observed Kawabata: "Allied's people were sincere, cooperative, truly committed and totally capable. It was a complicated project that went extremely well."

Phil Urquhart
ABS project engineer

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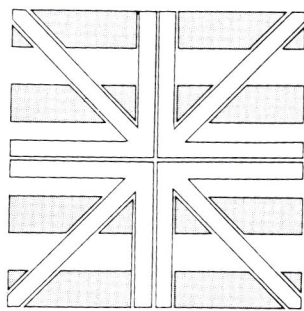
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President's Message

Building Rebirth: A Noble Endeavor

by Norman G.Y. Hong
President, Hawaii Society/AIA

Hawaii is no longer America's "baby state." We may continue to be the nation's youngest, but our urban environment is no longer young. This makes building renovation a growing activity — and opportunity — for local architectural firms, large and small.

Revitalizing aging structures is more than just a government applauded ideal. It enables us to consciously reestablish our physical and emotional connection to our history. Especially here in the islands, it takes on a multi-dimensional form, reflecting as it does the cultural kaleidoscope that is our special heritage.

When contrasted with re-urbanization, this modern renewal offers us a more sensitive, perhaps human, environmental scale of living. We need only recall the harsh lessons of the '60s when whole blocks of mainland neighborhoods were destroyed in favor of non-descript, forgettable high-rise apartments. Many of these same "renewed" neighborhoods themselves became neglected and in time, a blight on their cities.

On the other hand, revitalized modern communities such as Greenwich Village and Soho in New York, Faneuil Hall in Boston and Union Street in San Francisco are sought out by visitors for their color and charm, renewal that "speaks to us."

Architects play a significant and meaningful role in the success of such sensitively recreated environments. Through our concerted efforts, we add value to previously abandoned or neglected areas. Additionally, we



Norman G. Y. Hong

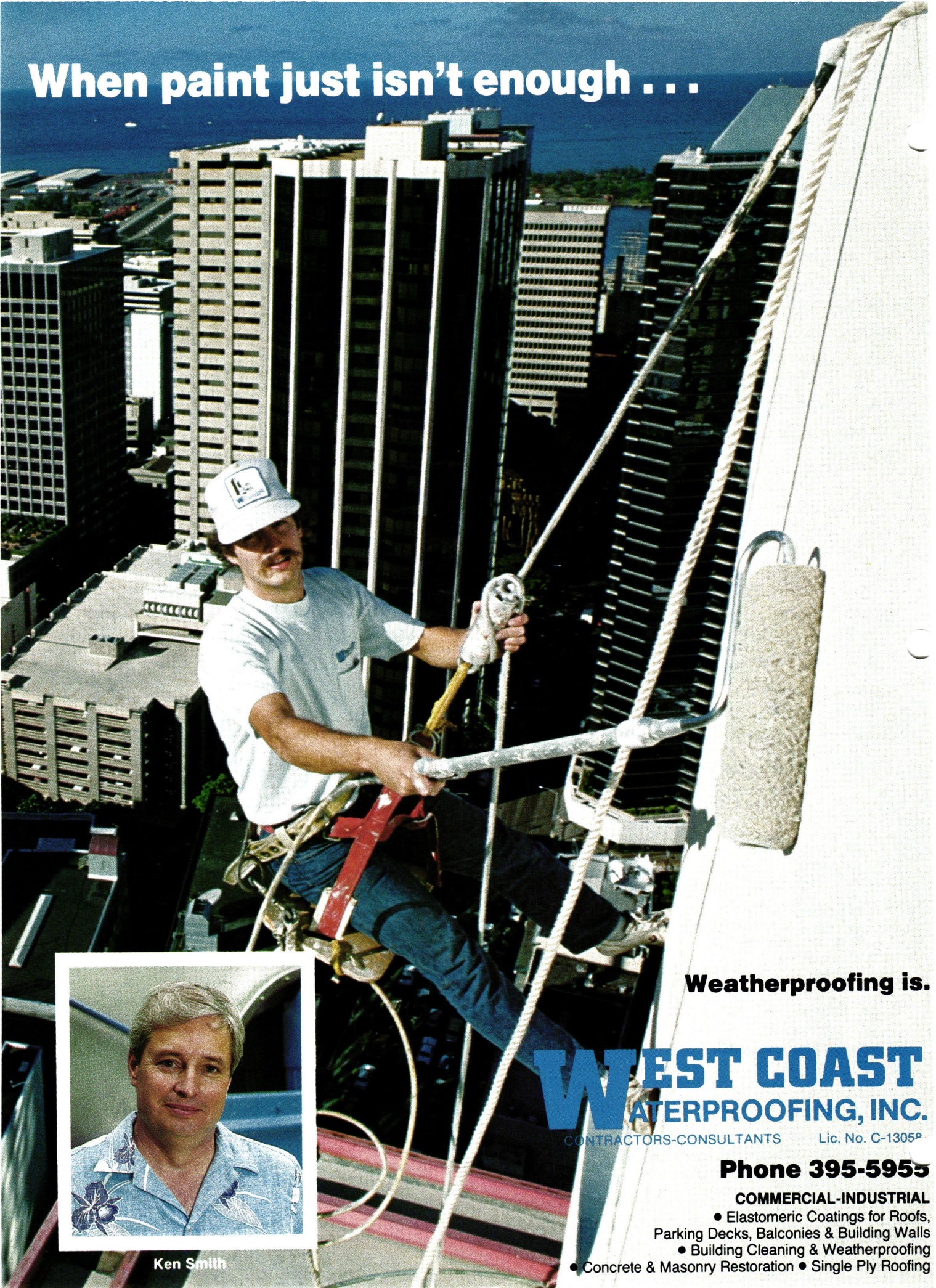
revive the inspiration and skill of those professionals who labored in our craft years before.

Here in Hawaii we see many fine examples of wise and beautiful restoration and re-use. A few which come to mind:

- Merchant Street & Merchant Street Square: Yokohama Specie Building, First Federal Savings & Loan, Waterhouse Building.
- Chinatown, especially along Nuuanu Avenue, Love's Bakery buildings, galleries, etc.
- Hawaii Theatre of the Chinatown Gateway project (C&C of Honolulu).
- Downtown Hilo and historic Kona on the Big Island.
- Downtown Wailuku and Lahaina on Maui.

This is just the beginning. We applaud the endeavors of Hawaii's own architects, developers and public spirited organizations, who have dedicated themselves to building renovation and preservation. We hope in the future that more designers and planners consider such work worthy of their drawing boards. **HA**

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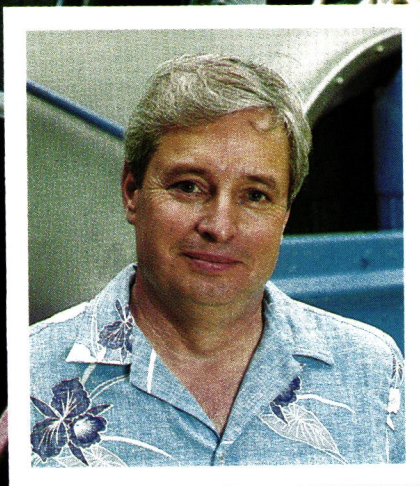
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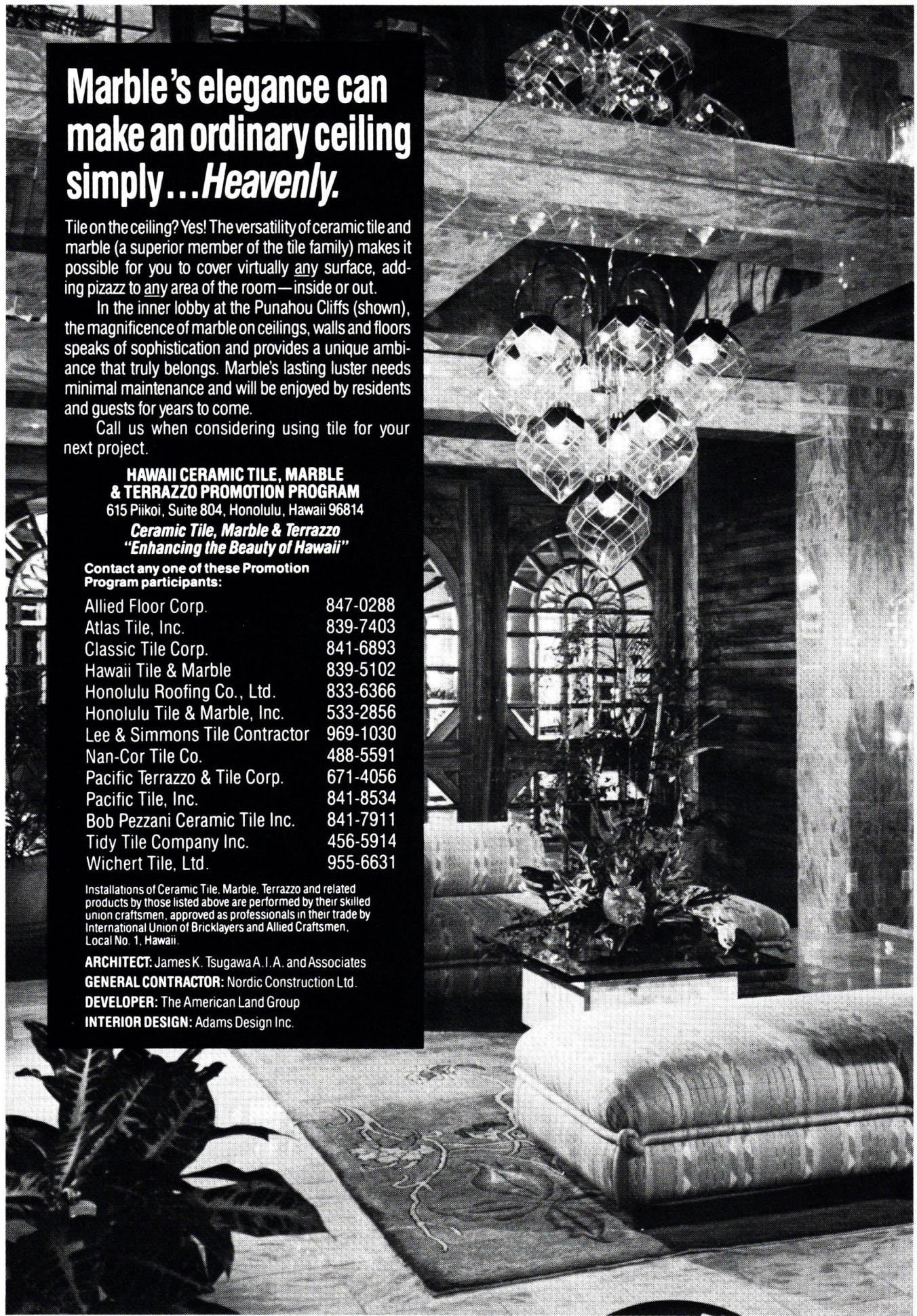
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This interior view of the offices of Honolulu Magazine is evidence of the attractive, adaptive re-use of the historic Yokohama Specie Bank Building. Architects: Spencer Mason Architects.



What Once Was, Still Is

A photographic essay by David Franzen

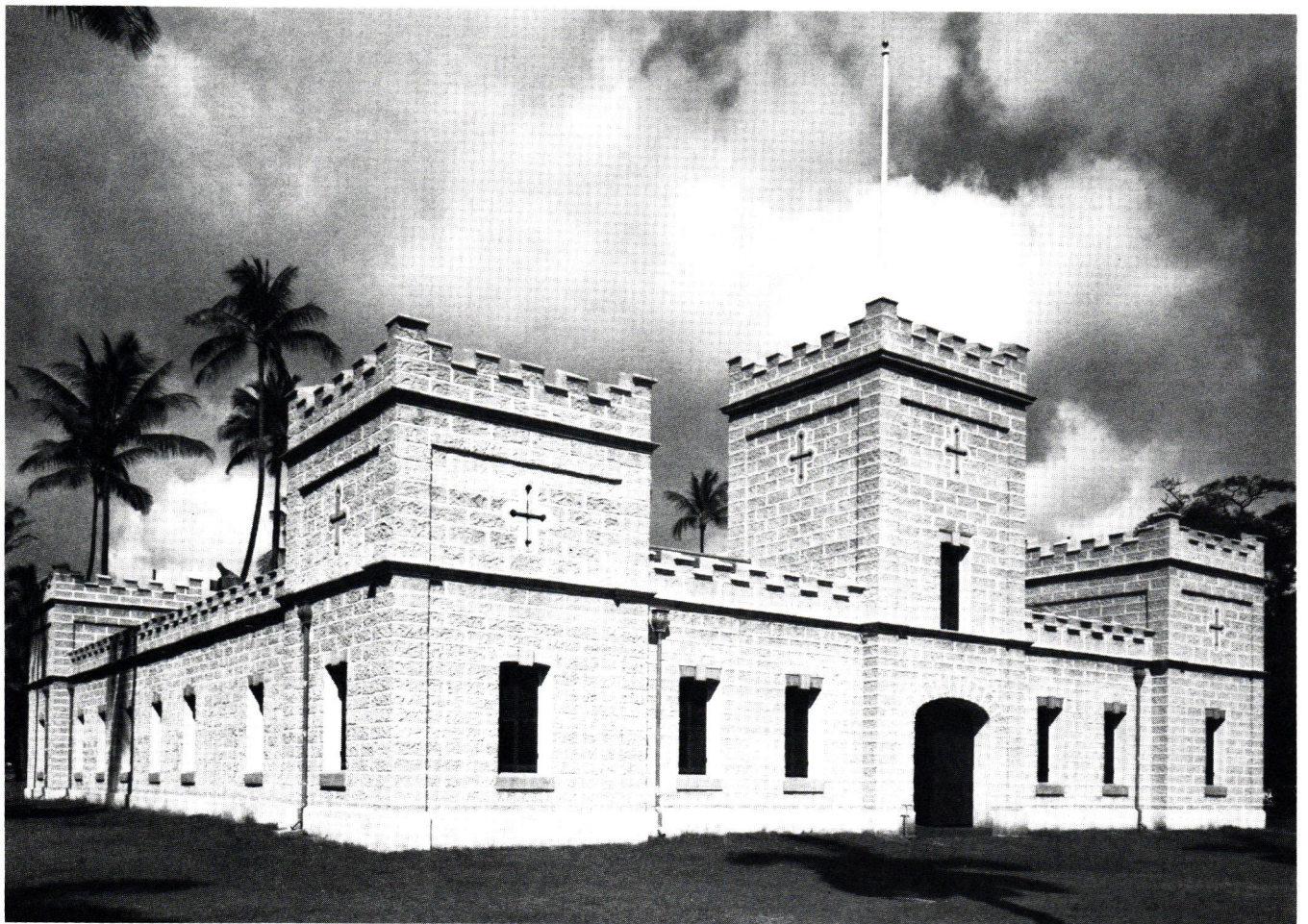


The John Guild Inn, a bed and breakfast lodging house in Manoa, was built in 1919 and renovated by Rick Ralston in 1982. The 23-room mansion is listed in the National Register of Historic Places.

The facade of the Stangenwald Building, constructed at the turn of the century, shows the intricate detail of architecture's past. The Merchant Street structure was renovated in 1980 to "keep the integrity of the building," said James Tsugawa. Architects: James K. Tsugawa and Associates.

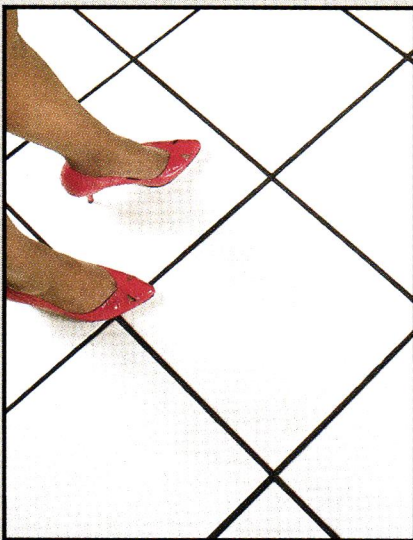


Through physical remembrances of days gone by,
we are tied to our past, giving us strength
to look into our future.



'Iolani Barracks, also known as Hale Koa or "soldier's house," was constructed in 1870. The structure was moved from the site of the State Capitol Building to the corner of the 'Iolani Palace grounds in 1965 and restored by The Friends of 'Iolani Palace, who attempted to re-create its exact appearance.

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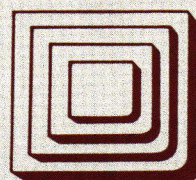
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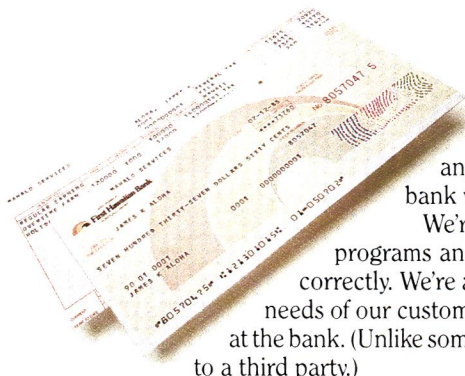


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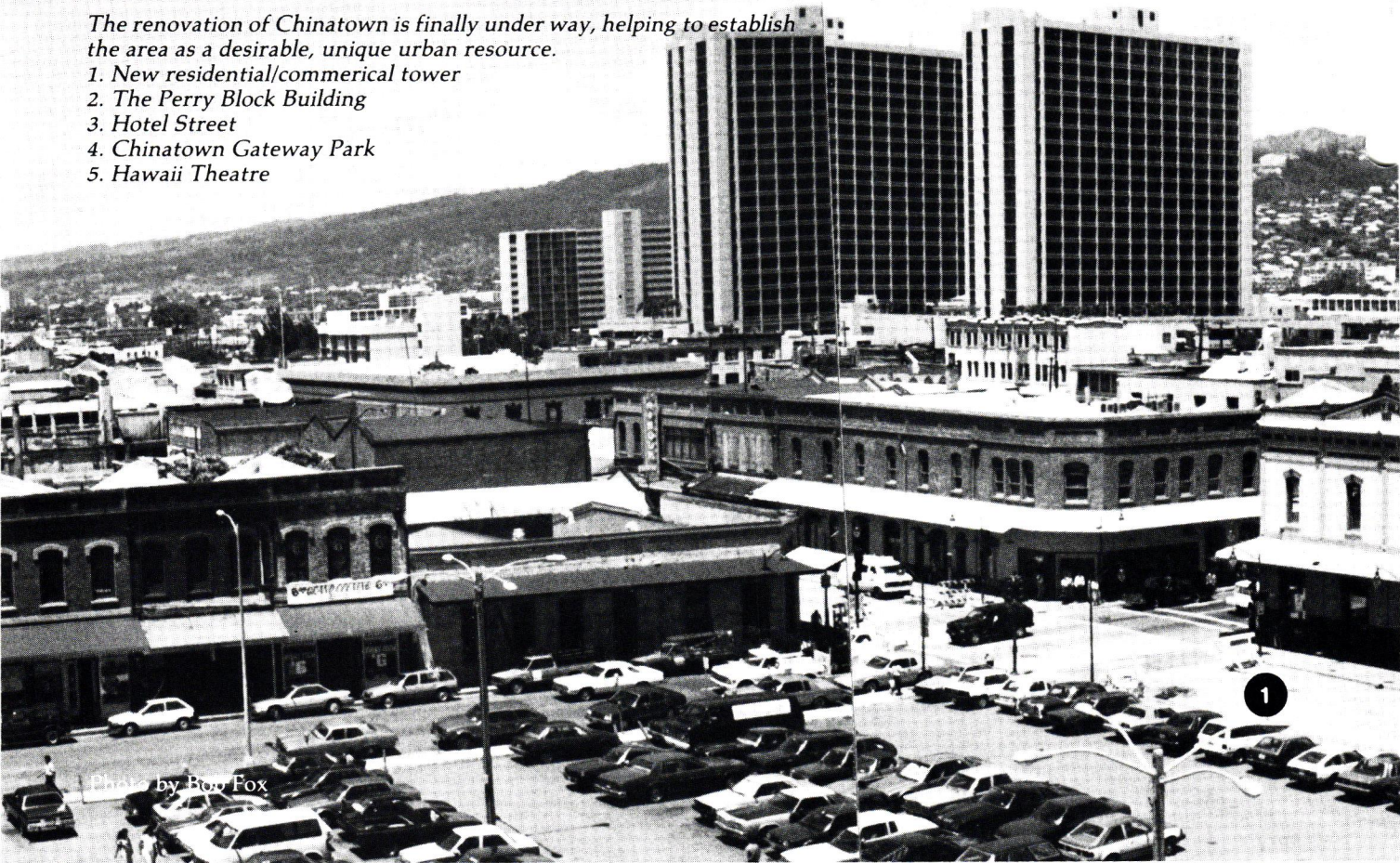
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The renovation of Chinatown is finally under way, helping to establish the area as a desirable, unique urban resource.

1. New residential/commercial tower
2. The Perry Block Building
3. Hotel Street
4. Chinatown Gateway Park
5. Hawaii Theatre



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Historic Preservation

A New Gateway for Chinatown

by Robert M. Fox, AIA

The revitalization of the Chinatown Historic District has had several false starts in the recent past.

In the mid-70s it appeared that Chinatown had been recognized by portions of the design community as a unique location for those seeking a more interesting solution for their office and retail needs. A number of buildings were renovated and ground floors, lofts and second story spaces became new homes for design professionals.

Unfortunately this movement lasted but a short time and relatively few spaces were occupied. The economics of renovating buildings in Chinatown did not measure up to most developers' expectations even with tax incentives.

During the early '80s another wave of renovation occurred. This was stimulated by federal HUD funds being made available through the City and County of Honolulu to help renovate commercial buildings within the Chinatown Historic District.

This was an effective effort in relocating many existing small businesses into newly renovated spaces with greatly improved facilities. Many new businesses also moved into Chinatown occupying previously unoccupied or underutilized spaces.

This helped reinforce Chinatown as a shopping area for Asian goods, in particular on Maunakea and King streets which now have a thriving economy with a unique and colorful character.

Today there are major new changes sponsored by the City and County of Honolulu, which will help establish Chinatown as a truly unique urban resource. An area which will be affected by this work, initially, is centered along Hotel Street between Bethel and Nuuanu Avenue.

The principal change to date is the renovation of Hotel Street, widening the sidewalks and converting to a bus and pedestrian mall from Alakea to River Street. This will have a major impact allowing much freer pedestrian movement from downtown through Chinatown. Previously, the narrow sidewalks and heavy traffic created an uncomfortable and, in some cases, dangerous situation. The new work should be completed by

June of this year.

In conjunction with the Hotel Street renovation, the Chinatown Gateway Park will be located at the corner of Hotel and Bethel streets, between the Perry Block and the Hawaii Theatre. This major urban space will provide a dramatic entrance into Chinatown and have a significant impact along Hotel Street.

The park also will be very effective in providing visual access to the Hawaii Theatre across the park. The non-profit Hawaii Theatre Center is currently undertaking a fund-raising program for restoration of the theater. The Hawaii Theatre was designed as a grand movie palace and included extensive facilities for live theater productions with seating for 1,700 patrons when it was built in 1922.

The theater will be totally restored and turned into a performing arts facility for a wide variety of entertainment

opportunities including live theater, symphony concerts and musical productions. An addition will be built adjacent to the theater to provide for rehearsal rooms, stage expansion and other necessary facilities for the operation of the theater.

The renovated theater combined with the Chinatown Gateway Park will provide a cultural center changing the image of Chinatown dramatically.

The Downtown Chinatown Police Substation will be located in the historic Perry Block, the former location of Bill Lederer's Bar at the corner of Hotel Street and Nuuanu Avenue.

The substation will provide police services with direct access to downtown and Chinatown. Having a highly visible police presence will help to provide a safer pedestrian environment for downtown and Chinatown after hours which is particularly important with the growing residential population in the area.

It is scheduled to be in operation by the end of the summer.

On the makai side of Hotel Street a new high-rise structure combining commercial and residential uses, as well as extensive parking facilities, also will begin construction in 1989. This will provide a major population shift for this location having a very strong impact on Chinatown commercial activities.

Although the continuing rediscovery and renovation of Chinatown has been sporadic in the past it is now proceeding at a faster pace and many dramatic changes will occur during 1988 and 1989.

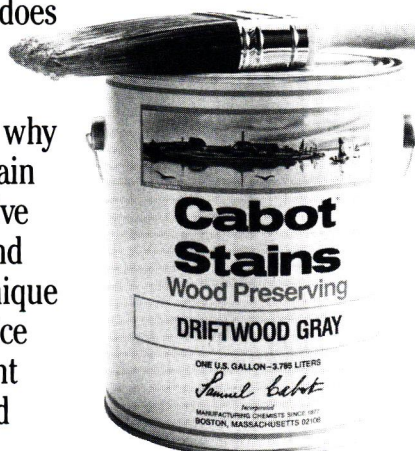
In the flurry of new activity hopefully Chinatown will still retain a portion of its distinctive personality and provide an interesting extension of the commercial and residential area of downtown Honolulu. **HA**

Robert M. Fox is president of Fox Hawaii Inc., an architectural and planning firm.

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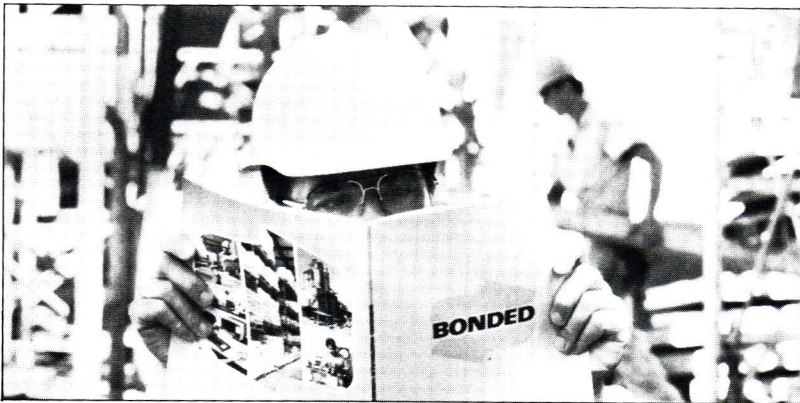
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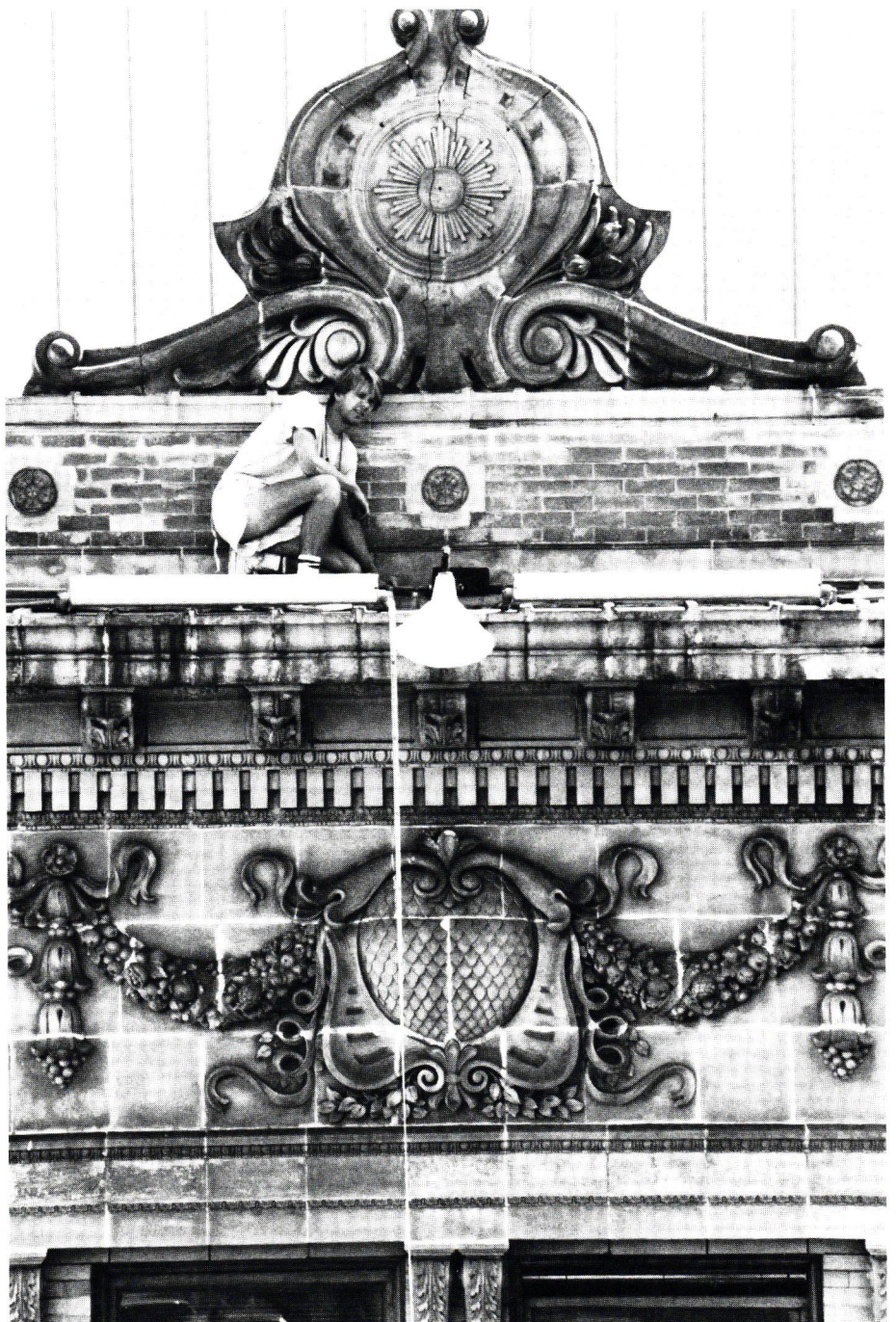


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Recording an

by Robert C. Giebner



(Top): Scott Anderson (l) and Kenneth Imoehl take measurements at the cornice of the Bishop Bank Building. (Right): Michel van Ackere measures the entablature of the Yokohama Specie Bank Building.

Architectural Past

As communities evolve, reminders of where we have been become the touchstones of our progress.

In downtown Honolulu there are tangible reminders of the early 20th century corporate and public architecture. They complement the new, providing the scale often lacking in large block developments.

Their preservation adds credence to the position that our cities exist in time as well as in space. The spatial aspect of our cities is easily comprehensible; the temporal is more subtle and serves to link us to those generations which preceded us. Knowing the contributions of our ancestors is to know our town.

During the summer of 1987, a team of architectural technicians set out to document the historic buildings on Merchant and Nuuanu streets in downtown Honolulu. The project was sponsored by the Historic American Buildings Survey (HABS) of the National Park Service and was funded by a grant from the First American Title Insurance Company of America through its Hawaii affiliate (First American Title of Hawaii). The Historic Hawaii Foundation participated as co-sponsor in the project as did the Hawaii Society of the American Institute of Architects and the State Historic Preservation Office.

While Merchant Street is listed

in the National Register of Historic Places as a historic district, its buildings had not been adequately documented. Most of the buildings have undergone considerable interior alterations over the decades, but the facades have remained essentially intact.

Since, in concept, the historic district receives its identity from the relationships between its component parts, primary consideration for this project was given to a facade study. Detailed drawings of the elevations were prepared from measurements taken in the field. The drawings were presented in ink on archival quality Mylar.

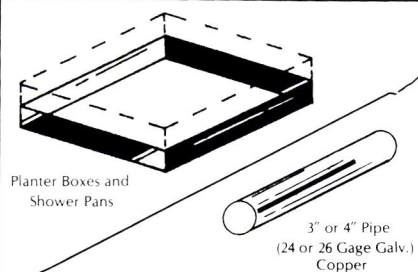
Many hours were spent accurately and graphically recording the unique architectural details executed in cut stone and terra cotta. The detail is extraordinary, from the terra cotta work in the upper elevations of the Stangenwald, Judd & Yokohama Specie buildings to the elaborate architraves surrounding the doors on the Honolulu Police Station.

The attention to detail also can be seen in the replication of rough cut stone on the Bishop Estate and Nippu Jiji Buildings, and the rustication and jigsaw work of the Kamehameha V Post Office. The Merchant Street elevation of the Yokohama Specie Building required more than 80 hours to ink in addition to the many hours of measuring and

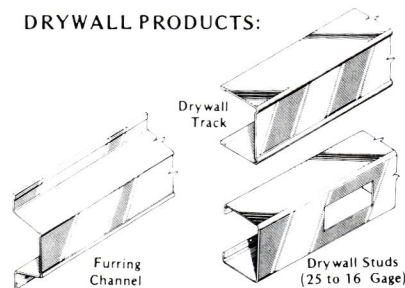
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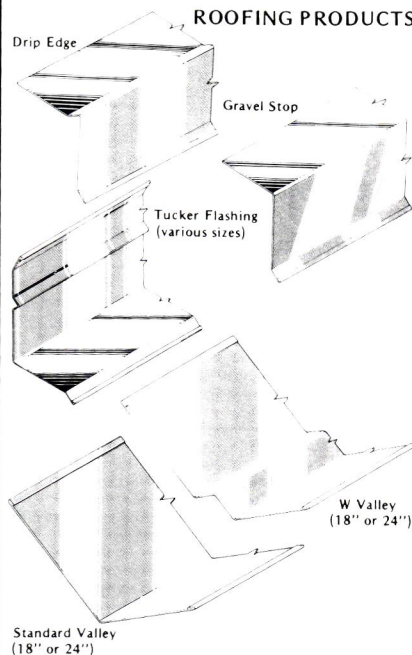
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layout work.

The value of these records is underscored when one closely examines the documents of both Melcher's Building and the Judd Building. The drawing of Melcher's Building documented the facade prior to major rehabilitation work which was begun during the summer. It documents the condition of the building, right down to its stucco patchwork and surface cracks.

The drawing of the Judd Building calls acute attention to the impact of remodeling seen in the juxtaposition of new and old work. The elaborate detailing of the second through fourth floors and the general classical character of the building is lost in the remodeled main floor and the solarium on the fifth floor.

The measured drawings prepared by the team of architectural technicians were supported by historical research undertaken by the team's

architectural historian. The historian's task was to research and synthesize all documentary evidence on the buildings and to address the role each played in the commercial development of downtown Honolulu.

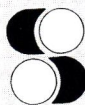
**It documents the
condition of the
building, right down to
its stucco patchwork
and surface cracks.**

With its theme "Preservation is Documentation," the Historic American Buildings Survey has been documenting historic buildings throughout the United States since 1933. Begun during the depression as a means of offering employment to architects, HABS is a tripartite program sponsored nationally by

the National Park Service, the American Institute of Architects and the Library of Congress. The collection of documents (in excess of 16,000 buildings) is housed in the Library of Congress and is one of the library's most used collections. Projects are supervised according to rigorous HABS standards.

Members of the Honolulu Merchant and Nuuanu streets documentation project included Professor Robert C. Giebner, University of Arizona, as Project Supervisor; Scott J. Anderson, Washington, D.C. (now with TRB Hawaii, Ltd.), as Project Foreman; Ken R. Imoehl, University of Arizona, Michel A. van Ackere, Brown University and Coy E. Burney, University of Maryland as Architectural Technicians; and Laura S. Alderman, Washington, D.C., as Project Historian. Office space was provided by the Hawaii Society/AIA. **HA**

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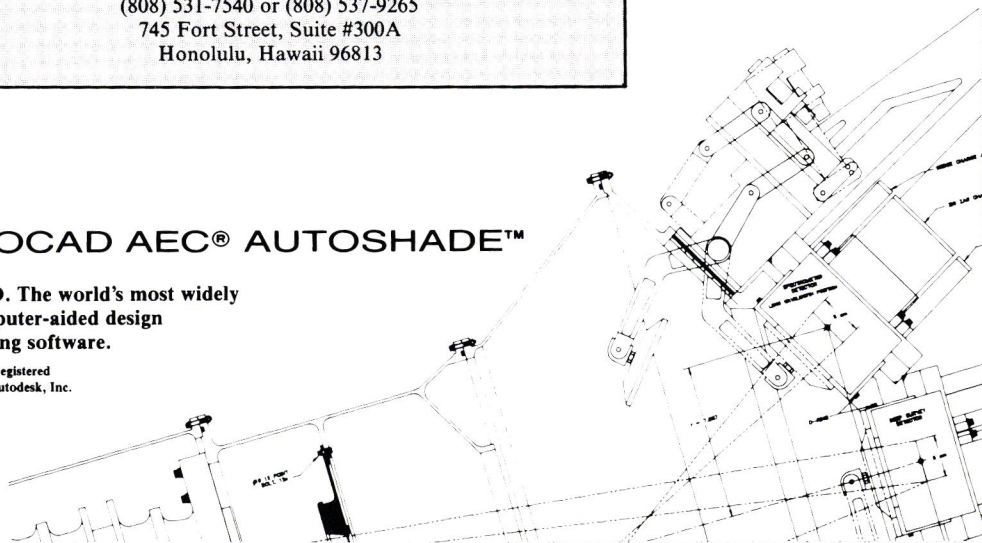
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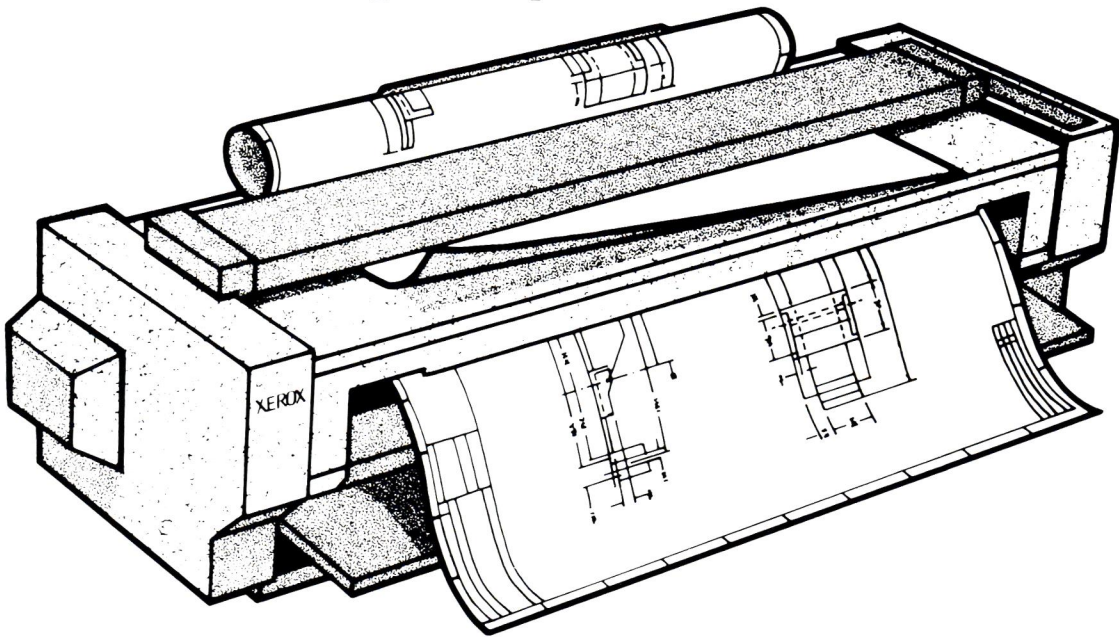
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The Home of Singapore Slings Awaits a Facelift

by George J. "Pete" Wimberly, AIA

About a year ago, we were asked by the marketing division of the Singapore Tourist Promotion Board to investigate the possibility of restoring the Raffles Hotel to its historic grandeur and prominence.

The famous old building had been suffering since the end of World War II from the fact that it had two owners for various sections of the building and

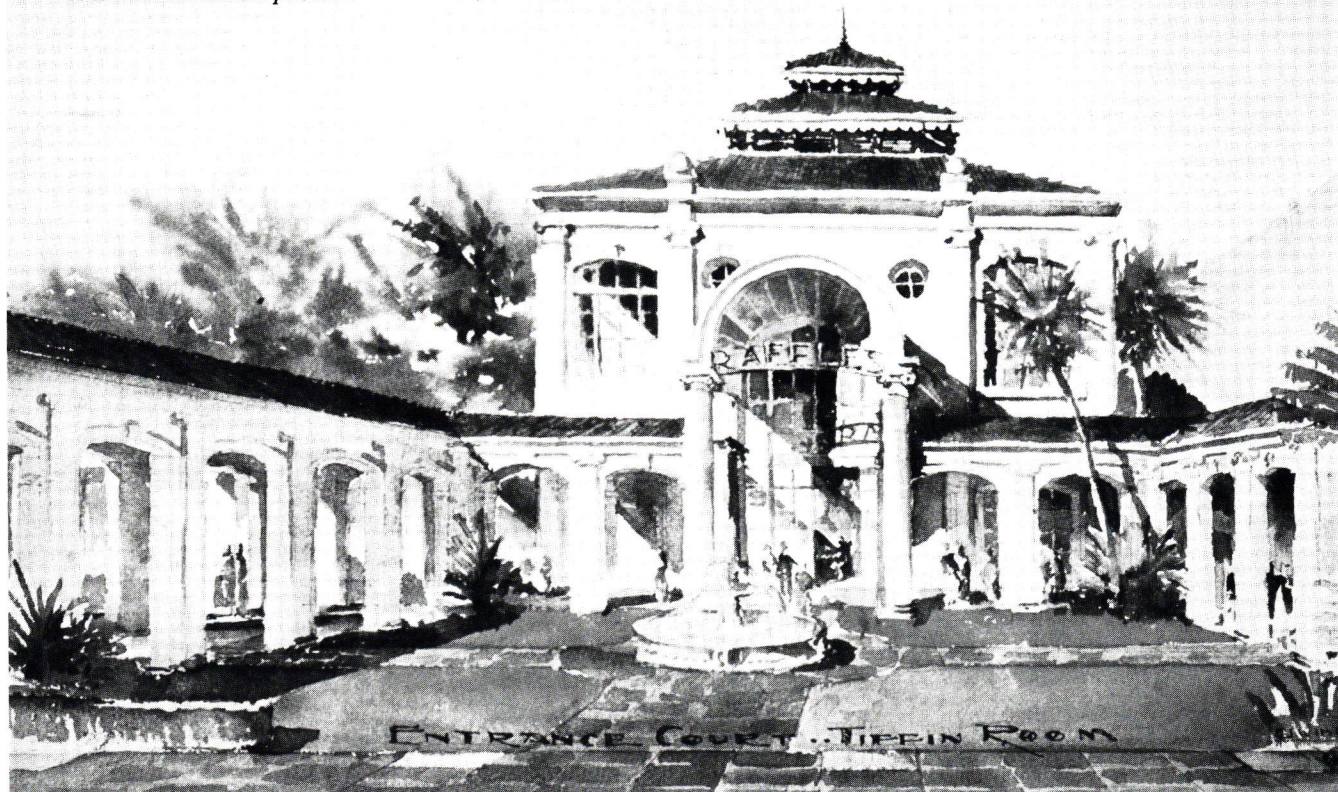
neither was truly in the hotel business.

However, a number of years ago, an astute manager was hired and he decided that the history of the Raffles Hotel could be sold, rather than the hotel itself. As a result, Raffles, in spite of being a rather ratty building with bad furniture, currently enjoys the highest occupancy rate of any single hotel in Singapore and every day sells an average of

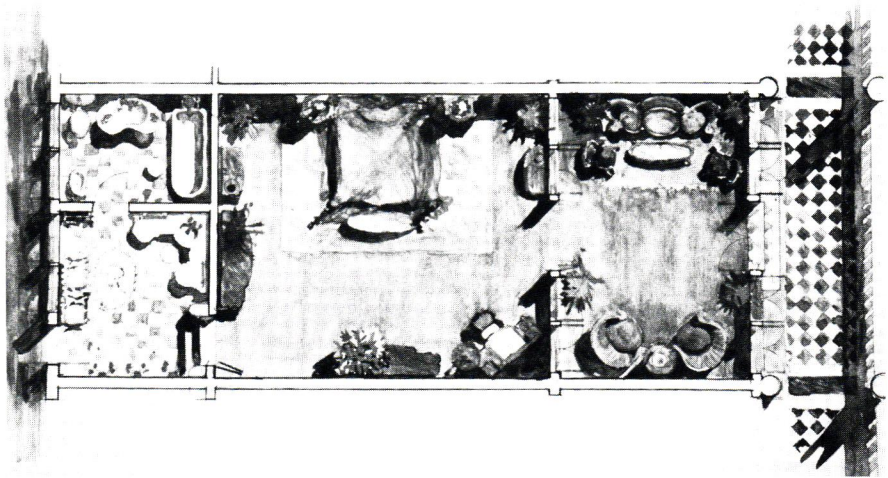
1,500 Singapore Slings — a drink that originated in the Raffles Long Bar.

The astonishing occupancy rate is the result of promoting quick tours through Raffles, a less than commendable heritage show, tremendous interest that visitors have in colonial Singapore and the fact that most of the rest of colonial Singapore has been torn down to make way for high-rise development.

The entrance to Raffles envelopes a courtyard with a fountain as a focal point.



After restoration, Raffles' rooms will be quite large in comparison to many hotels.



Fortunately, the fabric of the original building is still intact, although covered up and chopped up to a certain extent. Early in our research, it became apparent that it was possible to restore the hotel, returning it to its original grand, world-class status.

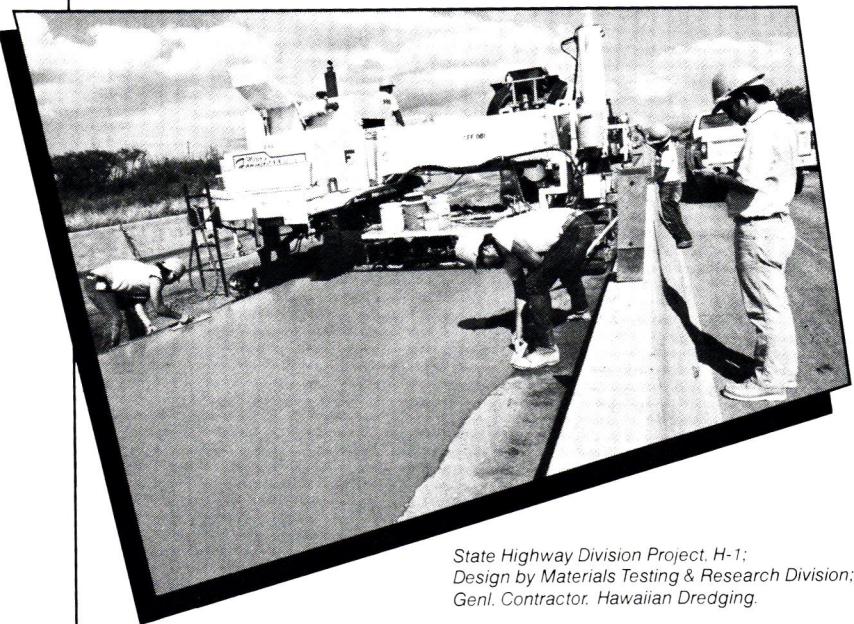
As the gardens were still intact and the rooms — when properly restored — would be enormous, it would be possible for all the guest rooms to look out upon the gardens and for the public areas to open onto the same gardens.

However, in order to retain an area which could be used to satisfy the curiosity of hordes of tourists and yet not make the historic building untenable, it was felt that a piece of adjacent land, owned by the government, should be used as a place to serve the mandatory Singapore Slings and provide space for historic pageants.

The drawings included with this article are a result of our Raffles restoration research efforts. It is our hope that the owners of the hotel and the Singapore government will finally reach an accord to proceed with restoration of the hotel along these lines. **HA**

George J. "Pete" Wimberly is founder of Wimberly Whisenand Allison Tong & Goo Architects, a 43-year-old Honolulu and California based firm specializing in resort and other hotel architecture.

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Preserving Natural Grandeur Through Hawaii's Constitution

by Alfred Preis, FAIA-ME

The late Kenneth Roehrig enjoyed the esteem of his fellow architects, the building industry and the community. As partner in a most prestigious firm, he held considerable weight and influence. As a member of the powerful City Planning Commission, Roehrig exercised

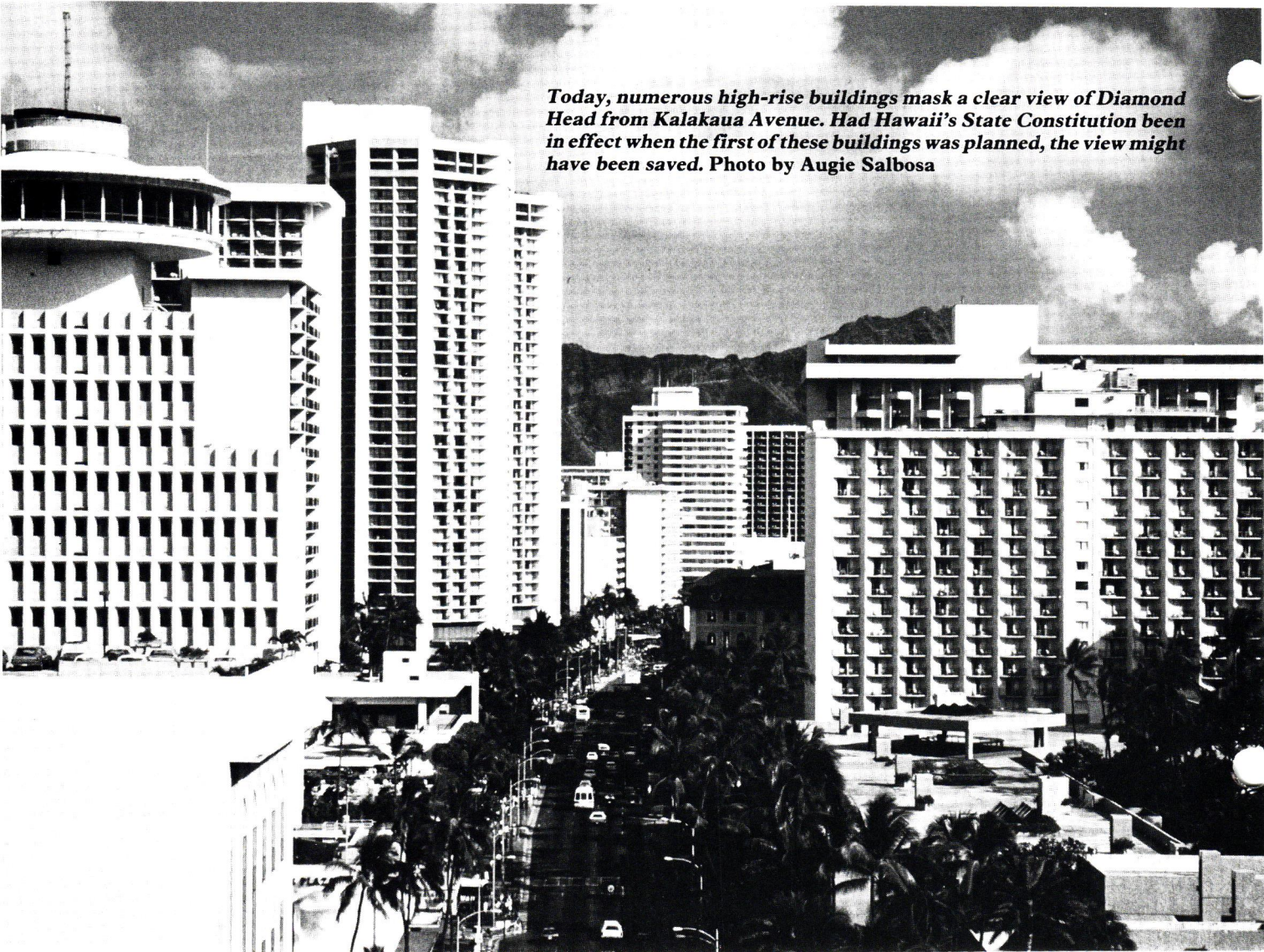
this influence constructively and conscientiously.

In 1949 or 1950, when reviewing the required permit applications for the projected Foster Tower building in Waikiki, Roehrig saw an opportunity to realign Kalakaua Avenue and win, forever, an unobstructed view of Diamond Head, Hawaii's

foremost landmark.

Roehrig became engrossed with this unique chance and decided to pursue it at the Planning Commission, recognizing fully the difficulties this proposal would encounter. Encounter difficulties he did. The commission, advised by its director, George Houghtailing,

Today, numerous high-rise buildings mask a clear view of Diamond Head from Kalakaua Avenue. Had Hawaii's State Constitution been in effect when the first of these buildings was planned, the view might have been saved. Photo by Augie Salbosa



decided against it, largely on constitutional grounds. But Roehrig didn't want to give up so easily.

Seeking support from the Hawaii Chapter, the American Institute of Architects (the previous name of the Hawaii Society), Roehrig was asked to see me, since I was chairman of what we then called the Civic Planning Committee. This is how I became involved in this situation, not knowing to what unexpected ends it would lead me.

When I visited George Houghtailing, he reiterated that the construction did not allow infringements on property rights, the owner would be unwilling to sell, and there were no provisions in the constitution concerned with any aesthetic interests of the public or of architects.

Houghtailing seemed to view aesthetic aspirations as luxurious and unnecessary. The fact that residents and visitors to Hawaii would be deprived of the pleasure to see Diamond Head in its full beauty and grandeur when walking or driving up Kalakaua Avenue didn't seem to trouble him very much. The theory that aesthetic values of such an experience would one day be translated into economic values was not yet a generally accepted viewpoint. There was clearly something important lacking in the then-prevailing value system. But what to do?

By coincidence, at this time, the territorial government began planning a convention to draft a state constitution, in anticipation of the soon to be expected statehood for Hawaii.

For Hawaii, the conservation and thoughtful utilization of her natural beauty and cultural heritage, with strong emphasis on an attractive and orderly built environment, was of such importance in attaining world

recognition as a tourist center that ways had to be found to have an appropriate provision incorporated in the new state constitution.

This is how the idea was born to lobby for the inclusion of a clause encouraging, if not mandating, aesthetic

considerations in all decisions affecting the welfare of all the people living in or visiting Hawaii.

The conservation idea was presented to and authorized by the Hawaii Chapter/AIA. Richard Windisch was appointed spokesman for the chapter, while

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The theory that aesthetic values would one day be translated into economic values was not yet a generally accepted viewpoint.

I was to coordinate with other planning and community groups to gain their support. I also was

made responsible for the development and implementation of a promising strategy. But how

to begin?

Serendipity came to the rescue one fine morning when I brought my son (now a courageous architect) to kindergarten and was introduced to the Honorable Herbert K. Lee, territorial senator and elected delegate to the constitutional assembly, who was also accompanied by his child. He listened attentively, asked some questions and consented to introduce the proposal to the convention.

Whether Senator Lee developed the wording of what was to become Article VIII, Section 5 of the constitution with or without the collaboration of the legislative reference bureau, or of Dr. Nils Larsen, chairman of the Committee on Health and Welfare, or Dr. Harold Loper, who were both supportive of the proposal, or only on my occasional input, I cannot say. But I do know that the ultimate wording, whoever contributed to its finalization, reflected the discussions and recommendations of the Hawaii Chapter/AIA.

Led by Chapter President Cy Lemmon, the chapter discussed the progress reports presented by Mr. Windisch. On Aug. 17, the chapter adopted a motion, introduced by me and seconded by the late Hart Wood, to endorse the final version of Article VIII, Section 5 entitled *Public Sightliness and Good Order*.

It read as follows:

"The State shall have the power to conserve its natural beauty, objects and places of historic and cultural interest, sightliness and physical good

MAP Waterproofing Quiz

Q: OK, before you say anything else, are we talking about **waterproofing** or are we talking about water **repellency**?

A: Repellency - the general subject is called waterproofing. The bottom line is: What percentage of the water is stopped?

Q: Longevity. Isn't that just as important? After all, even waxed paper stops water for a little while.

A: Correct. The National Bureau of Standards tested 55 brands of clear waterproofing. They found repellency varied from zero (worthless) to just **seven brands** that tested 80 percent or better *after 5 years of simulated exposure to the weather*. [See NBS Test 881-1976] The moral is: Specify repellency and longevity requirements or else you may just be wasting your money.

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AMOUNT OF APPEARANCE CHANGE AFTER COATING	Slight	Moderate	Moderate
ABILITY TO STOP EFFLORESCENCE SALTS ON THE SURFACE	Good	Fair	Poor
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order and for that purpose private property shall be subject to reasonable regulations."

This final draft was adopted by the delegation of the convention on July 22, 1950 and by the general public when voting for the admission of Hawaii as a state in the union.

Had we had the State Constitution when the Foster Tower building was under debate, the view up Kalakaua Avenue to Diamond Head could have been saved.

The effectiveness of the constitutional provision at the time of its passage was unique in the United States, and proved itself soon by the enactment of the equally unique Land Use Law, the Hawaii Billboard Law, the Honolulu Sign Ordinance and the Shoreline Management Act. Additionally, Preservation Districts for landmarks such as Diamond Head, Punchbowl, the Marine conservation areas at Hanauma Bay and other areas were established, as well as the establishment of the high standards of design in the Hawaii State Capital District, plus the establishment of the State Foundation on Culture and the Arts.

The second constitutional convention, held in 1968, retained Article VIII, Section 5 without alterations. It has been tested and upheld by the Hawaii Supreme Court, in a brilliantly written opinion of June 28, 1967, in a test case on the Honolulu Sign Ordinance, by the late Justice Bernard Levinson.

But the third convention, in 1978, resulted in many changes. Among them, were moving Article VIII to IX, and adding Article XI.

Article IX: Public Health and Welfare

Section 7: Public Sightliness and Good Order

"The State shall have the power to conserve and develop

objects and places of historic and cultural interest and provide for public sightliness and physical good order. For these purposes private property shall be subject to reasonable regulation."

Section 8: Preservation of a Healthful Environment

"The State shall have the power to promote and maintain a healthful environment, including the prevention of any

excessive demands upon the environment and the State resources."

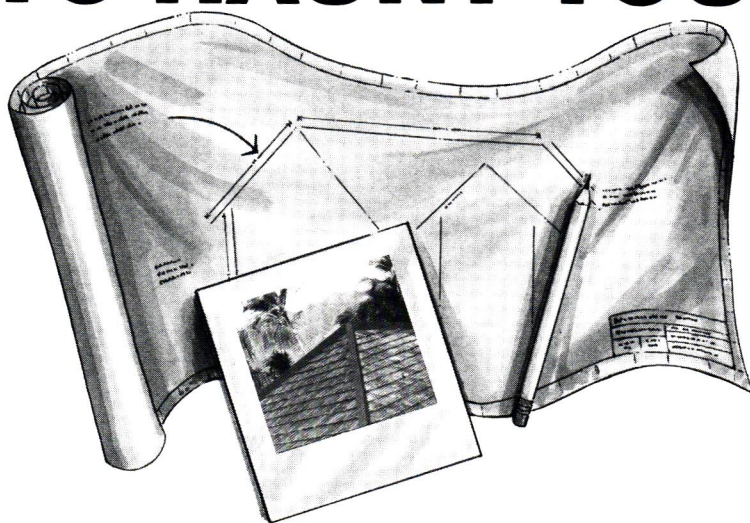
Section 9: Cultural Resources

"The State shall have the power to preserve and develop the cultural, creative and traditional arts of its various ethnic groups."

Article XI: Conservation, Control, and Development Resources

Section 1: Conservation and

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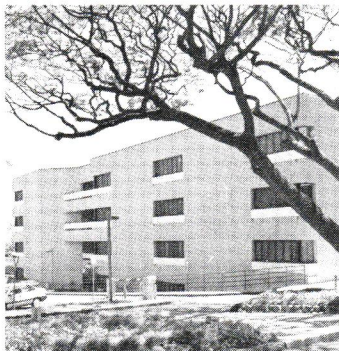
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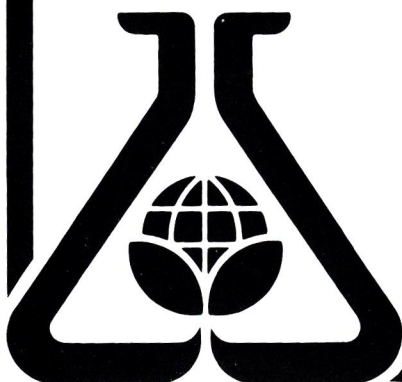
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Development Resources

"For the benefit of present and future generations, the State and its political subdivisions shall conserve and protect Hawaii's natural beauty and all natural resources, including land, water, air, mineral and energy resources, and shall promote the development and utilization of these resources in a manner consistent with their conservation and in furtherance of the self-sufficiency of the State. All public natural resources shall be held in public trust for the benefit of the people."

At short notice, I was requested by convention delegate, now Senator Anthony Chang, to assist, in my role as executive director of the State Foundation on Culture and the Arts, in drafting the changes he and his committee desired. I endeavored to save the previous wording of Article VIII, Section 5, now to be identified as Article IX, Section 9: Cultural Resources, and to transfer the phrase on natural beauty from previous Article VIII, Section 5 to the new Article IX, as shown above.

Regrettably, there was not enough time to consult with the Hawaii Chapter/AIA as I would have preferred. In any future constitutional conventions, based on these experiences, it would be my strong recommendation that a Society member be assigned throughout the convention to act as liaison for the profession, become acquainted with convention delegates and represent the aesthetic interests of the design profession. **HA**

Alfred Preis emigrated from Austria and has been living in Honolulu since 1939. After 20 years as a principal in architectural practice, he was appointed State Planning Coordinator in 1963. He was instrumental in the establishment of the State Foundation on Culture and the Arts in 1965, and was named its executive director in 1967. Preis is a member emeritus of the Hawaii Society/AIA.

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Waterproofing Wisdom

by Kenneth C. Smith

Waterproofing: "The act of making something waterproof." *Merriam-Webster's Dictionary.*

How can this be accomplished? Waterproofing has become an art and uses scientific principles as a foundation. We must first thoroughly understand basic principles of preventing water

intrusion, internal and external pressure, directional flow of vapors, and why. An understanding of these principles is essential to determine how to waterproof.

We do know, if it is raining and the building leaks, we have a problem. It is easy to say, "plug the hole." In some instances, you

may not be able to locate the hole or place of water entry. You may have a ceiling that has continual moisture or water on the inside. The ceiling is located directly under the roof. Does this mean the roof leaks? Not necessarily.

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An understanding of scientific principles
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same temperature as the air around it. Add ice to the water and moisture appears on the outside of the glass. Did the addition of the ice to the water cause the glass to leak? No.

The moisture you see on the outside of the glass of ice water is condensation. It is not coming through the glass, but forms on

the outside because of the significant temperature difference between the ice water in the glass and the temperature of the air around it.

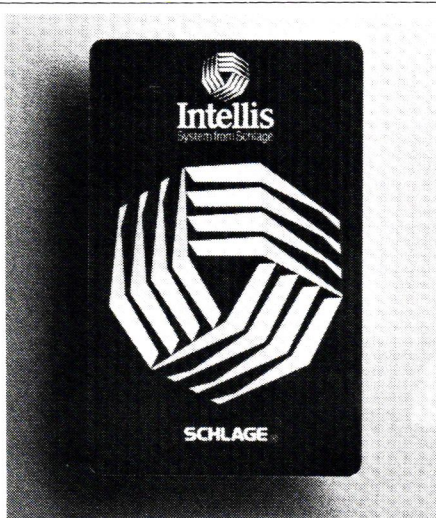
When waterproofing a building, we consider design, type of structure, windows, climate and geographical location. The transmission of vapors will vary

according to climate at given times of the year. The interior temperature of the building as well as the outside air temperature will cause vapors to be drawn into or out of the building.

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Are we looking at below grade, above grade or roof waterproofing? Is the installation of the waterproofing on the exterior or interior of the building? We will decide what types of products can be used,

and not compromise the structural integrity of the building.

On below grade waterproofing, we must have a vapor barrier on the exterior side of the structure. Minimum requirements are polyethylene sheeting under the concrete floor slab and a tar type coating on the exterior wall surface. These minimum requirements are a must, if only to reduce vapor transmission and condensation.

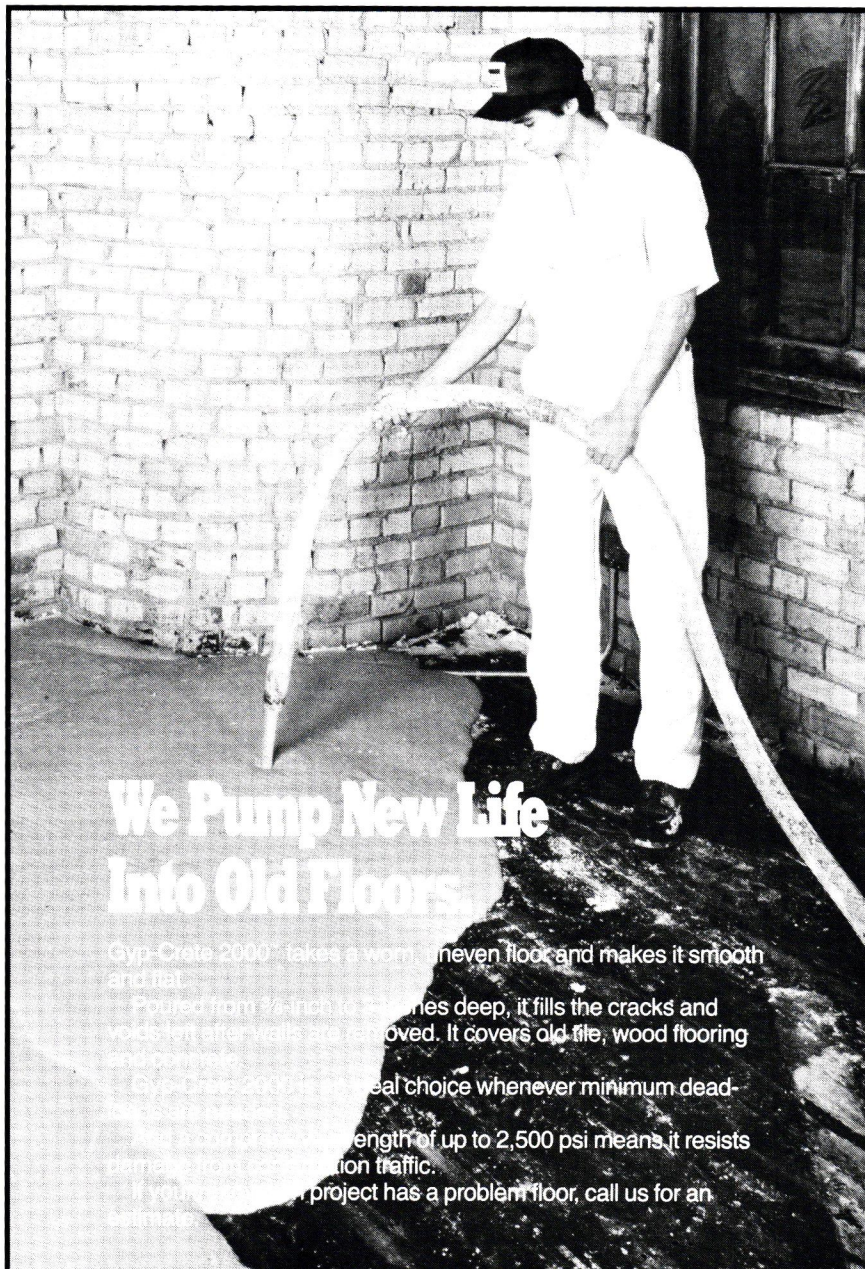
Structures built where ground water is of more concern than just dampproofing of the below grade surfaces require a different approach. Prior to the 1960s, exterior walls were waterproofed with coal tar and asphaltic based materials. Some products were reinforced with fabric or fibers. The products were hot applied, sprayed, troweled or rolled. They are proven reliable and still in use today.

The same basic products were later modified with urethane to give them more flexibility and bridging capabilities. These products also are used between concrete slabs and in planters. Below grade, they require the use of protection board prior to backfilling.

Recently the use of bentonite for below grade waterproofing has become more common. It can be spray applied, installed in panels or applied as sheet membrane. If leaks occur below grade in a sound structure, correction can be accomplished from the interior using cement based products with various additives, or with the injection of urethane grouts.

Above ground waterproofing utilizes another approach. Keeping in mind that the structure must breathe, the ideal is to have unrestricted vapor transmission. However, concrete is like a dry sponge and will absorb water borne impurities. It must be protected.

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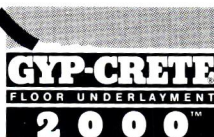
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The Pan Am Building in Honolulu utilizes a clear silane based sealer as a water-proofing material.

problem of the salt air attacking the structure. There are various types of transparent sealers available to protect the concrete. Surface sealers include acrylics, urethanes, acrylic paints and others. Penetrating sealers are silicones, silanes and sterates. All are successful products and will be effective for six months to more than 10 years. At this time, certain silanes appear to be the best sealers to combat chloride penetration from salt air.

A hi-build elastomeric weatherproof coating may be necessary when concrete is too porous, is taking on water and has considerable movement. Surface preparation and proper sealing of cracks is the key to a successful installation of an elastomeric coating system.

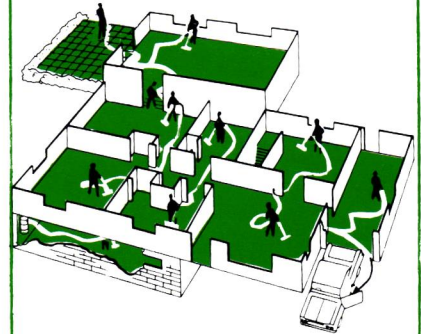
The manufacturers of the elastomeric coatings will provide warranties if their specifications for installation are followed. However, even when the

application is correct, internal vapors drawn to the back side of the coating can cause coating adhesion problems. An early sign of vapors trying to escape will be the appearance of bubbles or blisters under the coating. Bubbles will be most noticeable at midday when the sun warms the surface and the interior rooms are cool. The bubbles are caused by vapor transmission and are not necessarily an application or product failure.

Do your homework. Be selective in choosing the correct product for your installation. Remember that the structure must be allowed to breathe and coating building will reduce the breathability, causing more harm than good in the long term. You want to preserve your building and prevent excess moisture from entering while allowing the internal moisture to exit. **HA**

Kenneth C. Smith is president of West Coast Waterproofing, Inc.

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Inlet Location: Should be installed on interior walls, at doorways or in halls, and where they will not be blocked by furniture. Central location allows greater coverage from a single inlet.

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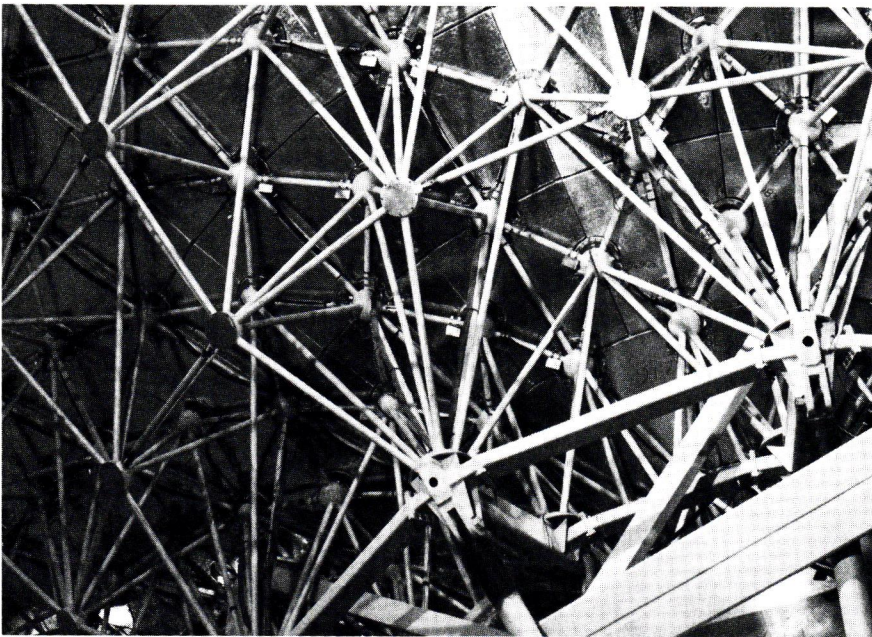
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Photo by Andrew Yanoviak

(First of two parts)

by Andrew C. Yanoviak
AIA, CSI

The national AIA Journal *Architecture* now incorporates an "architectural technology" section. Previously, this was a separate edition pioneered by several AIA members who saw the need to improve the quality of architecture. Unfortunately, the AIA Research Foundation has since been abolished.

Education of Architects, Engineers and Contractors:

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The very best case can be made for the manner in which we educate and train contractors and apprentices in the construction trades.

the dire need to incorporate architectural engineering departments and design research centers within the schools of architecture. An even better case can be made for the current manner in which we educate and train engineering consultants.

But perhaps the very best case can be made for the manner in which we educate and train contractors and apprentices in the construction trades. The Honolulu Chapter of CSI (Construction Specifications Institute) has formed the CIRIES (Construction Industry Research Information Education Services) group to address these essential areas of quality control in building construction.

Construction Litigation:

In response to the preponderance of construction litigation and rather large settlement awards for expensive remedial repairs, there has been a tendency among design professionals to wish out loud for the abolition and elimination of all attorneys as a panacea for their professional liability insurance problems.

As a profession, the attorneys are well organized and sufficiently prepared by the court system to meet societal needs and demands for their creative services. With the assistance of design and construction consultants and the insurance industry, they can be quite constructive in fulfilling the

(continued)

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(continued from page 37)

needs of society to preserve funds invested in building construction.

Until architects, engineers and contractors realize that building owners and developers as well as themselves are responsible for the recurrent lack of quality control in the construction industry, the legal profession will assuredly have a major gap to bridge among interacting business professionals who are relatively disorganized and neglecting to fulfill the demands of their written contracts and societal expectations.

Quality Control:

The professional liability insurance rates for structural engineers have been increasing rather dramatically over the past several years while coverages have diminished. Naturally, this has caused some degree of alarm among not only professional engineers, but the architects and building owners who retain them. As design professionals, structural engineers and the architects who coordinate their design efforts have been singled out for building failures and construction deficiencies.

Most contractors are not insured for the quality of their workmanship, only for consequential damages (e.g. to carpets, draperies and furniture) caused by water infiltration, cracks in structural concrete or masonry construction.

Over the past decade, geotechnical and soils engineers have been able to dramatically reduce the number and severity of construction litigation claims made against them by altering their business contracts and professional practices. Other engineers and architects also have maintained their quality control standards of professional practice and due care.

Building Codes and Standards:

As a direct consequence of the

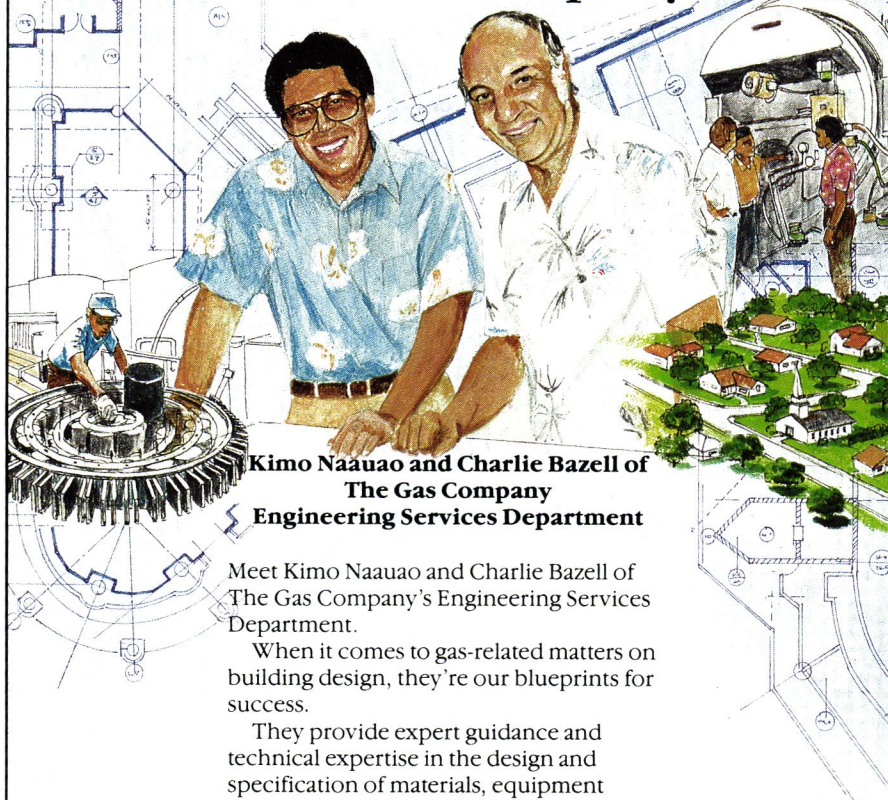
abundance of construction litigation, most affected building owners and design professionals are painfully aware that for the most part, building codes represent only the bare minimum requirements for public safety and welfare.

In utter frustration, counter to the advice of other design professionals and professional liability insurance carriers, the American Society of Civil

Engineers has prepared its first draft of a professional practice guidelines manual complete with checklists. Other quality control efforts also have resulted in guideline checklists and standards produced for government and corporate clients.

Part two of *Quality Control in Building and Architecture* will appear in the June issue of *Hawaii Architect*.

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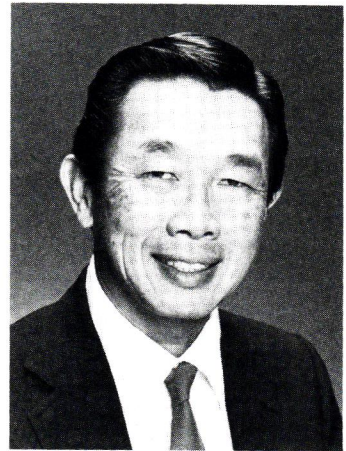
Charlie Bazell: 547-3518
Kimo Naauao: 547-3519

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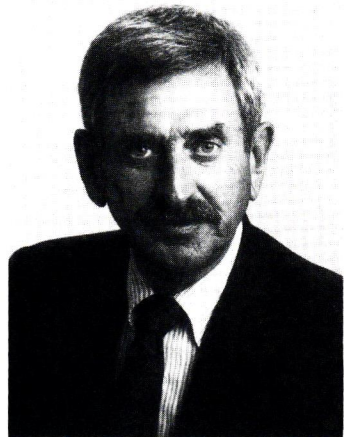
Hawaii Members Advanced to Fellows

Donald W.Y. Goo and **Arthur M. Weber** of Honolulu, members of the Hawaii Society/AIA, have been advanced to the College of Fellows of The American Institute of Architects (AIA).

Fellowship is a lifetime honor bestowed for notable contributions to the profession of architecture. All Fellows of the AIA are entitled to use the initials "FAIA" after their names. Sixty-four Fellows, including Goo and



Donald W. Y. Goo



Arthur M. Weber

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Weber, will be invested during the 1988 AIA National Convention in New York City, May 15-18.

Goo is president and chief executive officer of Wimberly Whisenand Allison Tong & Goo (WWAT&G), a 43-year-old Honolulu and California based architectural and planning firm organized for domestic and international practice. The group is active throughout the Pacific Basin, United States, Mexico, the Caribbean and Europe.

Weber is president and partner of Architects International, Ltd., a firm organized in 1987.

He spent his architectural career both in the private sector and as an architect for the U.S. government. He retired from government service in December 1986.

Interior Designers to Sponsor Workshop

The Hawaii Chapter-American Society of Interior Designers (ASID) is sponsoring a seminar/workshop May 21 entitled "Designing Human Space." The seminar will run from 9 a.m. to 4:30 p.m. in the Waianae Room, Sheraton Waikiki Hotel.

Antonio F. Torrice, ASID, will present the session. The course is designed to impart to residential and commercial design professionals, as well as students, a clear understanding of the psychological and physiological effects of natural and manmade environments on human behavior.

For more information and registration, contact Beverly Major at 924-5196.

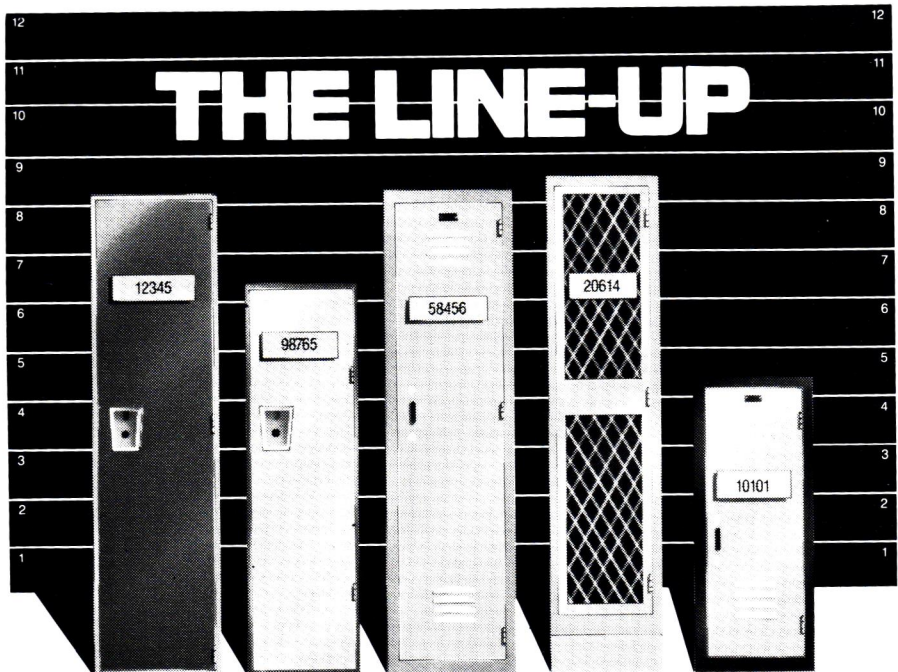
Original Designs Sought for Show

Hawaii architects and designers are invited to submit original design studies, concept sketches, diagrams, drawings and study models for an exhibit sponsored by the Hawaii Society/AIA at the Amfac Plaza Gallery July 26-Aug. 5.

The show is about the process, not the product, of design. Drawings should reflect the initial inspiration or intuitive origin of design ideas and still have ties to the drawing board.

Submission deadline for all entries is June 1, 1988. All types of materials are encouraged (rolled, folded, framed). Upon acceptance into the show, architects will be asked to appropriately frame and mount their drawings for showing purposes.

For more information, call Barbara Allen, UH School of Architecture, 948-6845.



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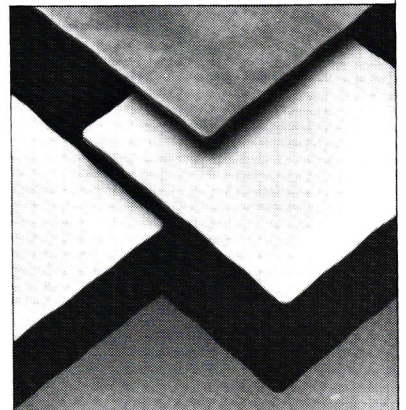
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The 11th annual Preservation Parade, sponsored by Historic Hawai'i Foundation in association with the Hawaii Chapter, American Society of Interior Designers, offers the opportunity to visit 10 distinctive homes in the Kahala and

Diamond Head areas the weekend of May 14-15.

Noted architects, builders and interior designers will hold seminars at La Pietra, 2933 Poni Moi Road, the starting point of the tour, and will speak on restoration methods, remodeling

techniques and landscaping.

Each day, different residences will be open for guided tours. Five homes on the slopes of Diamond Head will be shown on Saturday, with free shuttle service from La Pietra. On Sunday, five Kahala homes will be shown. Tour times are from 10 a.m. to 3 p.m. both days.

Tickets the day of the event may be purchased for \$10 at La Pietra. Ticket price includes the seminars.

For more information, call the Historic Hawai'i Foundation at 537-9564.

Ferraro, Choi Open Firm

Partners **Joseph J. Ferraro** and **Gerald K. Choi**, president and vice president respectively, recently opened a new Honolulu architectural firm, Ferraro Choi And Associates Ltd.

Ferraro, a graduate of Pratt Institute, Brooklyn, New York, also attended the University of Hawaii School of Architecture. He is a member of the Hawaii Society/AIA and serves on the National Interiors Committee.

In 1981, Ferraro joined The CJS Group Architects as director of interiors. After working at the firm for six years, he left as vice president.

Choi has a Bachelor of Fine Arts with Distinction in Architecture from the University of Hawaii. He is a member of the National and Hawaii Society/AIA.

Formerly chief operations officer and treasurer of The CJS Group Architects, Choi was responsible for the development and deployment of computer technology for project design and financial management.

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Newcomers, Promotions Strengthen Hawaii Firms

PBR HAWAII, Landscape Architects and Land Planners, recently announced the promotions of **Stan Duncan** and **Michael Terry** to Senior Associates of the firm.

Duncan, a graduate of the University of Oregon with a bachelor's degree in Landscape Architecture, joined PBR HAWAII in 1981.

He is the landscape architect in charge of the Honolulu Zoo African Savanna and Children's Zoo, Kahului Airport Terminal Expansion, Lanikuhonua/Hawaiian Cultural Center and Ko Olina Resort Golf Course at West Beach.

Terry joined PBR HAWAII in 1984. He is a graduate of Kansas State University with a bachelor's degree in Landscape Architecture.

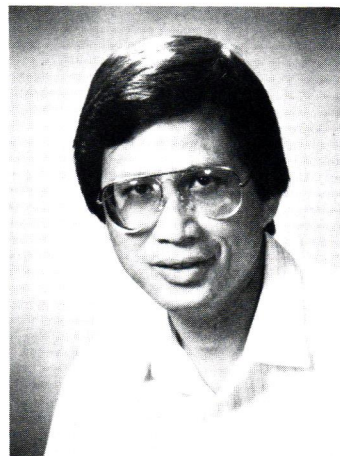
He has had extensive

international experience on major resort, commercial and residential projects in Australia, Okinawa, Singapore and Egypt and locally has been the landscape architect and planner in charge of One Waterfront Plaza, 'Iolani Palace, Wailea Resort, Maalaea Triangle and Wailuku Industrial Park.

Roberto B. Yumol, AIA, was recently promoted to Associate at Architects Hawaii Ltd.

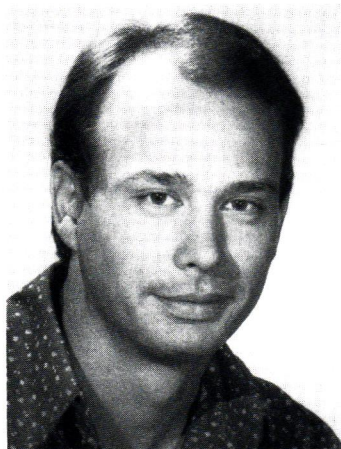
Yumol, a registered architect in Hawaii and the Philippines, served as project designer for the Kaiser Skilled Nursing Facility/Lab Building and project manager for the Liliuokalani Gardens and the Kona Surf Convention Center.

Before joining Architects

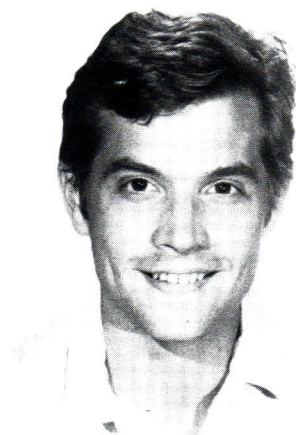


Roberto M. Yumol

Hawaii in 1980, Yumol was with Niels Stoermer and Associates. He has a Bachelor of Science degree in Architecture from the Mapua Institute of Technology in the Philippines and also has completed courses in Computer Assisted Design and Drafting and basic computer programming.



Stan Duncan



Michael Terry

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Two new members were recently added to Leo A. Daly's space planning and interior design team.

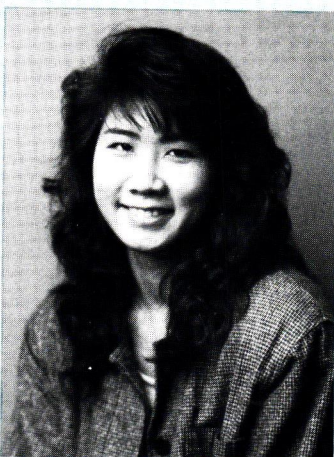
Rhonda Rasmussen comes to Daly's Honolulu office from Hong Kong and London. A graduate of the University of Oregon, she specializes in office renovations.

JoAnn Tasaki is a recent graduate of California State University at Long Beach. She



Rhonda Rasmussen

spent three years interning with design firms in the Southern California area.



Jo Ann Tasaki

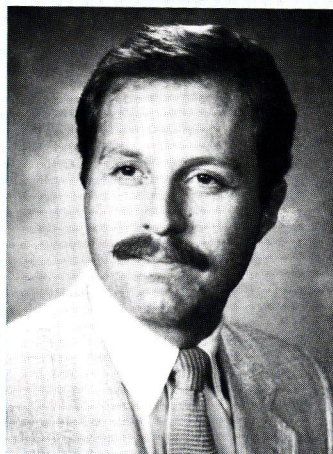
Kirk Potter has joined the architectural firm of Stringer Tusher & Associates (STA) as staff architect. Before joining STA Potter was an associate at James R. Child Associates in Salt Lake City, where he was a designer for various office buildings,

commercial/retail centers and custom residences.

Potter holds a Master of Architecture from the University of Utah.

David C. Ayer has joined the architectural firm of Stringer Tusher & Associates as project architect for the Outrigger Hotels of Hawaii extensive renovation program encompassing the Reef Hotel, Reef Towers and Outrigger Waikiki.

Prior to joining STA, Ayer was director of architecture for Daniel, Mann, Johnson, & Mendenhall/Salt Lake City.



David C. Ayer

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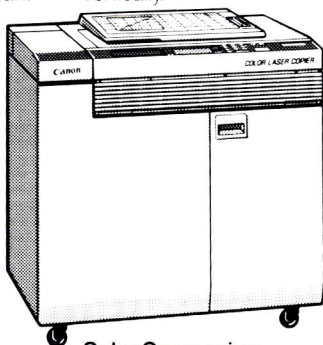
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Coral C. King, AIA, was recently promoted from staff architect to Associate with the architectural firm of Kimura/Ybl & Associates, Ltd., AIA Architects and Planners.



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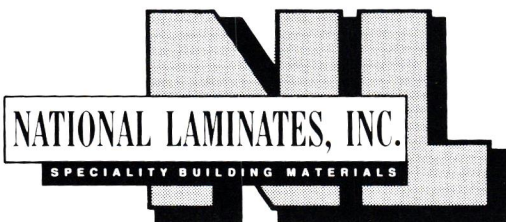
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New Members Welcomed

Lou Chak Chan of Lou Chan & Associates, Inc. recently joined the Hawaii Society/AIA as a new member. A graduate of the University of Hawaii, Chan holds a Master of Architecture degree. He is married to Kwong Yee Chan.

The Hawaii Society/AIA recently welcomed **Kai Yajima** as a member. Yajima earned a Bachelor of Engineering degree from Tokyo Kogakuin University. He also attended State University of New York's Graduate School of Fine Art on a Fullbright Scholarship.

Yajima is employed by the Boss Corporation U.S.A. Inc. His hobbies include camping, mountaineering, golf and fishing.

Hawaii Society Office Moved

The offices of the Hawaii Society/American Institute of Architects have been moved to ground floor, street front space, 1128 Nuuanu Avenue (the old Love's Bakery).

Telephone number will remain 545-4242. Members' cooperation during this period of transition is appreciated.

Correction

Due to an editing oversight, the first paragraph of Francis Oda's story "A Fantasy With Substance," appearing in the April issue of *Hawaii Architect*, was incorrect.

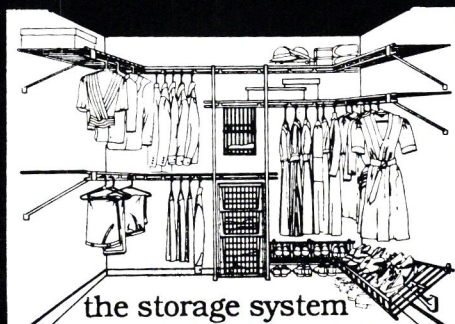
The paragraph should have read, "Nowhere is one person's fantasy more another person's reality than on Lanai."

Hawaii Architect regrets the error.

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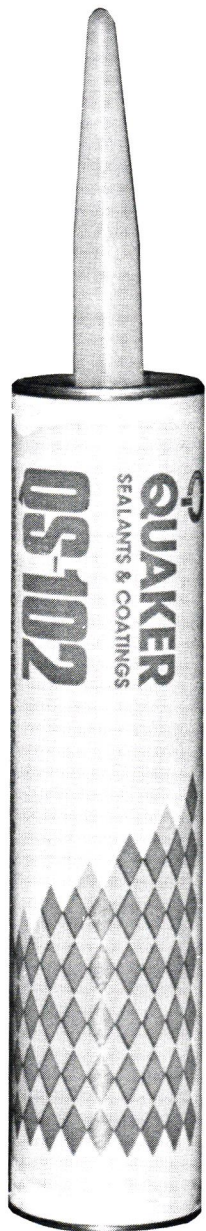
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