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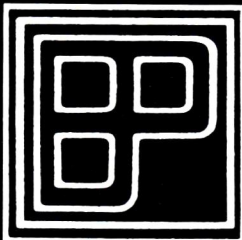


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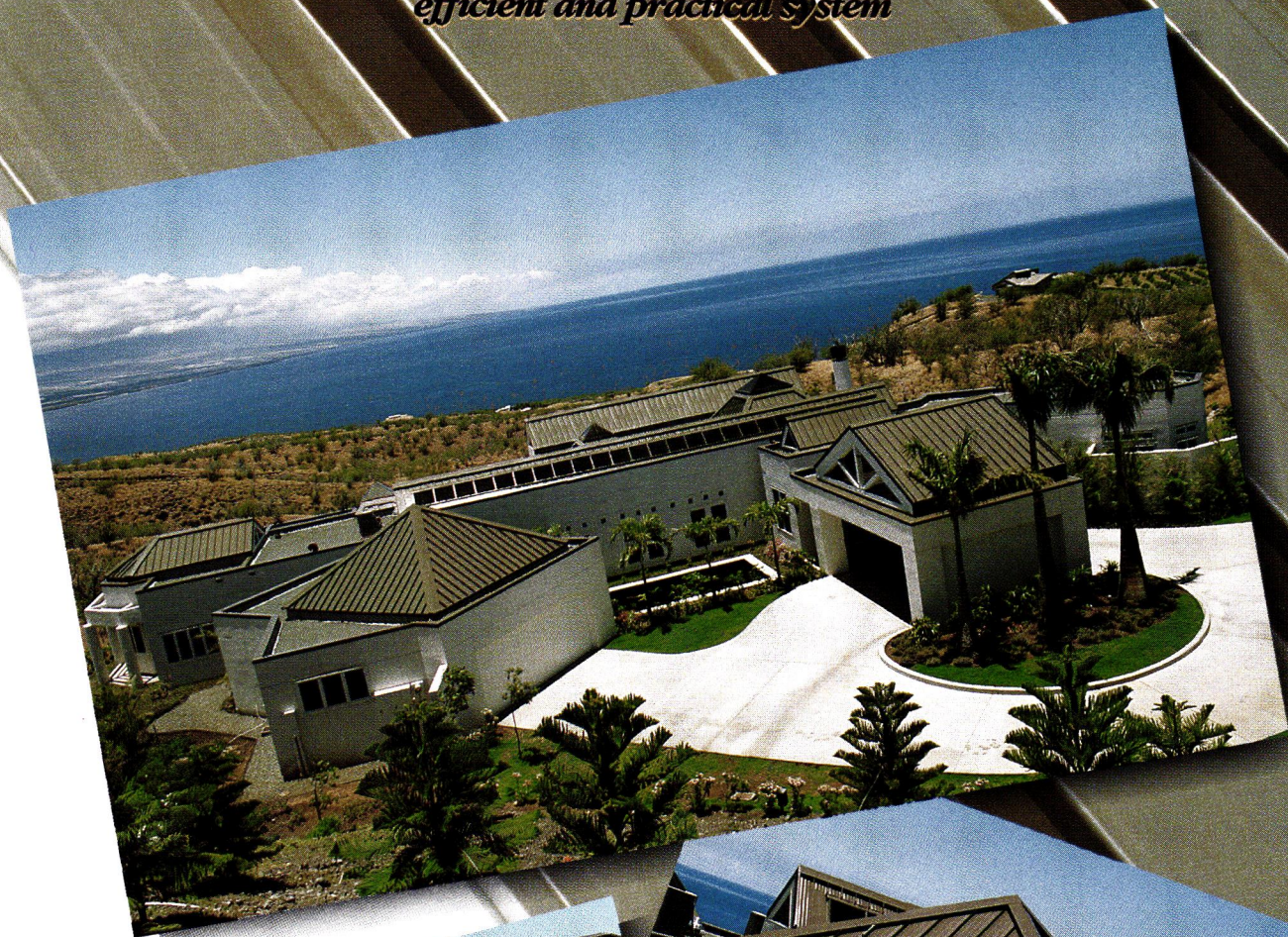
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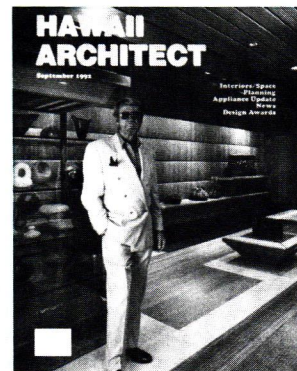
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The cover, photographed by David Franzen, departs from the magazine's tradition of depicting only buildings. Its focus is on the personal design contributions of Franklin Gray, AIA.

The general public rarely gets to meet the architect. Gray talks about his design philosophy and personal interests in archeology and history.

Gray is the recipient of numerous design awards, including the 1992 AIA Award of Excellence for interior design for the Bank of Hawaii's Private Financial Services, the project depicted on the cover and featured in the magazine.

Architectural excellence in interior design is also showcased in *Cosmic Fantasy* for Telenet Japan by Ferraro Choi & Associates, Ltd., winners of a 1992 Honolulu Chapter AIA Award of Merit.

Charles Lau, AIA, stresses the importance of interiors and the need for architects to collaborate on "total" designs.

Benjamin Lee, AIA, writes about the proposed City's Master Plan for Waikiki. The Chief Planning Officer proposes a wide range of ideas from comprehensive open space system to a controversial proposal to close Jefferson school.

Councilmember Steve Holmes talks about Ordinance 92-01, which mandates retrofitting non-residential buildings with water saving devices. Architects are urged to help curb water and energy waste by incorporating water energy saving ideas in their designs.

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Publishers

PUBLISHER/ EXECUTIVE EDITOR
Peggi Marshall Murchison

OFFICE MANAGER
Kathy Sanders



PRODUCTION/ART DIRECTOR
Maria Bracho

MANAGING EDITOR
Paul Sanders

SALES MANAGER
Miki Riker

ACCOUNT EXECUTIVES
Mark Zanetti
Stan Harris

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Maui Chapter President
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Leadership Message

AIA Needs Volunteers to Help Shape Future

by Terrance Cisco, AIA, president
AIA Hawaii Chapter Section

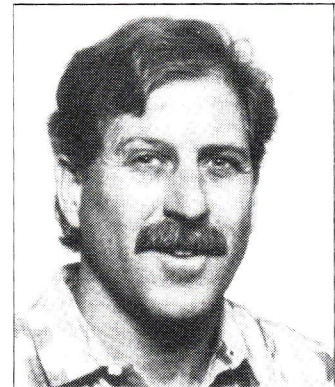
He's running for mayor! But he only graduated the same year as I did! Clinton and Gore are only puppies; how can they run the country? I guess at "40-something" I haven't got a grasp on my own age and the inherent responsibilities of this age group to its community.

As I move into this "40-something" bracket, I begin to realize my peers in all fields of life are the best the community is going to provide and it is essential that they get involved, because the community loses the longer we stay out of the process. As spectators we relinquish our right to create, thus decisions affecting our built environment are left up to groups of "others" — be they one-issue political power groups or individuals stuck in low-paying governmental positions.

Coming of age in my community has provided abundant opportunities for me as an architect to become a participant. I have found that the ability to analyze the built environment, visualize future environments and explain alternatives is an asset which is welcomed by most decision-making community groups.

There are multiple opportunities to effect change on the state level and we must ensure that, as a group, the AIA continues to offer our expertise. At the June AIA Council Retreat on Maui, I found that one way to effect change is through our council's representation in state legislation.

It was my impression, from our discussions, that the AIA is represented by a dedicated group made up of senior, politically-savvy architects. It was clear that



Terrance Cisco

to ensure a continued and coherent voice to effect change for our community and our profession, a "40-something" group has to enter the legislative arena now to establish ties with the help and guidance of those who have dedicated so much of their time in the past. As a group it is our responsibility to support and acknowledge those who involve themselves in the process.

The Big Island group is 6 years old and is undergoing typical growing pains. Our communities here on the Big Island need our members' time and energy; as well, our section needs new leaders.

So, to stimulate interest, one of my goals for the Big Island Section this year is to support and acknowledge our nominee for President-Elect by aiding him or her in attending the Grassroots in January.

We've gone through the "50-something" group and we're running out of "40-something" late-bloomers. Maybe there's a "30-something" nominee out there who is coming of age. **HA**

Building Interiors Need Some Attention Too

by Charles C.K. Lau, AIA

Building exteriors, whether it is an office building, a hotel or a shopping mall, affect only the skyline or cityscape, but they usually receive a great deal of design attention. Yet, although we spend 90 percent of our time indoors, interior design usually receives less than deserved attention.

A building's interior affects our daily lives, especially our work and moods. This is why it is so important for interior architectural design and architecture to work together in conceiving a "total design."

Interior architecture consists of: 1) functional study and 2) mood or drama creation.

Deficient design in functional

study can result in a column being in the middle of a hotel front desk, or a public toilet with insufficient privacy screen, or a bedroom without a wall against which to rest a bed or a multitude of similar problems.

Inattention is the main cause of these inefficiencies. By insisting on furniture layouts for rooms in a building, starting at the schematic design phase, most interior design problems can be avoided.

The mood or drama creation is often not addressed at all.

In the design phase, a great deal of time and energy is devoted to floor-plan layout and exterior looks, but little time is spent in defining the interior elevation, which is the third dimension, or

the mood and drama part that is so very important.

Is the intent to achieve grandness or intimacy; is it to be an inviting or an intimidating space; is it to be festive or formal in mood. A change in color and texture within the same layout can accomplish very different results. One nice thing about choice of color is that it doesn't add to costs.

Lighting is another element that is often overlooked in the creation of interior drama. It is very similar to color in that different lighting levels and arrangements can turn a dining room from bright and cheerful to intimate and cozy.

Part of the challenge in interior design is to allocate the budget to accomplish the desired functions and drama. If two designers are given the same budget and time to create an interior for the same room, it is almost certain that they will come up with different design solutions. The designer who has a functional layout and creates a mood that fits the intended use of space without incurring additional cost is more likely to come out a winner. **HA**

Charles K. C. Lau, AIA, is president, AM Partners, Inc.



DAVID FRANZEN PHOTO

Through judicious selection of flooring materials and patterns, AM Partners, Inc., architects were able to change office space into an attractive waiting/reception area for a businessperson's hotel at the Executive Centre.



DAVID FRANZEN PHOTO

Passion for history helped architect Franklin Gray with the renovation of Aliiolani Hale, one of Hawaii's oldest buildings. The project won Gray a city and county project of the year award in 1990.

Satisfying Customer Needs Is Main Driver in Gray's Philosophy

by Paul Sanders

How does an architect satisfy all parties, including himself, and consistently create award-winning designs year in and year out?

If the number of award-winning projects means anything, then Franklin Gray of Franklin Gray Associates has developed a formula that works.

Gray's contributions to Hawaii's architecture have consistently received accolades from his peers, the business community, city, county and state officials.

Since 1981, he has been the annual recipient of at least one major award from the Hawaii Council, AIA (HCAIA), city, county and state governments except for the few years in which he did not submit an entry or served as a jurist on the HCAIA award selection committee.

On July 24, 1992, he was honored with another award of design excellence for work on Bank of Hawaii's branch (see Page 20).

Customer satisfaction is the prime mover in any Gray project, he said. "The design in itself is a straightforward matter once differences have been worked out and customer and designer look at the project objectively. It is the architect's responsibility to steer a project clear of conflicts and deal with it on the basis of facts," Gray pointed out. "I never discuss aesthetics until the homework is done."

As strange as it may sound, Gray says he measures success of a completed project in terms of anonymity.

"If anyone enters a building I designed and says 'it's a Gray building,' then I have failed," Gray remarks. "It's a good job only if it satisfies the utilitarian and aesthetic needs of its occupants. There is no need for a personal architectural signature."

This is the cornerstone of Gray's design philosophy which is reflected not only in the work he has done for hundreds of satisfied

customers, but also in his firm's statement of goals and objectives.

Gray said he treats each assignment as an original; he takes nothing for granted. He starts each planning assignment with blank paper, pencil and an open mind — ready to listen.

In the early interior design stages, Gray interviews a business customer's key personnel, painstakingly noting function performed and interfacing and cataloging every item of furniture including filing cabinets.

"You define the organization as it is," he said. "Cross-pollination is very important in a company. If you observe that certain functions have to travel long distances to interface with others, you inform the senior manager."

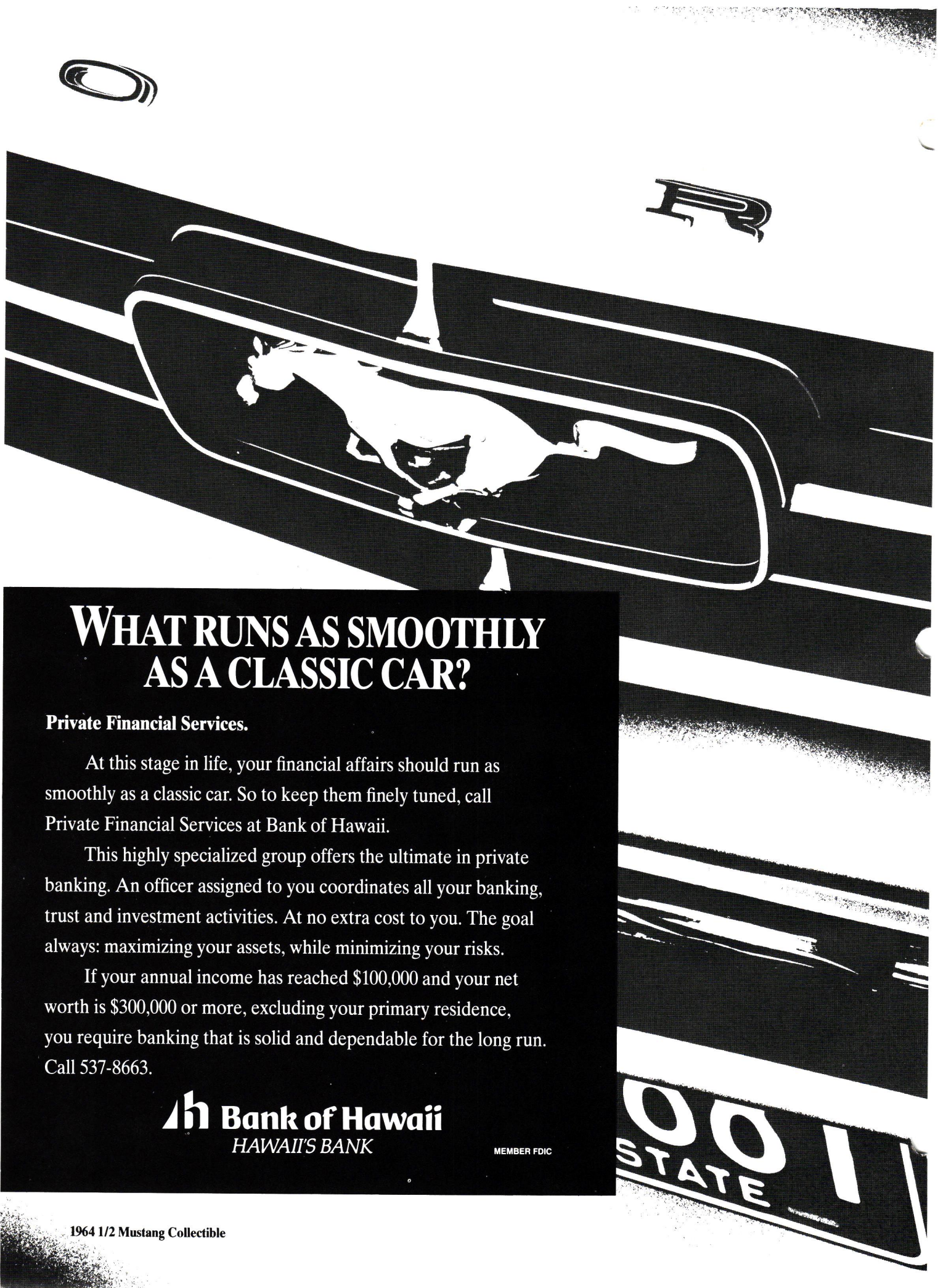
Beside being a detective, an architect must also be a psychologist, a diplomat, and a workflow and organization expert, Gray noted.

"First you find out how it is and then you develop planning to



Franklin Gray, AIA

MIKE UNO PHOTO



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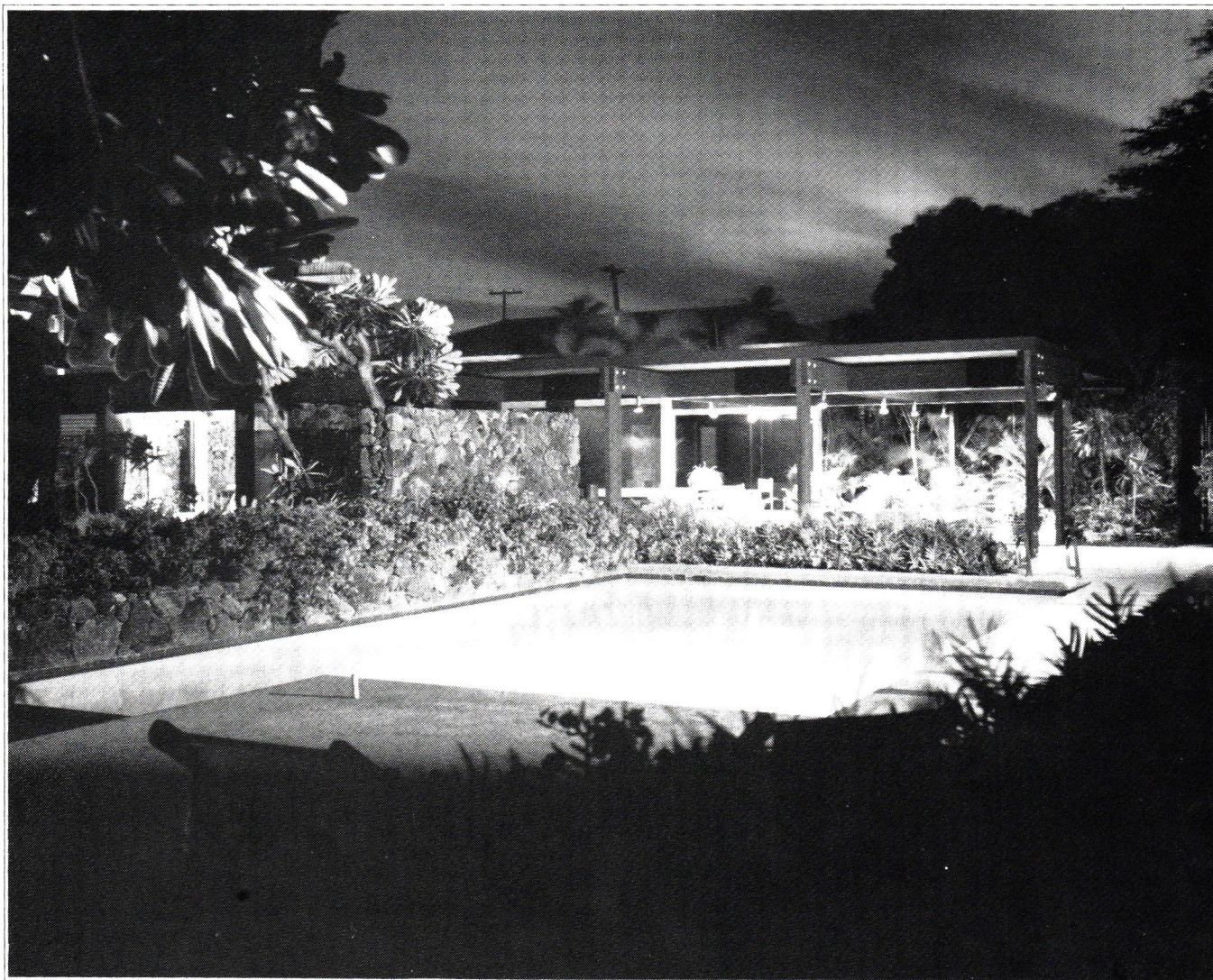
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DAVID FRANZEN PHOTO

Gray's home won an AIA award for excellence in architecture in 1984, one of many awards the local architect has received over the years.

define what it should be," he said. "In the process, you must separate what middle management wants from how their department is actually doing the job."

Interior decoration presents a different challenge partly because everyone is a "frustrated interior decorator," and certain professions follow predictable patterns, he said.

"It is much more complex than just selecting furniture and the right color schemes," he indicated. "After an architect has done a few projects, he or she recognizes patterns of how offices in certain professions operate and what some of the end-results are likely to be."

Gray earned an AA degree in

commercial art from Los Angeles City College and a BA in Fine Arts from Cal State University at Los Angeles where he accidentally "backed into architecture."

At age 19, he was earning \$4 to \$5 per hour as a carpenter foreman while graphic artists earned only \$1 per hour. "In 1950-56, this was a lot of money," he said.

This was a major factor in Gray's career selection. His employer at the time, a Santa Monica construction firm, recognized his construction knowledge and illustration ability. He was asked to do design in the field, launching his architectural career.

Coming into architecture from a fine arts background is the

exception rather than the rule, he said. Most architects graduate from an architectural school and enter directly into the profession's mainstream.

"I am now happy it wasn't so with me," admitted Gray. "I didn't belong to any school of architecture and had to develop via an eclectic approach. I did not have to shed the teachings of a specific school," he noted.

During his initial stay in Hawaii, from 1961 to 1971, Gray worked for Val Ossipoff, one of Hawaii's more noted architects. Ossipoff was a good influence and steered him toward the design approach he uses today, he said.

"Val is an incredibly talented man," Gray said of his mentor.



DAVID FRANZEN PHOTO

This Gray design was awarded the AIA Civic Enrichment Award in 1982; the AIA award of excellence in architecture for extended use in 1983; and the city and county project of the year award (honorable mention) in 1986. Authentic furnishings, purchased at an auction of a Louisiana bank built in 1920, complement exteriors of the former Hocking Hotel of the same period, also renovated by Gray. Initially done for American Security Bank, today the facility is the home of First Hawaiian Bank, King Street Branch.

"He taught me to focus on client needs rather than on beauty for beauty's sake." Ossipoff also sold Gray on the importance of lighting in interior design.

"Val made me realize that if an architect does not control light, he doesn't control space," he recalled. "To this day, I will not entrust lighting decisions to anyone.

"Val demanded your best effort," Gray said. "This often meant re-designing three or four times.

"Val is a fine, sensitive architect," he said. "Two of his projects, the Outrigger Canoe Club and the Punahou Chapel are, in my opinion, some of the finest architecture in Hawaii."

In 1971, Gray briefly returned to the mainland but quickly realized he was "traveling the wrong way."

"He returned to Hawaii in 1972 and opened his own architectural office to do space planning for the newly-constructed Pacific Tower. Four years later, he designed the Pauahi Tower which received an award in 1984 from the HC/AIA for urban enhancement and in 1986 the city's project of the year award.

A native of Carthage, Illinois, a small town of 2500, Gray is also a student of both archeology and history. In 1986, he joined a UCLA team of archeologists, led by Eleonore Gallian, excavating

Nuraghi towers in the island of Sardinia, which were built in 2000 to 2500 B.C.

"Architects can learn a great deal from what the ancients have done," Gray pointed out. "The sacred wells of Sardinia, ancient but undated, are incredible in their construction methods and materials, displaying masonry techniques that could not have been, in my mind, duplicated until the early 1900s. Whoever was responsible for their construction must have had the ability to prepare sophisticated drawings, employ many people, access quarries and resolve the problems of shipping quantities of huge, finely articulated stones to difficult, isolated sites — a true mystery waiting to be solved," he said.

Gray's fascination with history dates back to high school days at Loyola in Los Angeles.

"As part of Latin instruction, I had to read Caesar's *Gaulic Wars Chronicals*," he recalled. "At the time I was surprised to find that certain pages had been removed from the writings. Upon investigation, I found that the missing pages made Chaucer's bawdy Canterbury tales read like a fairy tale. I began to ask myself what else was being kept from us, from history to anthropology to archeology."

His passion for history helped

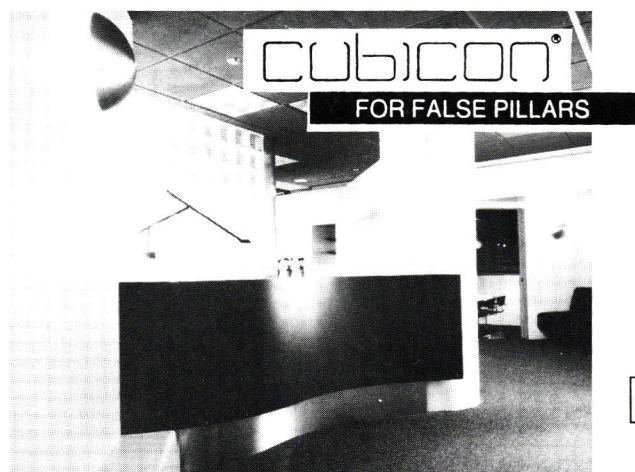
Gray research and complete the renovation of Aliiolani Hale, one of Hawaii's oldest buildings, for the state. It won a city and county project of the year award in 1990. The original Aliiolani Hale architect, Ripley, studied in France in the late 1900s a time when Garnier, particularly well-known for designing the Paris Opera House and the Hotel de Paris in Monaco, was practicing.

On a hunch, Gray researched Garnier's designs, in particular his "incredible stairways" and spotted similarities with Ripley's design approach.

Gray then "tried to put myself in Ripley's shoes." He came up with a composite that, he feels, captured the essence of Ripley's intent in the layout of the marble flooring areas in the main rotunda at Aliiolani Hale.

Later this year, Gray will hang a "gone digging" sign on his office door and for six to eight months do research in northern Italy and at the Vatican. The end result, he hopes, will be a book on architecture and archeology.

"I will go as soon as a project that I am doing for the University of Hawaii Student Service Center is on the right track," Gray said, "but the office will remain open and functioning during my mini-hiatus." **HA**



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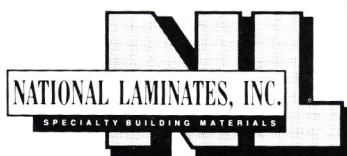
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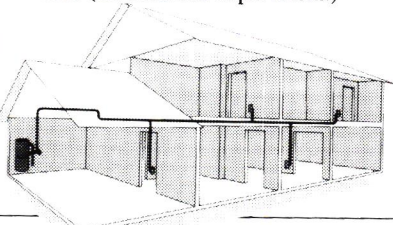
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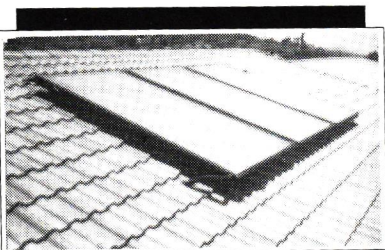
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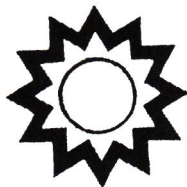
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City Ordinance Mandates Water Conservation Measures

by Paul Sanders

The City Council in January passed a law that puts part of the burden of water conservation on developers.

Ordinance 92-01 states that owners or operators of nonresidential properties are required to install low-flow showerheads, kitchen faucets, and lavatory faucets within one year of the ordinance's effective date.

The ordinance also states that: "the Board of Water Supply shall prepare and submit to the Council a water conservation plan for residences. The plan shall recommend the manner in which existing residential structures shall be retrofitted with water-saving fixtures and devices ..."

Non-compliance to Ordinance 92-01 constitutes a violation of the Honolulu Building Code, chapter 18, article 7.

Councilman Steve Holmes, chairman of the Housing Committee, said that water shortage is forcing developers to provide their own water on some projects.

"It is getting harder to develop new water sources in the island," said Holmes. "Water conservation is the only way out."

Holmes recognizes that retrofitting will have a financial impact on the community. He feels, however, the cost of these devices will be offset by substantially lower utility bills and corresponding lower sewage fees, since sewage fees are tied to water usage.

"We must reduce the amount of waste water," said the councilman.

"Millions of gallons of water are unnecessarily wasted every day." According to Holmes, it's a "catch 22 situation." If the current trend is allowed to continue, it will mean increasing the capacity of existing sewage treatment plants or construction of new ones, as well as construction of power plants to keep up with increased demand for electricity, he explained.

"The city would also save an estimated \$60 million a year," said Holmes. "Through judicious water conservation programs, we can avoid having to finance new treatment plants and the associated capitalization in the form of bonds and interest the city pays on these bonds."

Holmes acknowledged that many of the larger buildings — hotels, high-rises, and office complexes — have taken steps to retrofit, not only with water saving devices but also by replacing inefficient lighting fixtures.

Companies which have voluntarily effected these changes are already benefiting from lower utility bills, Holmes remarked.

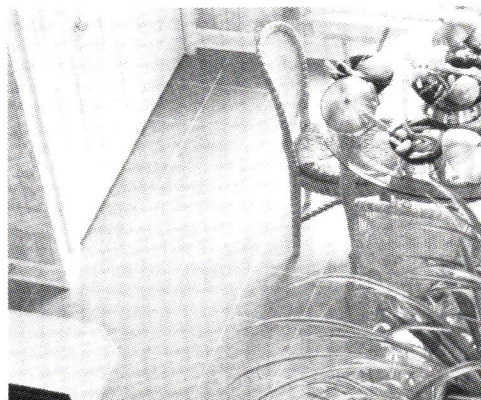
"People have complained about the feel of some of the water-saving shower devices," he pointed out. "Manufacturers are constantly improving them. A new low-flow showerhead kit manufactured in Portland, for example, gives all the comforts of a conventional shower."

Holmes said architects can contribute to the success of conservation programs.

"I particularly encourage architects to take the lead in

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incorporating energy conservation devices in their designs and to consider overall design approaches that are energy efficient," he said.

Low-flow faucets and showerheads can limit maximum flow to 2.5 gallons per minute, and the flow of lavatory faucets to two gallons per minute.

Low-flow urinals have maximum discharges of one gallon per flush.

According to Kazu Hayashida, manager and chief engineer, Honolulu Board of Water Supply, the net result of ordinance 92-01 is long-term savings, from water to energy required to heat the water and relief of water sewage facilities.

"Our emphasis on water conservation does not mean restricting the use of water," said Hayashida. "We think of water conservation as a means of encouraging the efficient use of water. By practicing water conservation, we can reduce the waste of water which is approximately 30 percent of all the water we use."

The Board's water conservation section has compiled lists of available low-flow devices for retrofitting and efficient new equipment. The lists identify manufacturers of the devices and local distributors and provide a description of how each device operates.

These lists can be obtained by contacting Howard Tanaka at 527-5109. HA

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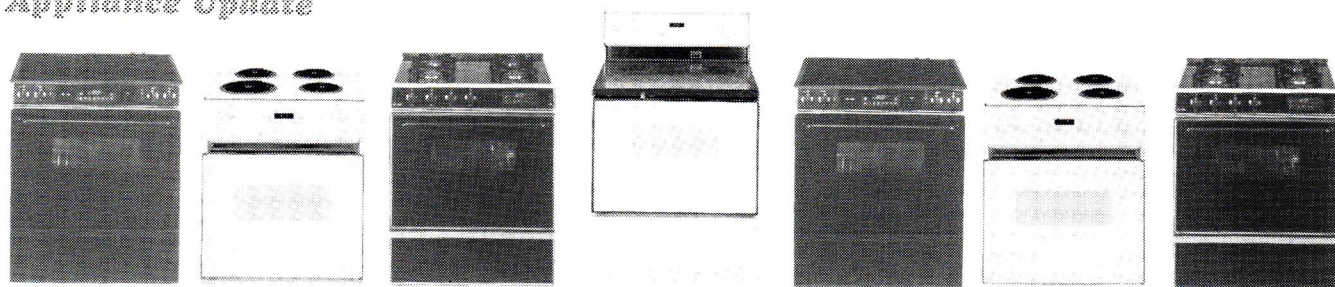
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Manufacturers Unveil New Appliances

by Joni Ketter

General Electric Company recently introduced its new upscale GE Profile series in Hawaii. Positioned at the top of the GE brand, Profile is a multi-category collection of free-standing and built-in units.

This new line of stylish appliances was created to rejuvenate the standard kitchen. All products are sold to both retail and builder channels. Products include refrigerators, a variety of ranges, wall ovens, cook tops,

microwave ovens and dishwashers. Washers and dryers will be added shortly.

Profile Side-By-Side refrigerators offer a precedence in contemporary design and styling with sophisticated



Profile™ appliance series is GE solution to help "rejuvenate" a kitchen without the expense of total renovation.



New generation Whirlpool dishwashers offer redesigned, adjustable upper racks that provide more space.

features like Smartspace storage. Slide-out, spill-proof shelves and extra-deep Spacemaker door bins add convenience, flexibility and styling to refrigeration. A refreshment center is available on some models; a door drops down to serve often-used snacks and beverage without ever opening the main door.

Profile microwave ovens provide combination cooking — a combination of microwave and convection cooking ideal for roasting meats and poultry and for cooking casseroles. It saves about one-third of the time of conventional oven cooking. In addition, sensor controls with Auto Popcorn, Auto Cook and Auto Reheat are among this oven's many features.

Every Profile model will be available in white on white, black on black or almond on almond.

In addition to the Profile line of GE products, the new 36-inch Mono-

gram built-in refrigerator has just been introduced. Available in three models with and without ice and water dispenser, this product line features custom door panels, trimless appearance, decorative handles, beautiful styled interior, accessible and flexible storage, and a quick-serve system. Total capacity is 21.2 cubic feet.

Gaggenau presents a new gas cooking hob designed especially for those who appreciate Asian cuisine. This innovative hob is designed for and better suited to cooking with a wok than any other appliance. This new technique can also be used with flat-bottom pots and other round or oval pots and pans of large capacity.

The stainless steel gas hob can be combined with other Gaggenau appliances, combining form and function into the most versatile kitchens.

Best offers the finest in range

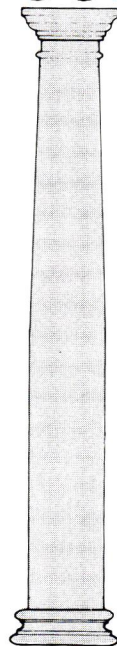
hoods, designed and crafted in Italy. The IS32 features unique hand-rolled seamless construction. The freestanding vent with telescopic flue pipe has a high capacity dual centrifugal blower with high efficiency motor, variable speed with excellent aspiration. Full-metal construction makes the vent easy to clean and fire retardant. The aluminum/stainless steel filters are easily accessible and washable.

The Best IS251 model is modern in style, featuring seamless hand-formed construction with glass body. Free standing with telescopic flue pipe, this vent comes complete with grease filter warning indicator, is easy to clean, fire retardant and has a high-capacity centrifugal blower with high efficiency motor.

The **Thermador** 30-inch convection thermal oven is a technological breakthrough. Its electronic single-dial control not only allows the cook to choose a cooking mode — thermal bake, broil or convection bake

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— but also to lock in temperatures digitally with incredible accuracy in increments of five degrees.

Available as either a single or double oven with convection and self-cleaning in both cavities, the Thermador 30-inch convection oven has external or internal venting options and is available in white or black glass or stainless steel.

Whirlpool has a full line of appliances with many new models now available. The CleanTop series electric ranges provide easy cleanup. Available in white ceramic glass or black ceramic glass, the ranges come with either a unique "picture frame" design or full-width cooking surface. Both colored surfaces now have the exclusive Printproof® textured ceramic glass surface that helps hide fingerprints and scratches and is stain and impact resistant.

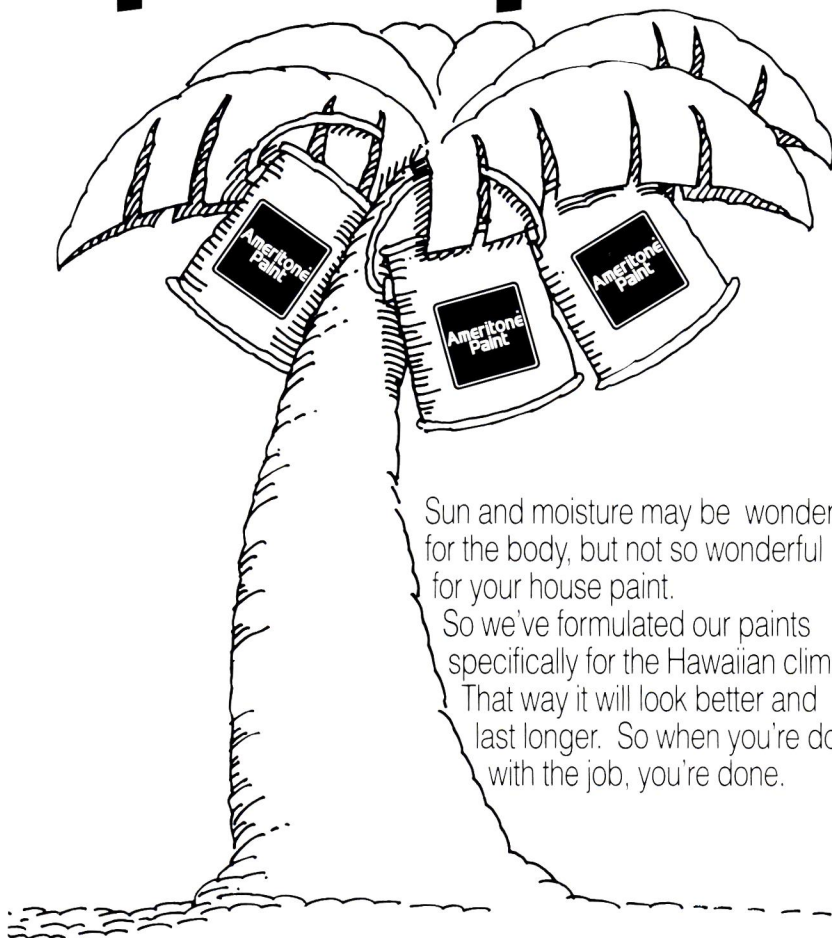
New Generation dishwashers by Whirlpool feature a redesigned upper rack that can be adjusted to take advantage of every bit of space. Rounded tines help protect dishes and help keep the coating from splitting. The tub and door liners are made of Duraperm®, a resilient material that resists cracking and chipping while muffling operating sounds. It also resists stains, odors, rust and the corrosive effects of hot water and detergent.

The New Generation dishwashers also feature exclusive in-the-door silverware and cutlery baskets. This increases lower rack space for improved washing performance. Both silverware and cutlery baskets are removable for easy loading and unloading.

Color-Quick® panels come with New Generation dishwashers so the front panel color can be easily changed. For portable dishwashers, butcher-block wood-look tops are optional as are hideaway hoses and electric cord.

GE products are available at Servco Pacific; Whirlpool is sold by Electrical Distributors Ltd.; Gaggenau, Thermador and Best products are sold by The Kitchen Distribution Center. **HA**

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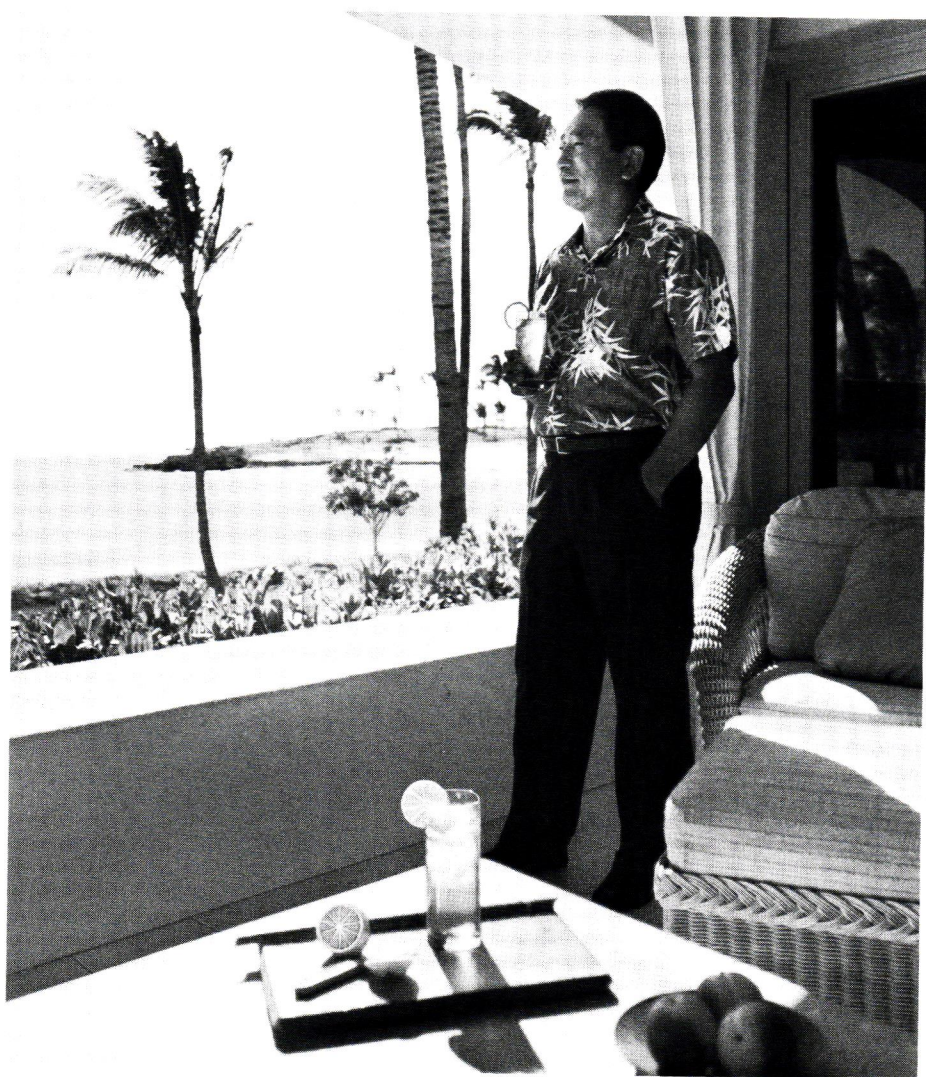
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HONOLULU CHAPTER/AIA 1992 DESIGN AWARDS

Award of Excellence

Franklin Gray and Associates/Architects Inc.
Bank of Hawaii

Franklin Gray and Associates/Architects Inc. was selected by Bank of Hawaii in 1990 to refurbish the bank's third floor consisting of 10,040 square feet.

The bank requested a total redo of the existing floor plans and interiors for a new Private Financial Services program which attends to clients requiring personalized financial services.

The new facility reflects quality attuned to the sensibilities of the bank's clientele. The basic work space consists of a 'high end' modular office landscape panel system and includes private offices and conference rooms.

A two-prong architectural design approach was implemented. The strongest statement is in the entry/gallery area which is designed for

maximum visual impact. The general office space is more subdued. Both areas are laid out to provide maximum flexibility and privacy. The desired ambiance is expressed through a restrained architectural palette in both color and finish materials.

Gray suggested, and bank officers agreed, using artifacts from various Pacific Island cultures as a major decorative element. Artifacts are displayed in custom-built display cases designed by the architect himself. The display cases are strategically located throughout the gallery area.

Materials and finishes used in general office spaces are in the neutral ranges with tan carpeting, beige wall-covering and natural finished oak elements by-played against

natural walnut finishes. In the gallery area, oak flooring and oak ceiling veneer are complemented by cream and walnut travertine. Tan rib fluted carpet is used as accent carpeting in the entry lobby and waiting areas. Satin brass is utilized as cladding material for the vertical ceiling soffit returns, brass in tube form for the free standing divider panel frames and brass bar stock for the display cabinets.

The architect selected furniture and accessories to provide a restrained counter balance to the visual stimulation of the gallery display area and to the visual intrusions imparted by the continuous exterior window walls.

Abella Company, Seattle, Washington, fabricated the metal display cabinets for this project.

CREDITS

Owner:

Bank of Hawaii

Architect:

**Franklin Gray &
Associates/Architects Inc.**

Principal in charge:

Franklin Gray

Project architect:

Franklin Gray

Mechanical engineer:

Benjamin Notkin/Hawaii

Electrical engineer:

Bennett, Drane, Karamatsu

Interiors:

Franklin Gray

Contractor:

S. Iwane, Inc.



DAVID FRANZEN PHOTO

Artifacts in specially designed display cases are main decoration elements in the gallery area.

Jury's Comments

"Very refined and stately, restrained elegance, subtle palette of high quality finishes ..."



The architect designed the Bank of Hawaii's reception area for major visual impact.

DAVID FRANZEN PHOTO

HONOLULU CHAPTER/AIA 1992 DESIGN AWARDS

Award of Merit

Ferraro Choi & Associates, Ltd.
Cosmic Fantasy

Ferraro Choi & Associates, Ltd. was retained by Japan Telenet in 1991 to design interiors for a high-end game center for the entire family on the second floor of the Mitsukoshi Building in Waikiki.

The architects knew the building, having designed the Pomare International high-fashion retail center at that location in 1989-90.

Telenet wanted a game center that would be safe for children and particularly inviting to adults. The intent was to model high-end game

centers that have mushroomed throughout Japan.

As an initial step, the architects toured many of the game centers in the islands, noting good and bad points of each.

Because this is Telenet's first center in the United States, it carried certain financial risks. The design was to be done on a low budget, using existing floor space as much as possible. This objective was met by incorporating existing lighting, toilets and fixtures into the design.

The 17,000 square-foot center in-

cludes a sit-down specialty restaurant for 50, a bar/lounge for 6 to 8, six Karaoke rooms for 8-10 performers, kitchen, offices, reception area, storage, employee lounge, expanded restrooms and mechanical systems.

Because 'fun' is the name of the game, the design was developed not as a background to the blinking, flashing, brilliantly colored games, but as part of the games.

Sub-consultants for this project were George Matsumoto, food service and Aloha Ocean Center, aquarium.



JON MILLER PHOTO

The game room is the heart of Cosmic Fantasy, Telenet's first center in the United States.

CREDITS

Owner:

Japan Telenet

Architect:

Ferraro Choi &
Associates, Ltd.

Principal in charge:

Joseph J. Ferraro, AIA

Project designer:

Jim Guequierre

Mechanical engineer:

Benjamin S. Notkin, Inc.

Electrical engineer:

Bennett, Drane, Karamatsu

Structural engineer:

Robert Engelkirk, Inc.

Lighting consultants:

Rhema Systems, Inc.

Contractor:

J. Kadowaki

Jury's Comments

Jurors agreed that the architect's description of the design concept says it best: "George and Jane Jetson do Waikiki Beach in a pinball machine or more is never enough and what is cosmic fantasy anyway? Here the name of the game is fun! And the design developed not as a background to the blinking, flashing, brilliantly colored games, but as part of the games."



Intimate bar lounge for six to eight people is part of the Cosmic Fantasy center.

JON MILLER PHOTO

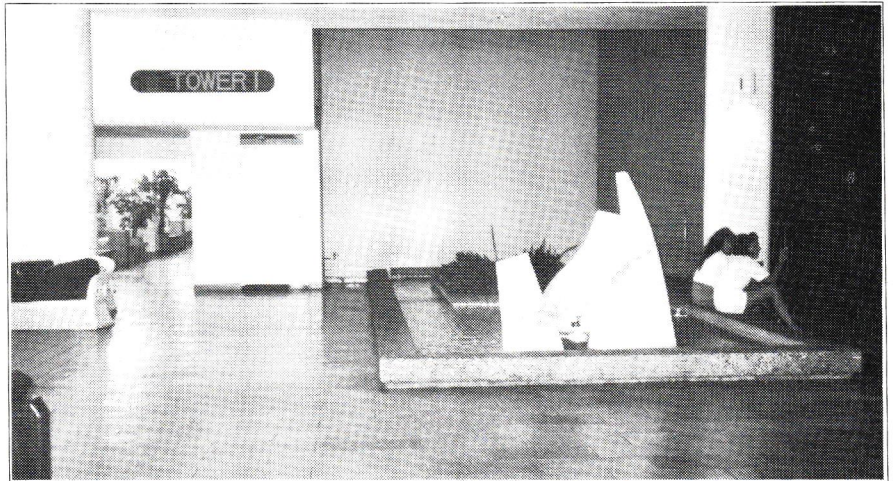
Architect Carves Sculptured Wall

When architect Reynaldo Rios designed a sculptured wall for the lobby of the Waikiki Banyan, he couldn't find the right artist and ended up doing the job himself.

"The most extreme use of these building products imaginable," is how Rios describes his radical use of high-density foam and synthetic plaster. Concrete was too heavy for his purposes, and he felt fiberglass was too flimsy, hollow and artificial.

Rios said he carved the large foam blocks by hand, using a hot knife. He had to craft his own blades and bits to get the effect he wanted for the 15-by-19-foot sculpture. He even built in an irrigation system so living plants could be integrated into the overall design.

Rios and Sydney Filson, chairperson, Banyan's Board of Directors, envisioned a fresh, impressionistic Hawaiian theme. They said they



This is what the lobby of the Waikiki Banyan Looked like before Rios dressed it up with a sculptured wall.

wanted an organic, even somewhat mysterious look, with hints of the classic.

The sculpture, "Ala Hele" ("the pathway" in Hawaiian), was given a reception and blessing recently. Rios

said people saw motifs, ranging from the ridiculous to the sublime. One thought he saw the cleated sole of a rubber boot; another, more appropriately, saw the hand of the Hawaiian water god. **HA**

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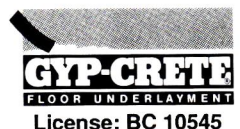
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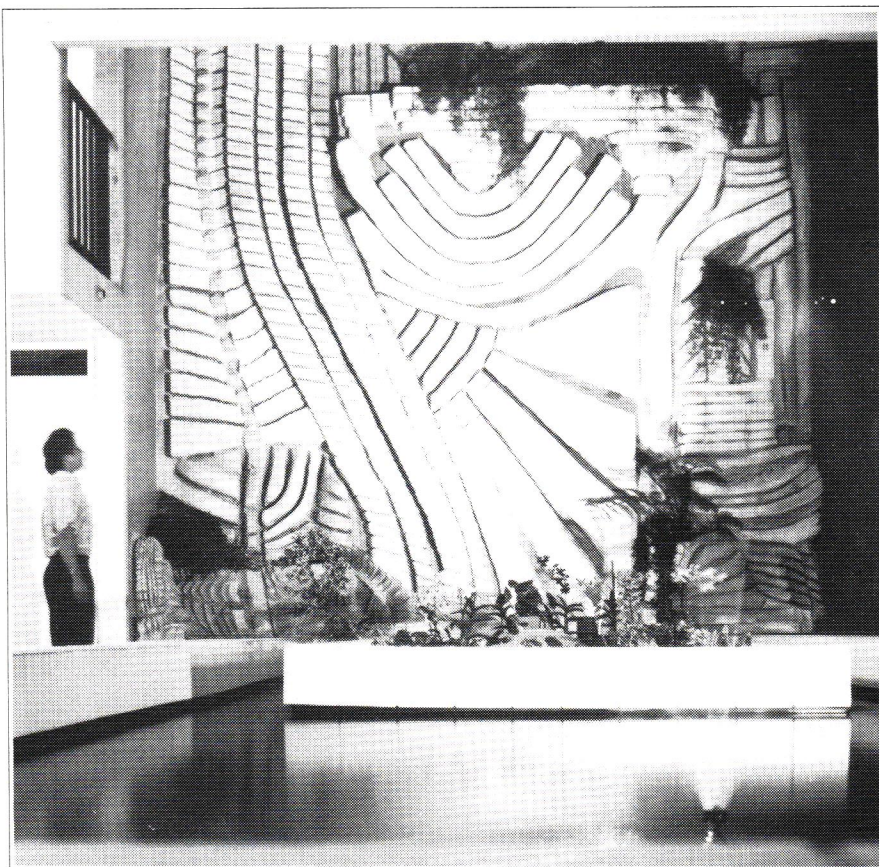
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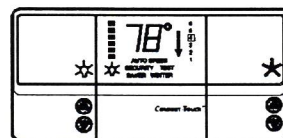


Rios selected high-density foam and synthetic plaster as basic materials for his sculptured wall, "Ala Hele," meaning the "pathway" in Hawaiian.

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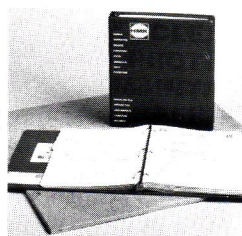
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Yanoviak's Manuscript Published

A manuscript, **Water Infiltration in Hawaii and Ensuing Construction Litigation**, written by Andrew Charles Yanoviak, AIA, CSI, was published by the American Society for Testing and Materials in STP 1107.

The book, *Water in Exterior Building Walls: Problems and Solutions*, was edited by Thomas A. Schwartz, P.E.,

AIA, Chairman of ASTM Committee E-6 on "Performance of Building Constructions."

Yanoviak serves on the national AIA Building Performance and Regulations Steering Committee and is president of the Honolulu Chapter of the Construction Specifications Institute. **HA**

ASID/IF Sponsors Expo '92

The Industry Foundation members of the Hawaii Chapter of the American Society of Interior Designers (ASID/IF), will sponsor the third annual Pacific Interiors Expo '92.

The event will be held on Thursday, Oct. 8, 5 to 8 p.m., at the Mauna Kea Ballroom, Hawaii Prince Hotel, Waikiki.

The Expo is open to interior de-

signers, architects and specifiers only.

Admission is \$6 in advance or \$10 at the door. The price of admission includes pupus and free validated parking. There will be drawings every half hour for door prizes. Deadline for advance reservations is Oct. 1.

For information call 845-6688. **HA**

Model Energy Code in Final Revision

The State Department of Business, Economic Development & Tourism (DBEDT), Energy Division, has just completed and is developing the final revision to the proposed "model energy code." DBED revised the requirements for residential water heating in response to public comment, including comments by the Honolulu Chapter of the AIA (HC/AIA).

The counties will review the model code as soon as it is officially released by the DBEDT.

Herb Muraoka, director of the building department has assembled a review committee to consider the proposed code. The committee is headed by Raymond Len.

Kent Royle, AIA, will be HC/AIA representative to this committee and will report to the Codes and Energy Committees.

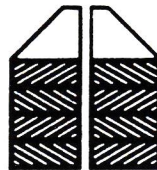
Councilmember Steve Holmes will introduce the code to the county council. **HA**

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Firm Receives Affordable Housing Award

The architectural firm of Stringer, Tusher & Association was recognized by the city and county of Honolulu for its efforts at designing affordable rental housing.

In a ceremony at City Hall, July 20, Stringer Tusher was presented with a Project of the Year Award by City Managing Director Jeremy Harris, for its work with Harbor Village apartments, a mid-sized residential unit in the Chinatown district.

Harbor Village, located on the corner of River Street and Nimitz Highway, has 90 residential units, 20,000 square feet of commercial space and 150 parking stalls.

"The building is a strong, urban piece of sculpture, recognizing its setting and purpose," stated David Ayer, project architect and principal at Stringer Tusher & Associates. "It responds to its Chinatown setting with a strong street presence, while keeping its residential tower recessed from the street edge and varied in its overall massing."

Ayer credits much of the success of Harbor Village to the strong cooperative effort of the city and county of Honolulu, especially the Managing Director and Land Utilization offices. "Jeremy Harris and Ben Lee provided the added inspiration, guidance and criticism that elevated everyone's efforts so we could win this design award," said Ayer. "The mayor and his staff were very concerned and sensitive to the need for quality, affordable rental housing. This project is proof of their commitment."

"Given a tight budget, we were quite satisfied with the final design product," said Ayer. "Although the materials are simple, the design achieves visual interest through a series of setbacks that create lanais, variation in the windows and exterior colors and the use of accents in awning, metal grillwork and street storefronts," he said. **HA**

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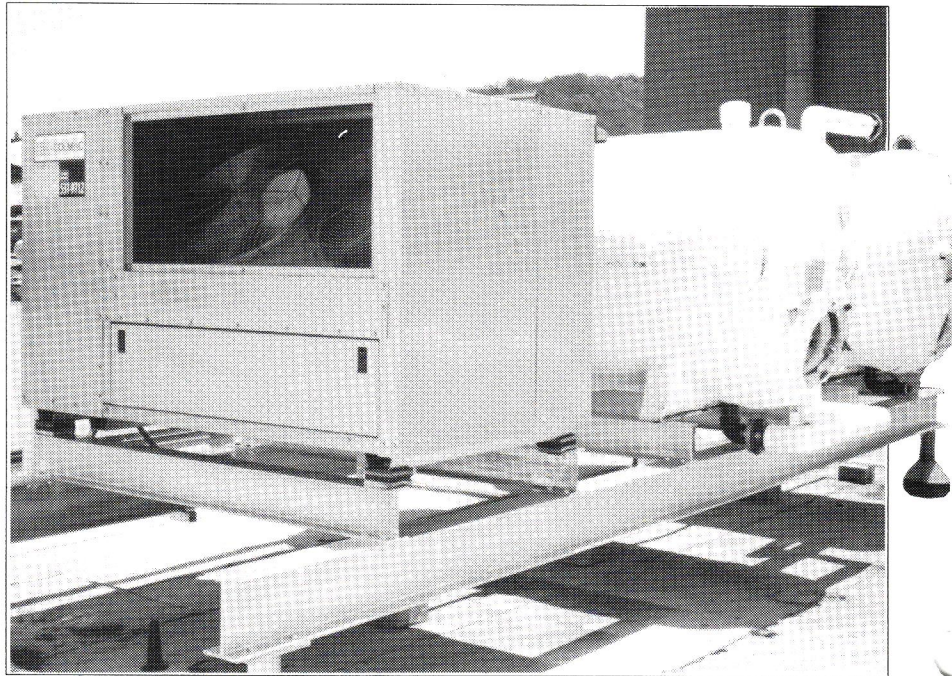
Colmac Coil Manufacturing, Inc., has introduced their new HPA line of air-source water heating heat pumps charged with the "environmentally friendly" refrigerant, R-134A.

This new refrigerant has no harmful effect on stratospheric ozone and features pressure and temperature characteristics similar to the widely used R-12 refrigerant.

Factory and field tests in Hawaii of the new Colmac Heat Pump show slightly higher heating capacities, and equal or better efficiencies compared to heat pump operation with R-12. Outlet water temperatures of up to 160°F can also be achieved.

Hawaii's first Heat Pump with R-134A refrigerant is installed and providing hot water for the residents of the Punahou Royale Condominiums in Makiki. The system, designed by engineer Victor Russell of Darrow Sawyer & Associates and installed by Western Pacific Mechanical qualifies as Hawaii's first "green" heat pump installation.

The Colmac HPA line of environmentally safe heat pumps is available in sizes from 43,000 to 178,000



Hawaii's first heat pump without R-12 refrigerant was installed at Punahou Royale Condominiums in Makiki.

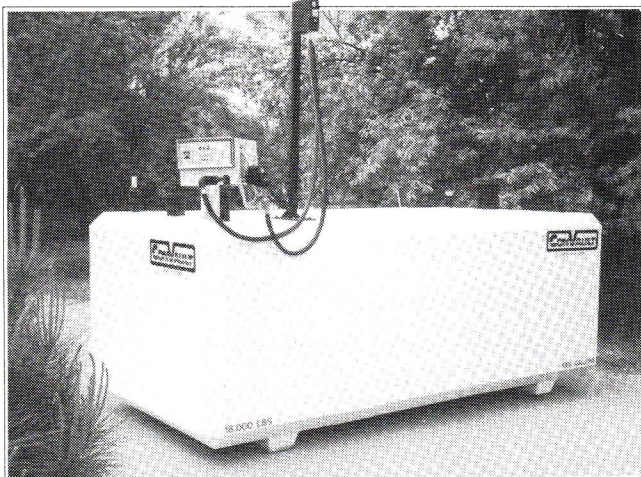
Btu. Larger heat pumps up to a million Btu are also available. Other features of the Colmac line include stainless steel cabinets and coated evaporator coils for corrosion resistance, low-speed/low-noise fans, low-speed, high-efficiency hermetic compressors, vented double-wall

condensers, bronze circulating pump and fully automatic controls.

Colmac Coil also manufactures water-source heat pumps, air-cooled condensers and custom replacement coils. Colmac is represented locally in Hawaii by Northstar Pacific, Inc. **HA**



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Marking Systems Gain in Popularity

Fire life safety systems have relied almost exclusively on battery back-up systems and external power sources for exit signs and emergency lighting of escape pathways.

According to Henry Galarza, consultant for C, H & S Enterprises, self-illuminating marking systems are offering another option or can complement existing systems.

Galarza added that the concept of low-level marking of pathways and exits is gaining in popularity and has been incorporated in many states' building codes, including the 1991 Uniform Building Code for Honolulu. In some states, marking

systems are required in addition to conventional systems, especially in hotels and amusement buildings.

"The low-level marking of pathways has added the insurance of guiding occupants of a building out in emergency," said Galarza.

He explained that the pathway lighting system is made from either polystyrene or an aluminum substrate. Exit signs and pathway lighting made of this material are easy to install, non-toxic, and non-radiative with a rated life in excess of 25 years. These materials have the quality of storing energy when UV-illuminated by visible light.

Galarza remarked that dead batteries and failure of back-up systems are always possibilities in emergency situations. The systems are commonly positioned at high levels on walls and over exits; self-illuminating systems are installed at lower levels.

"During fires, dense smoke often prevents occupants to see the escape systems," he added. "As heat causes smoke to rise, evacuees unfamiliar with their surroundings could follow low-level pathway marking systems and crawl out to safety." **HA**



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Task Force Develops Master Plan for Waikiki

by Benjamin B. Lee, AIA

A task force composed of local architects, landscape architects and planners was convened by Mayor Frank F. Fasi and the Department of General Planning in April, 1990, to develop concepts for a Waikiki master plan. In May of this year, the department completed its master plan for Waikiki and transmitted it to the city council for review and comment.

The plan, which is intended to guide the physical development of Waikiki during the next 20 years, recognizes that Waikiki is a "maturing" urban resort now poised at a critical juncture in its economic life cycle.

Waikiki master plan goals include moderate growth; incentives to encourage redevelopment; more landscaped, public open space and other pedestrian amenities. transportation and traffic improvements; and maintaining existing residential neighborhoods.

The plan is a composite of "ideas," the result of two years of consensus-building among a diverse group of organizations and individuals sharing a concern about Waikiki's future. Among the many resource documents available to the city was "Vision for Waikiki 2020," published by a private group of planners. Many of

their concepts, and others, are incorporated into the plan.

Some of the plan's major features are highlighted below:

Mixed-use

Feasibility studies show that both small and large landowners would have a greater incentive to redevelop if a mix of apartment, hotel and commercial uses were allowed.

- The master plan would create a new resort mixed-use precinct for Waikiki's "core" and "gateway" areas. Permitted uses would include retail, eating and drinking establishments, offices, and hotel and apartment uses. This



Benjamin B. Lee, AIA



The alanui hale, or "great pathway" system, would be created by the closure of streets and the redevelopment of private property to provide for pedestrian pathways.

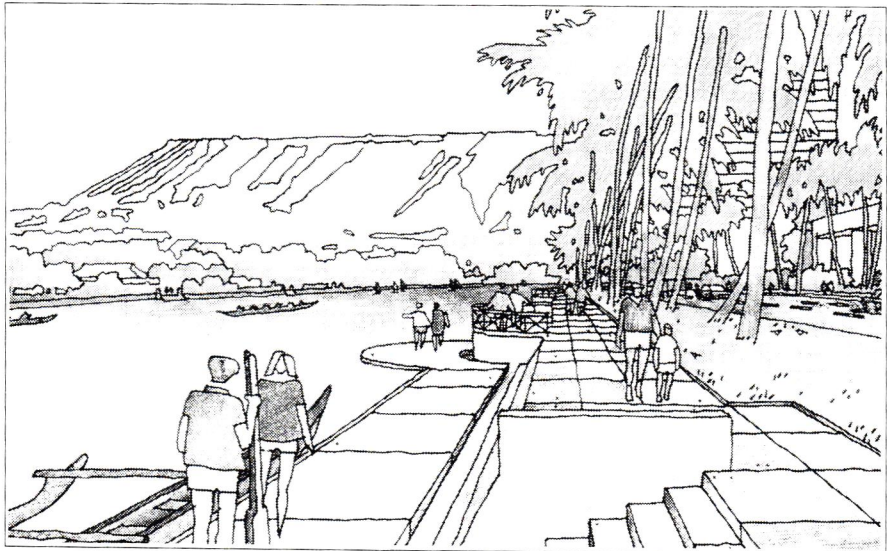
would allow maximum flexibility to develop all types of resort-compatible projects.

- resort mixed-use would also support the plan's moderate growth policy for visitor units. The plan recommends a total visit-unit growth of from 3,000 – 5,000 units by the year 2010. This is a net increase from 1,000 to 2,500 units over what existing zoning now permits. This moderate increase is intended to maintain Waikiki's economic viability, and it corresponds to the lower end of the range which the visitor industry leaders defined as desirable.

- The plan also provides for moderate growth in residential units with potential increases of up to 3,000 units, about half of which could be moderately-priced units on publicly-owned sites. (The new resort mixed-use area would serve to relieve pressures for converting residential units to short-term transient use by providing added capacity within properly-zoned resort areas.)

Neighborhoods

While resort use is predominant, Waikiki has retained a strong residential community which lends diversity and vitality to the district. The plan explicitly calls for preserving and enhancing existing residential neighborhoods, and encouraging affordable housing



Open space would be created for streetscape improvement by narrowing roadways and widening side walks. Promenades, public plazas and new parks would also be part of the new open space system.

where feasible.

- Residential neighborhoods are not now clearly defined. This lack of distinction makes it difficult to appreciate Waikiki at a more intimate and personal scale. The plan contains development guidelines for seven residential neighborhoods. A name and identity for each is proposed, reflecting its history and unique form. Open space features, the "alanui hele" and the preservation and/or relocation of architecturally significant "cottages" and other low-rise structures are also part of the plan's residential element.

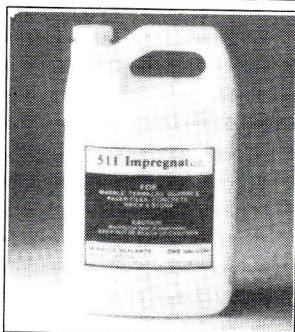
- The plan identifies two government-owned sites — the Waikiki community center and Jefferson School — for affordable housing. The sites could support from 650 to 1,200 units and other residentially-oriented uses.

However, since both sites are state-owned, state concurrence would be needed for a change in use, and the State Department of Education opposes such a change for the Jefferson School site. Mayor Fasi has directed that no change in land use be proposed by the city as long as the state and the community want to retain use of the school.

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Open space

Bringing open space back into Waikiki is a major goal of the plan. The opportunity for mixed-use would be used with other development incentives to obtain major public open spaces, especially for the larger development sites.

- The plan proposes a comprehensive open space system of widened public sidewalks and a network of public plazas,

promenades, neighborhood parks and landscaped walkways to be achieved through private development and the closure of some public streets.

- The "alanui hele," a continuous pedestrian pathway system through the residential neighborhoods, would connect a series of neighborhood parks and provide each neighborhood with a new image and identity.

Streets

To serve Waikiki's unique transit market of commuters, residents and visitors, an integrated system is proposed to include both transit and traffic circulation improvements. Since more than one-third of the land in Waikiki is taken up by streets and street rights-of-way, this is also an excellent opportunity to improve pedestrian access and provide more open space and landscaping.

- The Waikiki people-mover would be an on-grade system of rubber-tired buses, equipped with floors close to the ground and three wide doors to facilitate access. The people-mover vehicles would provide transit service at frequent intervals along a consolidated route, connecting Waikiki with a multi-modal transfer point. A shuttle van service, linking long-term peripheral parking lots to major Waikiki employers, and a tourist circulator bus, a low-capacity "theme" ride, would serve the special needs of employees and visitors.

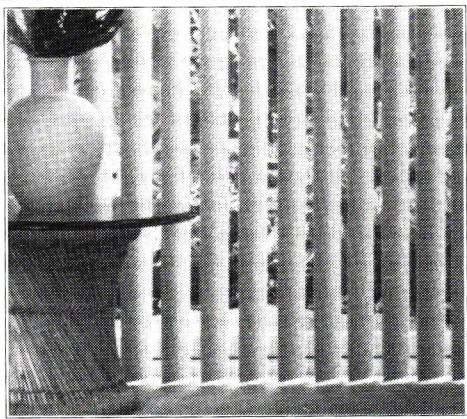
- More than 38,000 people are employed in Waikiki, primarily in the hotels. These establishments cannot provide parking for all their employees. Consequently, many workers use what available parking there is along the streets. The plan proposes peripheral parking intended primarily for long-term employee parking (not for residents and visitors). Keeping employee parking at the edges of Waikiki would not only improve traffic flow, but would also provide more street parking for residents and more parking for the patrons of all hotels.

- To reduce vehicular-pedestrian conflicts (and to achieve open space goals), the plan proposes one-way travel in the Diamond Head direction along Kuhio Avenue and a reduction of one or possibly two lanes of traffic in order to widen the sidewalks. The proposed Kalakaua transit mall would reduce one of the four existing traffic lanes. Service and

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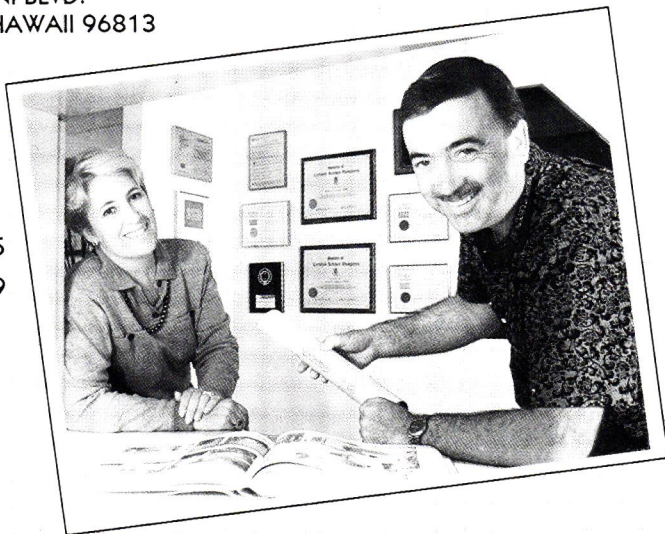
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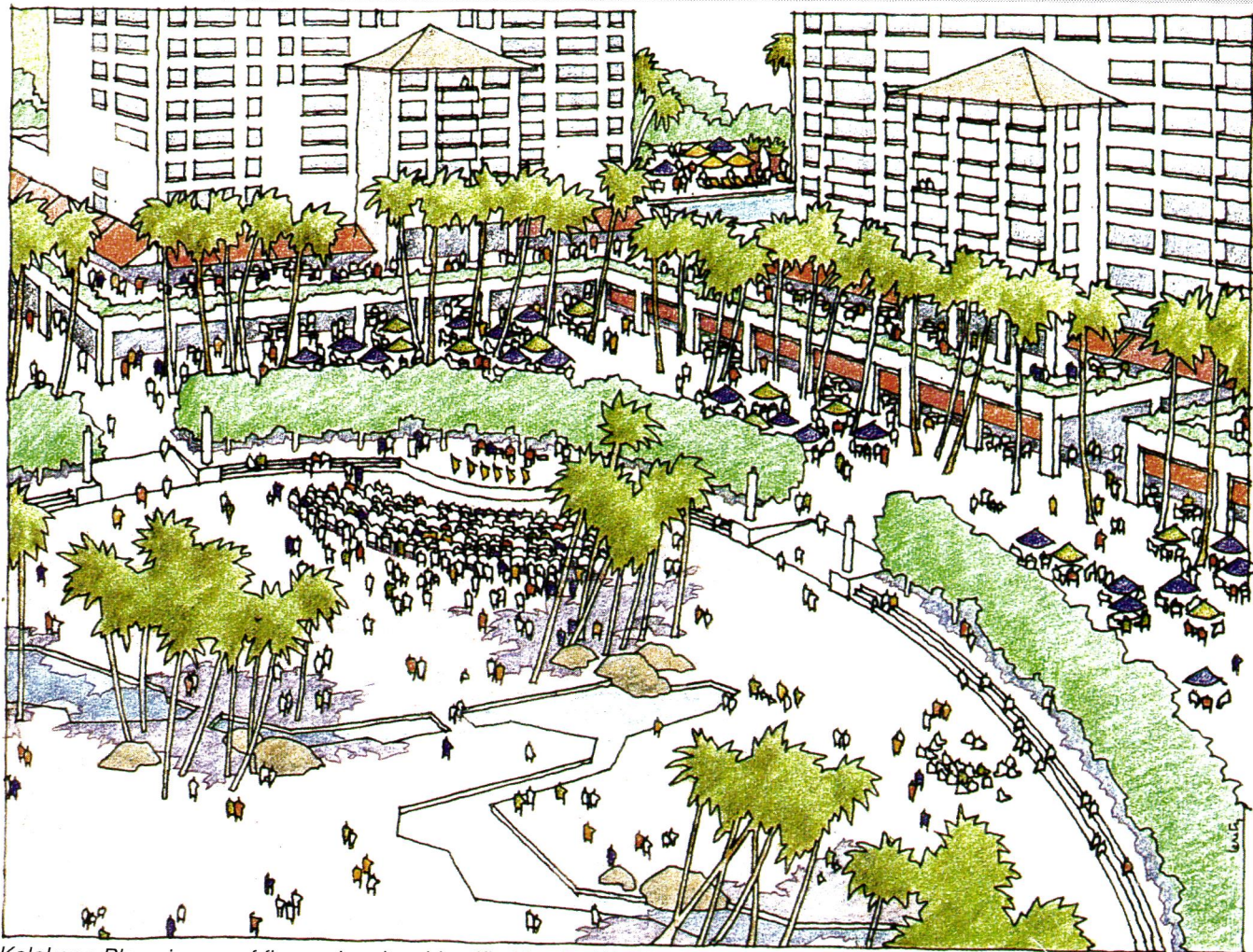
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Kalakaua Plaza is one of five major sites identified by the Waikiki plan as offering significant opportunities for change.

delivery vehicles would still be allowed. Sidewalks would be widened to encourage sidewalk cafes, and additional landscaped loading bays could be provided in selected areas to further improve traffic flow.

It is important to note that the Waikiki master plan proposals are interrelated and are designed to work in concert to achieve multiple planning and design goals. For example:

The new resort mixed-use precinct would not only be used as a stimulant for redevelopment and to obtain public open space, but would also help preserve existing mauka apartment areas for residential use.

The transportation and traffic circulation element of the plan would relieve traffic congestion, improve the pedestrian environment, and help create the open space system.

The open space system would improve access for residents and visitors and serve the additional goal of redefining and distinguishing Waikiki's resort and residential districts.

The Waikiki master plan paves the way for the improvements needed to maintain the resort's unique place as a premier visitor destination and vital residential community.

The mayor has formed an economic development task force composed of state and city department heads and broad representation of residents, landowners, business industry, the council and state legislature. Their task is to review and make recommendations on the best ways to implement the plan, financing strategies, and the priority of public and private improvements.

The city's Department of General Planning has been holding public

information meetings on a proposed master plan for Waikiki. The next meeting is scheduled for Wednesday, Sept. 9, 7 to 9 p.m. at the Ala Wai clubhouse.

Councilmembers, professionals, community organizations, neighborhood boards and the general public are invited to attend.

Later this year, the council will hold public hearings on the development plan amendments which would pave the way for future implementation of the Waikiki master plan.

Copies of the Waikiki master plan are available for a minimal charge of \$2. They can be picked up at the city's Department of General Planning, Honolulu Municipal Building, 650 S. King St., 8th Floor.

HA

Benjamin B. Lee, AIA, is chief planning officer for the City and County of Honolulu.



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The Pointe Club Crowns Hawaii Loa Ridge Project

by June Fukushima

The Pointe at Hawaii Loa Ridge is the final and finest achievement culminating nearly two decades of activity at the Ridge for developer Jim Ohlman.

This is a gated community of just 44 splendid homes situated on 44 estate-sized parcels. Among the

amenities Ohlman mandated is a fee-simple, undivided property interest in The Pointe Club, a cluster of elegant buildings designed by Norman G. Y. Hong, vice chair at Group 70 International, and grandly landscaped by David Kaplow of Plantworld. Created for the fortunate few who can live anywhere and celebrated in sales literature as the "most exclusive

club in town," the project inspired the team at Group 70 International to continued excellence and distinction in design.

Producing the interior environment for this "ultra-community" was a gemstone of opportunity. "The Pointe Club should be world-class in elegance, yet comfortable, like one's own home," Ohlman said. "Let it reflect Hawaii's multi-cultural heritage. Give it the flavors of Europe, America and the Orient, yet always remind us where we are, here in the pearl of the Pacific. Give it a sense of tradition tempered by contemporary lifestyle, and function and dignity, but make it *personal* as well ..."

Analyzing the challenge to be something of a design hybrid, not quite like doing a residence, but not like doing a hotel or a corporate environment either, we



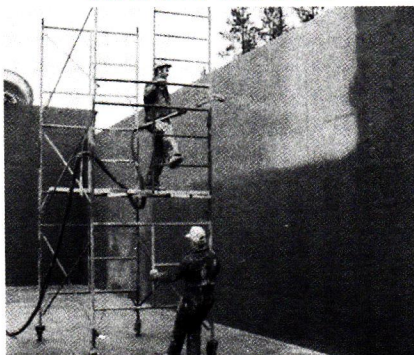
Interiors for the main entertaining area at the Pointe Club stress both elegance and comfort.

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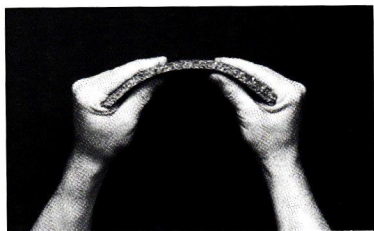


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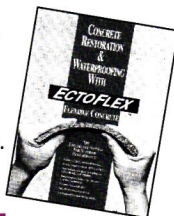
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Decorative elements were selected specifically to enhance, rather than interrupt, the genteel ambiance, and were highlighted by the work of Hawaii's own artists. We were constantly three-d'ing the elements in our minds, knowing that one wrong detail could throw everything off.

During the conceptual stage, it occurred to us that we had an opportunity to set an architectural standard for The Pointe as a prestigious east side community, to express a level of beauty from which custom home producers would take their own cues. The club could literally be "on-point" for the homes that would follow. The fact that brokers and buyers often bring their architects and designers in to see The Pointe Club, indicates this objective has been met. The developer also is pleased that this is happening.

"Never have I seen architecture and interior design so much a part of each other," observed Ohlman. "It's fun to watch what happens when there's a public gathering. People here for the first time walk around it carefully, taking it in from all sides, and then sit down and just relax. Later they don't want to leave ..."

As designers, we could not ask for more. **HA**

June Fukushima is an associate with Group 70 International.



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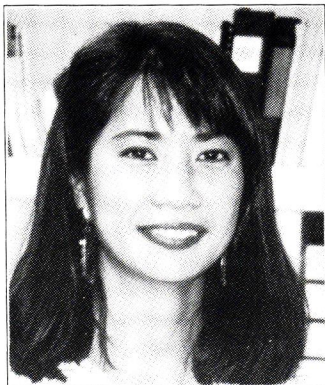
HC/AIA Welcomes New Members

AIA Members

James Henry Hutchings, Ph.D., was formerly employed by the U.S. Air Force Command Architect. He graduated from Washington University with a bachelor of architecture and earned master and doctoral degrees in Engineering from the Century University of Southern California. His hobbies include tennis, skiing, rifle shooting and swimming.

Gaspar P. Milla is employed by Sam Chang Architects & Associates, Inc. He earned a bachelor of science in architecture. He lists basketball and swimming among his hobbies.

Roger P. Anderson is employed by Lacayo Architects. He earned a master of architecture from the University of Hawaii in 1983 and a bachelor of science in Electrical Engineering, Business and Economics from Carnegie-Mellon University in 1978. His hobbies include playing with his daughter and reading.

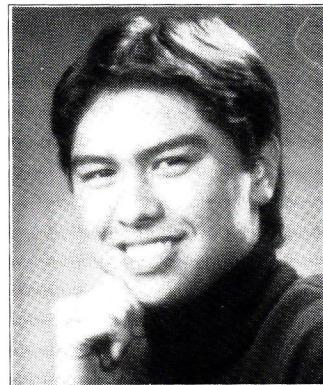


Rachelle Iwashita

Associate Members

Shawn T. Kodani is employed by Paul Louie and Associates, Inc. He attended the School of Architecture, University of Hawaii at Manoa, from which he earned a bachelor of architecture. His hobbies include softball, diving/fishing and basketball.

Yatin (Tony) N. Patel is employed by KOP Hawaii, Inc. Architects. He attended the University of Arizona and earned a science of architecture



Paul L. P. Flores

degree from the Southern California Institute of Architecture. He and his wife Deval enjoy travel, camping and hiking.

William D. Cesaletti is a self-employed computer drafter. He earned an associate of science degree in drafting/engineering aide from Hawaii Community College in 1986, a bachelor of arts in geography from the University of Hawaii at Hilo in 1978, and an associate arts degree in mathematics from Cabrillo College in Palos Altos, Calif., in 1974.

Intern AIA Members

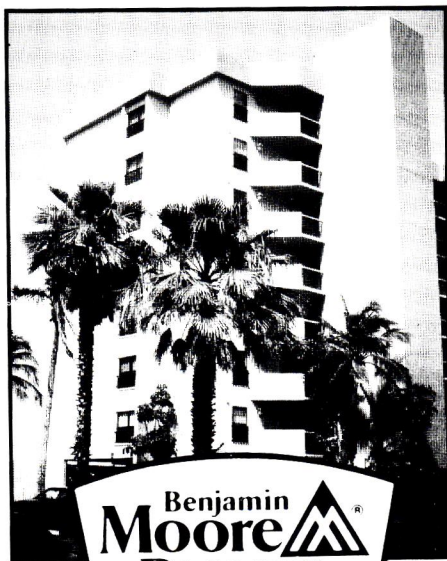
Rachelle Iwashita is employed by Okita, Kunimitsu & Associates, Inc. She attended Leeward Community College from which she graduated with an associate of science degree in drafting technology. She also earned a bachelor of architecture from the University of Hawaii School of Architecture.

Alan Richards earned a bachelor of architecture and diploma in architecture from the University of Bristol, United Kingdom. He took and passed his RIBA license at the Heriot-Watt University, Edinburgh. He lists drawing, reading, sailing and walking among his hobbies.

Student Affiliate Member

Paul L.P. Flores is a third-year student at Leeward Community College. He is employed by Nancy Peacock AIA, Inc. He lists basketball, writing, sportscard collecting, reading, swimming and movies among his hobbies. **HA**

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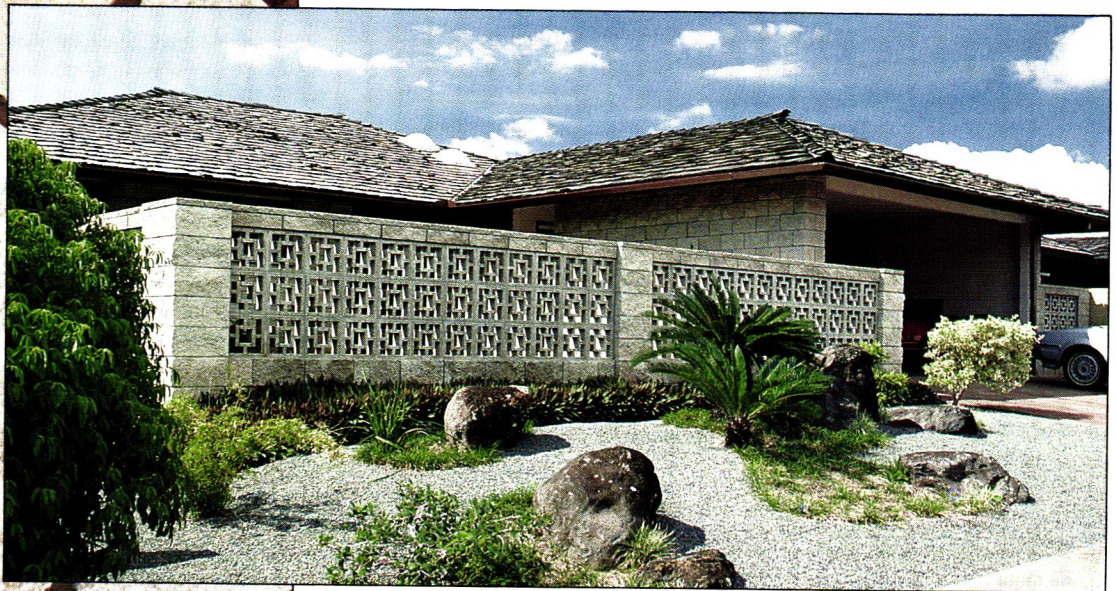
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