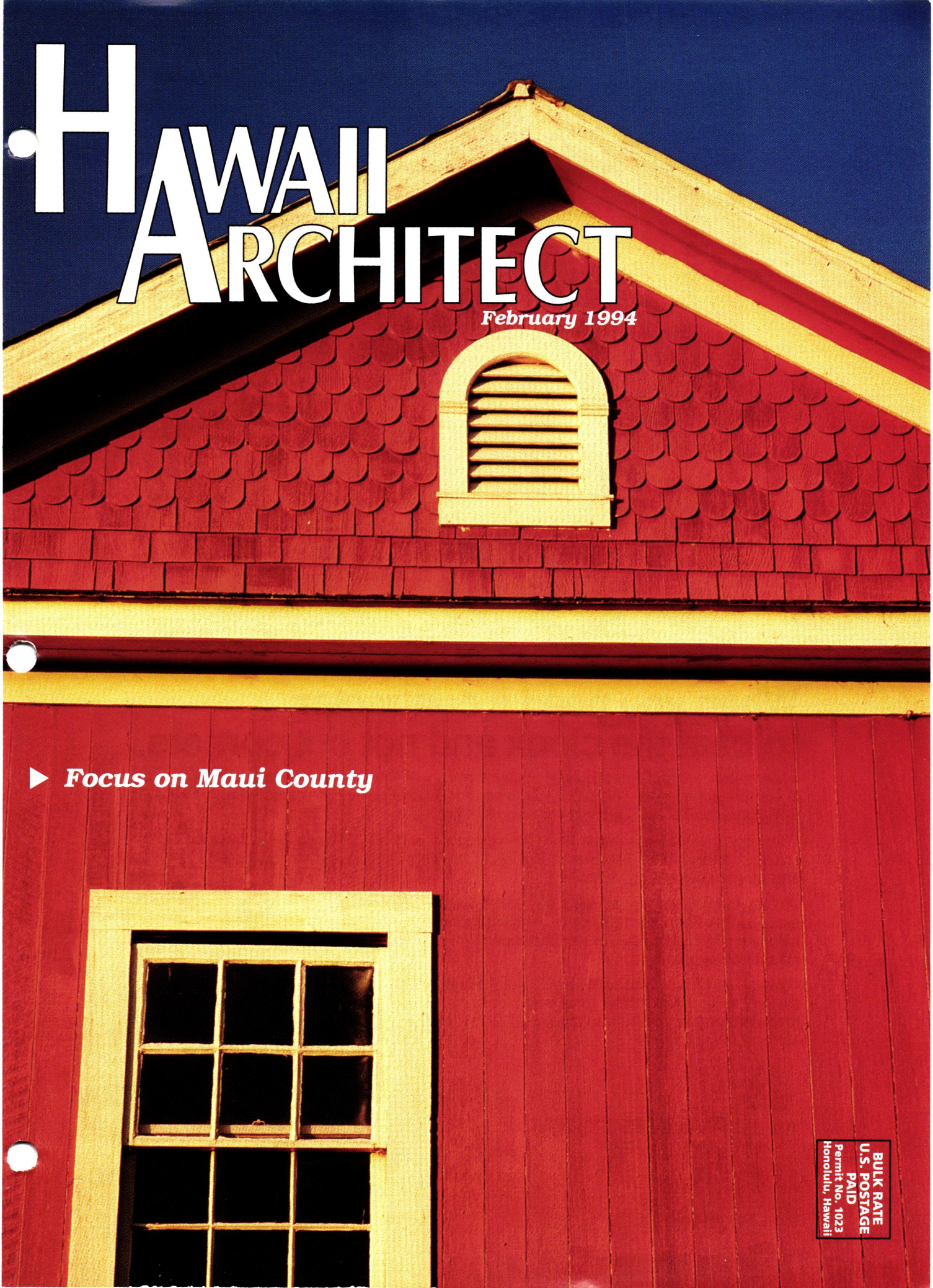


HAWAII ARCHITECT

The background of the cover is a photograph of a red building with a yellow roof. A yellow dormer window with a louvered top is centered on the roof. Below the roofline, a yellow-framed window with a grid pattern is visible on the red wall. The sky is a clear blue.

February 1994

► *Focus on Maui County*

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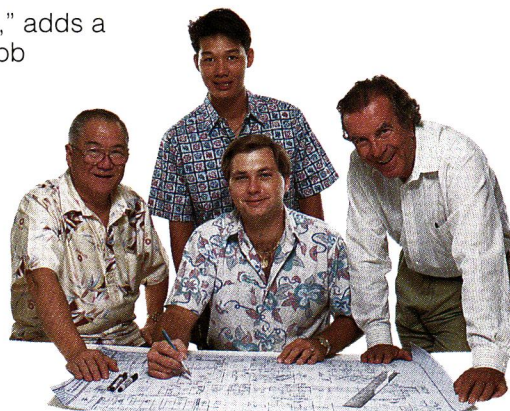
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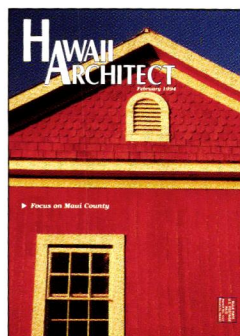
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In this issue ...



DAVID WATERSUN PHOTO

The island of Maui and Maui County are the focus of this issue of *Hawaii Architect*.

The cover depicts the Ket Hing Society Hall in Keokea, built by the upcountry Kula Chinese

community and used for religious community circa 1912. It poses Sunday mornings and social gatherings Sunday afternoons. The building is only one of many historical buildings featured in the AIA Maui's upcoming book "Under a Maui Roof."

As guardians of the culture, Maui architects have taken an active stand in the preservation of historical buildings, working hand in hand with organizations such as Wailuku Main Street and the Maui County Cultural Resources Commission. AIA members are working closely with county officials, providing input into building codes and community plans.

In 1973, a few architects then practicing on Maui recognized the need for a professional organization involving architects, planners, landscape architects. This organization, P.A.I.M., grew rapidly, evolving into the Maui section/AIA under the umbrella of the Honolulu chapter/AIA.

In 1990, the Hawaii State/AIA was reorganized into its current format—Hawaii State Council/AIA, AIA Honolulu and AIA Maui. The Maui chapter today has more than 50 corporate and associate members.

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Preserving plantation towns

New Zoning Category

by
Jim
Niess

Maui County has taken an exemplary step forward in the preservation of its historic plantation towns by creating a new zoning category called "Country Town Business." Lahaina has long been protected from inappropriate designs and building alterations by its own historic district. Maui County's other towns—Wailuku, Paia, Makawao, Waiakoa, Keokea, Hana, Kaunakakai, Lanai City—had been languishing since the 1960s in a category known, ironically, as Interim Zoning. This "temporary" designation was inflexible and unworkable. Consequently, property owners were discouraged from maintaining and upgrading their buildings; new construction was also suppressed by an unpredictable and labyrinthine approval process.

Maui County's Planning Department designed the Country Town Business category to encourage upgrading of the aging building inventory and to set a direction for new

development that respects the unique architectural character of each town. This was accomplished by appending specific design guidelines to the general zoning ordinance for each of these country towns. These guidelines dictate the use of architectural elements such as sidewalk covering canopies and false façades; they suggest wall, door and window treatments and give guidance for the selection of ornament and color.

In addition to this unique zoning ordinance, Maui County has several active Main Street organizations that provide professional peer review services for proposed developments. This new system of zoning and community review, while still in its infancy, has already produced admirable results. Our firm has been active in these plantation towns for some time and has designed several projects with Country Town Business zoning. The commercial building pictured is located in Makawao Town in upcountry Maui. The design was inspired by the long demolished

Nashiwa store and
bakery, Paia, circa
1939 ▼

JIM NIESS PHOTOS



Naga-sako Store that once served nearby Paia when it was a population center for this island.

Another commercial building designed for Paia is a two-story structure to be constructed early next year. It uses ornamental detailing found only in this coastal plantation town, such as the half-round

attic vent, swallowtail rafter tips and the expressed roof-gable in the façade. This detailing is an excellent example of the blending of Eastern and Western influences that occurred in the early part of this century. The false façades are clearly derived from the American West, while the delicate detailing expressed in sculptured rafter tips, beam ends and canopy construction has an unmistakable oriental flair probably brought to these buildings by the Japanese carpenters employed by the plantation.

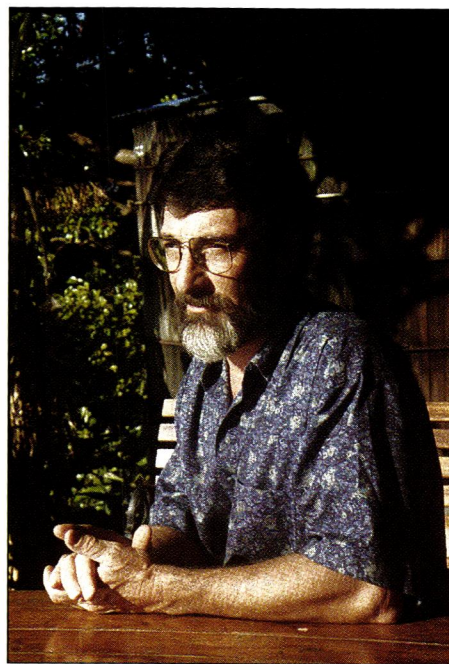
I have recently given lectures on the unique qualities of each of these plantation towns. This presentation starts with Honoka'a on the Big Island, passes through the towns in Maui County and concludes with Hanapepe and Waimea on Kauai. The presentation's central theme is that each of the towns has its own unique character, expressed through buildings massing, architectural detailing, use of materials and location.

The buildings, with few exceptions, are framed in wood, have corrugated sheet metal roofing and were designed to be inexpensive, functional structures. The criteria for low-cost, functional buildings is the same today as it was when the existing inventory was put in place. Some of the buildings were built in the 20s, some in the 30s and other in the 50s. Some will be built in the 90s, and still others will be constructed in the next century. Maintaining continuity in the character of these towns is a difficult task since the subtleties discussed in this article are not generally appreciated by the public at large. As architects and planners, we have the responsibility to look ahead and analyze the impact of changes to these communities and to support these efforts at maintaining their

unique character.

The flexibility of Maui's Country Town zoning could be applied to each of these locations where, due to various circumstances, the perpetuation of Hawaii's plantation towns is threatened. Throughout the state, many buildings are aging, in some cases rapidly, due to lack of attention. Others are tastelessly painted in the outrageous style preferred by attention-starved retailers who are their tenants. This effort, instigated by former Planning Director Chris Hart, goes a long way to restore and perpetuate the dignity these examples of our rich architectural heritage deserve. The Country Town Business zoning is in place and working in Maui County and should serve as a guideline for other counties to follow.

♦ James Niess, AIA, is principal, Maui Architectural Group. Niess has photographed and worked on Maui's older buildings since 1973. His firm won an award for the restoration of Kealahou School in Kula and is currently assisting the county at the old Hana School.



James Niess, AIA

Commercial building designed under Country-Town Business zoning in Makawao ▼



A 10-year update

Community Plans

by
Bill
Medeiros

Maui County's long range comprehensive plans, known as the Community Plans, were developed in the early- to mid-1980s. There are nine Community Plans, each covering a region within the county. The islands of Molokai, Lanai and Kahoolawe each have their own Community Plan.

The island of Maui is divided into six Community Plan areas: Lahaina, Hana, Wailuku-Kahului, Kihei-Makena, Paia-Haiku and

Makawao-Pukalani-Kula.

These plans have a 20-year horizon and are intended to be reviewed and updated every 10 years. The County of Maui is currently in the process of the first 10-year update of the Community Plans.

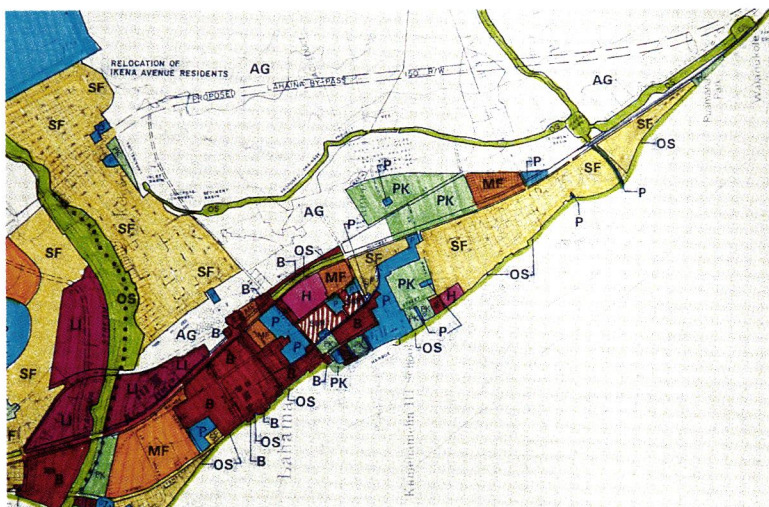
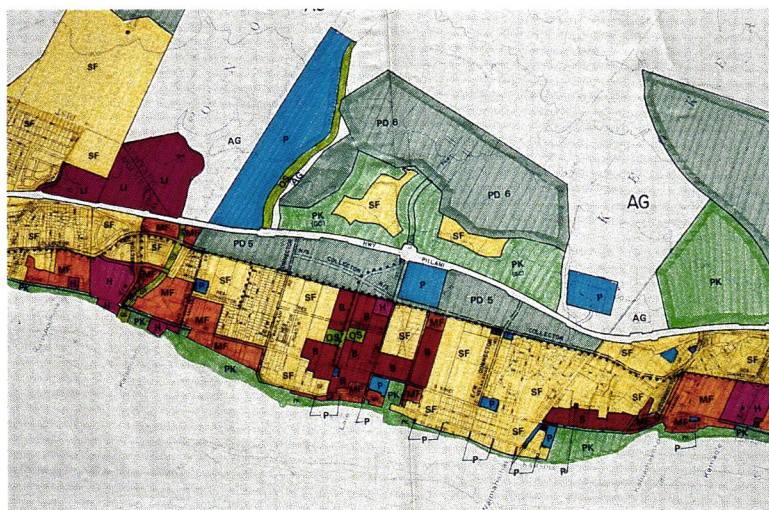
THE UPDATE PROCESS called for the convening of 14-member Citizen Advisory Committees (CACs) for each of the regions. The nine CACs consisted of members appointed by the mayor, the County Council and the Maui District Student Council.

The CACs were charged with reviewing the plan for their area and then presenting their recommendations to the Planning Director. This provided the community the opportunity to take the first step in the planning process. After reviewing the recommendations of the CACs, the Planning Director then proposes revisions to each of the plans through the appropriate planning commission (Maui County has three different planning commissions, one for each of the inhabited islands, Maui, Molokai and Lanai. Kahoolawe is administered by the Maui Planning Commission) to the County Council.

A two-phase process

The CAC portion of the update process was done in two phases, with five CACs convened in 1992 and four CACs in 1993. The first phase included the Hana, Lahaina, Kihei-Makena, Paia-Haiku and Kahoolawe Community Plan areas.

THE SECOND PHASE included the remaining four areas—Wailuku-Kahului, Makawao-Pukalani-Kula, Molokai and Lanai.



▲ Above, Kihei-Makena Community Plan Land Use Map showing central Kihei and proposed mauka project districts.

◀ Left, Lahaina Town as shown on the Planning Department's version of the West Maui Community Plan Land Use Map. Kahonua Stream is on the left and Puamana is in the upper right.

The CAC process ran from May to mid-December and involved about two meetings a month. These meetings for the most part were held in the evenings to allow public participation in the process.

The process began with the CACs identifying the strengths and weaknesses of their community. The remainder of the process was used to develop plan recommendations intended to build upon the strengths and address the weaknesses. The CACs recommendations were submitted to the director in the form of a written memorandum signed by a majority of the members. Some CACs did submit minority reports as well.

Staffing for the process was provided by the department's Long Range Planning Division with assistance provided by a team of consultants from Michael T. Munekiyo Consulting, Chris Hart and Partners, and Community Resources, Inc.

What we have learned

By the time this publication is in print, it is expected that the County Council will have initiated adoption of the updated plans for the phase one Community Plan areas and the department will be prepar-

ing the transmittal of the director's proposed revisions on the second phase areas to the county's three planning commissions. But after more than 150 CAC meetings, what have we learned in this process?

First, the community seems to want a voice in the planning process. Each CAC voiced the community's frustration that, for the most part, their input in the planning process is limited to three-minute presentations at formally structured public hearings. Several CACs suggested that the CACs not be disbanded at the end of the CAC process. From the dedication of the majority of the CAC members and from the lively discussions that ensued at these meetings, it would appear that the community has a lot to say and there isn't a community-based forum for the people to speak their piece and discuss their collective future (Maui County does not have a neighborhood board system).

Secondly, nearly every CAC stated that the existing Community Plans were good plans, but lacked provisions for implementation.

This sends a clear message to those of us in the system — the bureaucrats, the politicians, the professionals — that, as far as the per-

son on the street is concerned, we have not done our job well. And if we have, in the public's view, failed as stewards of the plan, then we may need to do a better job of keeping to the commonly held and duly mandated vision of the future as expressed in the Community Plans.

And finally, every CAC mentioned, the need to preserve the rural character of their respective communities. Much of the discussion centered on the need for rural development standards within certain areas of the county.

FOR DESIGN PROFESSIONALS this may be the challenge of the nineties: to develop building and infrastructural, particularly roadway, designs that meet current safety requirements, but which have a rural context or feel.

Those of us who are lucky enough to live in Hawaii do so for one basic reason—that this place is very special to us. Keeping our communities special is the underlying theme of the 10-year update of the Community Plans. Whether these plans are successful in attaining that one goal is pretty much up to all of us.

♦ Bill Medeiros is chief, Long Range Planning Division, Maui Planning Department.

AIA Maui Reviews Community Plans

In a six-page letter addressed to Councilman Junior Moniz, chair of the Planning Committee, Maui County Council, AIA Maui members last month voiced opinions, concerns and suggestions to the Community Plan Updates currently before the County Council for consideration. Although many of the comments were of a general nature, some of them involved details, particularly certain areas of the plans impacting Kihei/Makena, Paia/Haiku, Hana and Lahaina.

Tom Cannon, AIA, 1993 president, AIA Maui and chair, AIA Maui Community Planning Committee, said Maui architects are in general agreement with text of the proposed plan updates. His committee, however, suggested amendments and clarifications to the plan

maps, and cautioned against allowing further urban sprawl tendencies.

"The Maui County Community Plan process is an increasingly important planning tool for our common well-being and quality of life," Cannon noted in the letter. "If we are to maintain, improve and enhance the beneficial aspects of living on Maui, we must include each of our communities within an overall master plan for each island and for the county as a whole."

Cannon added that the AIA input was offered "not only out of professional concern but also as Maui residents who must live with the results of the Community Planning process."

Copies of the letter can be obtained by contacting the AIA Maui office.

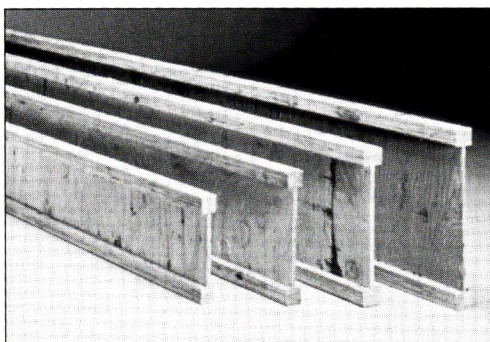
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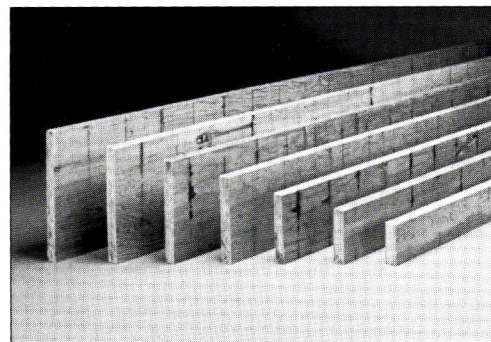
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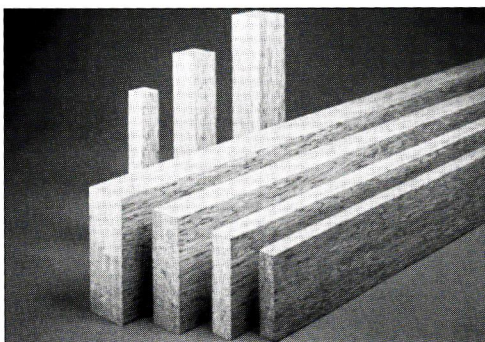
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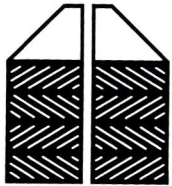
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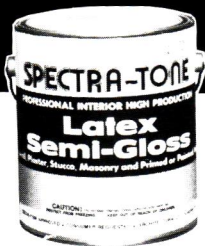
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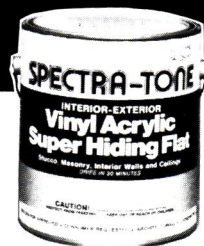
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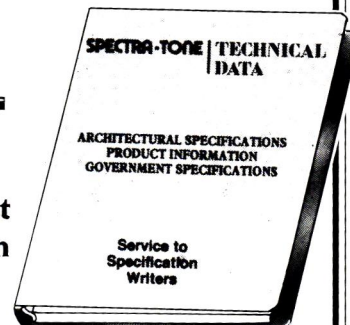


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Perpetuating Maui's heritage

Cultural Commission

by
Tom
Cannon

The spirit, traditions, and sense of place of Hawaii are steeped in our islands' cultural heritage. Preservation of significant historic property provides us with an important physical connection which anchors us to this heritage. Three years ago Maui County resolved that preserving historic properties enhances the educational, cultural, economic and general welfare, and deemed it essential that the "qualities relating to the history and culture of the County be preserved through comprehensive historic preservation."

For this purpose, and to qualify for Federal assistance, the Maui County Cultural Resources Commission (CRC) was formed in accordance with the National Historic Preservation Act (NHPA), and Maui became a Certified Local Government.

THE NHPA SPECIFIED that the commission be composed of professionals in archaeology, planning, architecture, architectural history, and history. In endorsing the commission's formation, Hawaii's state government required that the fields of Hawaiian culture and history also be represented. The Maui County Council added that each of the county's three main islands must be represented by at least one member, on the nine-member body. And thus, the CRC was born.

The first two and a half years of CRC's existence have been both satisfying and frustrating. Satisfaction has been gained through achievements; our frustration has been derived from existing laws—or lack of legislation—which have hampered preservation efforts.

The CRC's mandate is to advise and assist the federal, state, and county governments in carrying out their historic preservation responsibilities.

NOTABLE ACHIEVEMENTS thus far include various nominations to the Registers; oversight over successful preservation projects — including an "adaptive reuse" rehabilitation of the 1907 Wailuku Circuit Courthouse; completion of Historic District building inventories and architectural surveys; approval of the Design Guidelines for Front Street (Lahaina) Improvements; and initiation of archaeological research to locate the sacred island of Moku'ula which previously existed in a freshwater pond in Lahaina, and is now buried.

Ironically, our greatest frustrations have been in trying to preserve remnants of our host, Hawaiian culture. A notable example is a unique archaeological complex in Waihe'e. Here, in a topographically well-defined area, bordered by a crescent-shaped sand dune, the ocean, Waihe'e stream and a gulch, exists what appears to be a priceless cultural treasure.

Waihe'e is known to have been a very important area to the pre-contact Hawaiians; it has the second highest number of heiau of any ahupua'a area on Maui.

This site was formerly owned by Hawaiian royalty (which increases the chances of finding more and better artifacts), and has a striking diversity of landscape and ancient methods of landscape construction. The remaining two or three Waihe'e heiau are located here, along with numerous ancient house sites, a rare inland fishpond, taro patches, an aqueduct (which fed the fishpond and patches, and is said to be the only such structure in Hawaii to carry water from one natural drainage way around a "corner" into another), a fishing shrine, another shrine and stone alignments of unknown purpose, and (in the surrounding dune) the bones of ancestors.

A developer wants to weave a golf course through all these features. The developer's archaeologist said that shouldn't be a problem, and argued that the features were all independent sites.

After sifting through volumes of information and days of testimony, the CRC found that this was one integral site complex with great potential for high cultural and archaeological value. Based on these findings, CRC urged the Maui County Council to deny Phase One approval. This area of Maui is believed to be one of the first places Hawaiians settled, circa 300 AD.

Although the council approved Phase One, at least one councilman indicated that the developer was proceeding at his own risk, and that council members reserved the right to change their mind in subsequent phases. The CRC is currently trying to mitigate potential impacts as the project continues.

THE PRESERVATION of Maui's irreplaceable heritage is in our common interest. This is our connection with the past, a vital legacy of cultural, educational, aesthetic, inspirational, and economic benefits, which needs to be maintained for future generations.

Examples of our unique heritage are a big part of why tourists come to see the islands. The NHPA preamble stated (as part of its purpose) that in the face of ever increasing development, the existing governmental preservation programs were inadequate to ensure future generations a genuine opportunity to appreciate and enjoy the rich heritage of our Nation. The CRC is working to stem this tide.

♦ Tom Cannon, AIA, is immediate past president, AIA Maui and chair, Maui County Cultural Resources Commission.

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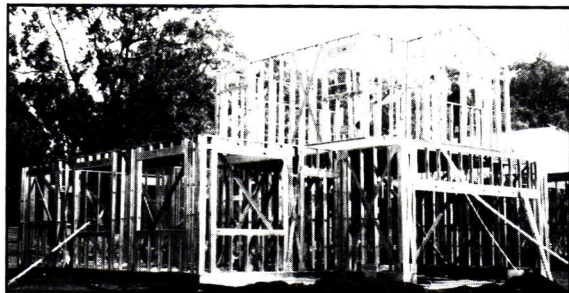
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Appearances can be deceiving.

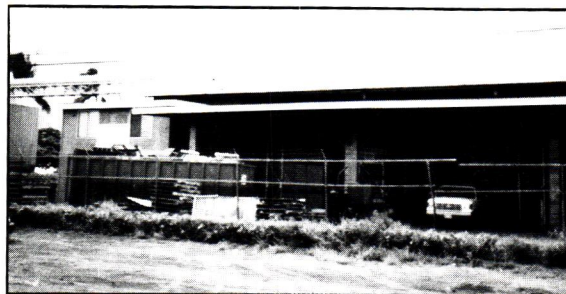
Many Hawaii homes, seemingly beautiful at first glance, suffer from some downright ugly problems.

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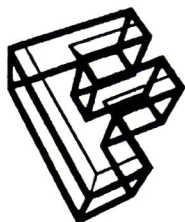
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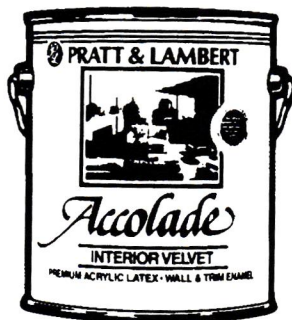
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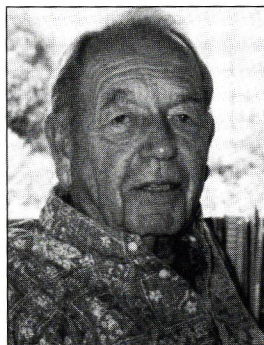
Combining architecture and farming

David W. Curtis, AIA

by
Paul
Sanders

The island of Molokai, with its serene, rural, country environment and small population (6,800), may not be the most dependable atmosphere for design professionals to make a living far from the madding crowd. However, David W. Curtis, AIA, the only architect on the island, has found it a challenging and rewarding experience for the past 23 years.

When he moved to Molokai from Honolulu where he had been a co-owner/partner with the late architect, Tom Wells, after having left Newport Beach as senior partner of the Blurock Partnership, Curtis had an architectural-farming partnership in mind. Until four years ago, Curtis and his wife Dorothe, owned a 200-acre farm; they have now down-sized their farming venture to an eight-acre parcel on the east end of



David W. Curtis

Molokai, where they grow ornamental palms as a commercial venture. Curtis said: "We have planted a couple of thousand trees which we hope to sell when they are of marketable size."

IN THE EARLY years, coordinating a Honolulu architectural practice with projects on the mainland as well as in Hawaii, with a full-time agricultural enterprise on Molokai proved too

demanding, and for a few years architecture took a back seat. However, Curtis found that he could not escape the call of architecture and over the past few years has designed several smaller projects in Hawaii and on Molokai.

Curtis indicated that there have not been drastic changes on Molokai since 1972. Molokai residents are unafraid to speak up to preserve the island's slower way of life and natural beauty. "There has always been a great deal of resistance to

development by local activist groups," he said. "As a result, Molokai is still fairly wide open. We enjoy the lifestyle and have taken an active role in planning, conservation and preservation here."

"Molokai is truly an agricultural island," said Curtis. "This is its main business. It used to be pineapple. Today diversified agriculture plays a major role in the island's economy."

Curtis added: "The

The Curtis
residence on Lanai
blends with its
surroundings ▼

DAVID FRANZEN PHOTOS



primary tourist-related development has been on the west end of the island where land was sold by Molokai Ranch to two Japanese companies: Tokyo Kosan and Alpha USA. Tokyo Kosan has one hotel, Kaluakoi Hotel, with an excellent 18-hole golf course, which was built over ten years ago. Adjacent to the hotel are two condominiums—Ke Nani Kai and Panio-lo Hale and a well-engineered residential subdivision, where a few new homes are slowly being built.

Alpha USA's project is still in the planning stages. Lack of adequate water resources could act as a deterrent to any rapid expansion of this area. There is a great deal of local opposition to the use of the limited water supply on the island for tourist development."

Molokai's Master Plan has always called for the small amount of tourist development to be located on the west end. This

leaves the bulk of the island for agriculture, large natural, undeveloped areas, residential—both rural and country-town—with a few public and commercial architectural projects.

Curtis, who comes from an early California ranching tradition through his father and grandfather, graduated with a bachelor of liberal arts degree from Pomona College in 1947. He studied architecture at USC prior to obtaining his license in the late 1950s.

In California, Curtis was particularly active in the design of public schools, commercial buildings, restaurants and residential architecture.

ON MOLOKAI he has recently designed a slaughter house for the local Cattleman's Cooperative, the renovation of the Kaunakakai Gymnasium and Youth Center and other recreational facilities for the island.

In 1989, he was lured off of Molokai to Honolulu for a couple of years to work as director of production for Norman Lacayo, AIA, owner and chair of Lacayo Group, Inc. There, he was involved in a Ko Olina design project on Oahu for a 320-luxury condominium, and on Harbor Court, mixed-use high rise currently under construction on Nimitz Highway, between Bethel Street and Fort Street Mall. Harbor Court is scheduled for completion in April.

Although "Hawaii architecture" has many interpretations, for Curtis, he would like to see a keener sense of place and a stronger response to the Hawaiian environment—preferably a natural one. An example is his own home on Molokai which reflects his philosophy of the use of natural materials and a design vernacular that fits into the community of which it is part.



In designing his residence, Curtis carefully selected natural materials including eucalyptus flooring.

Causes and Cures for Leaky Roofs in Hawaii

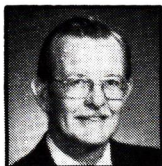
IF YOU WERE involved with selecting, buying or applying commercial roofs before 1970, you had it made. At least if you lived in Hawaii. The only proven roofing materials available were hot asphalt, rag felts and glass plies from half a dozen producers. Plus a little cutback asphalt emulsion, glassfab, perlite and fiberglass insulation boards. That was it.

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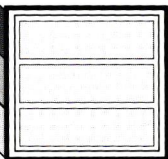


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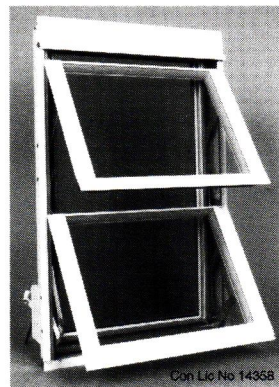
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1996 Regional Conference

Plans are underway for the 1996 AIA Northwest and Pacific Regional Conference to be held on Maui. A committee of AIA Maui members and affiliates has been formed and has begun making plans for the event.

The working title for the conference is "Looking Forward to the 21st Century."

The conference will run for three full days, beginning on a Wednesday, with golf and tennis tournaments, a selection of tours of Maui's points of interest and an opening night dinner. Thursday and Friday are planned as full days of general, special and workshop sessions. A sit-down banquet on Friday evening will crown the week. Saturday will be left open for a regional meeting and leisure time. Tentative dates under review are July 17-20 and 24-27, 1996.

AIA Maui urges all Hawaii AIA members to plan to attend. Details will be provided as time draws closer.

➔ Marie Kimney, AIA

CCPI Elects Officers

New 1994 officers of the Cement and Concrete Products Industry of Hawaii were recently elected during the trade association's 30th annual meeting on Kauai. They are: Frederick K. Sekiya of Ameron HC&D, chair; Charles A. Kubo of Hawaiian Cement, vice chair; Richard S. Walker of Walker Industries, Ltd., secretary; Stephen F. Sales of BOMAT Ltd., treasurer; and Byron S. Fujimoto of James W. Glover, Ltd., coordinator/neighbor islands. Steven K.L. Fong was re-elected president and chief operating officer. He and Jeffrey H. Deer of

BOMAT, Ltd., immediate past chair, will serve on the executive committee.

BIA Expo Scheduled

The 24th annual Building Materials Expo will be held at the Neal Blaisdell Exhibition Hall on Wednesday and Thursday, March 9 and 10. The event, involving more than 100 exhibitors and 250 booths, is co-sponsored by the Building Industry Association of Hawaii and GECC Financial.

The Expo is open to BIA and associated industry members only. Contact the BIA for additional information at 847-4666.

APA Sponsors Workshop

The American Planning Association is sponsoring a planning/design workshop on the reuse of Barbers Point Naval Air Station. The event is offered in conjunction with the Office of State Planning and the city's Department of General Planning. The intent of the workshop is to explore a number of possible reuse scenarios for the NAS facility.

The workshop is open to professionals and the general public. Design teams will have up to nine members and will be matched up by the organizers of the event. Each team will consist of a mix of professional disciplines—architect,

landscape architect, planner, economist, transportation planner and community representatives. The workshop will be held from 9 a.m. to 6 p.m., with registration starting at 8 a.m. Lunch will be provided for all participants.

A follow-up meeting for the public and government representatives will take place the week following the workshop. Each workshop team will have an opportunity to present its proposal and answer questions.

For information about workshop location, contact the Office of State Planning at 587-2800 or Alex Neuhold, APA, at 263-0671.

Pressure-Treated WoodGuide Available

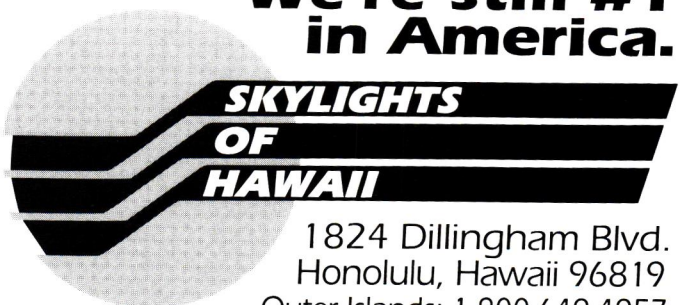
An updated version of the "Guide to the Characteristics, Use and Specifications of Pressure Treated Wood" is available from Western Wood Preservers Institute.

This eight-page booklet for architects, engineers, purchasing managers and code officials interested in western species of treated wood includes standards, retention levels for treatments and notes for specifiers. Also outlined are use and handling recommendations and field treatment.

For a copy, write: Western Wood Preservers Institute, 601 Main St., Ste. 401, Vancouver, WA 98660.

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Leadership Message

Strengthening its independence **AIA Maui**

With February already upon us, it hardly seems possible that 1993 has come and gone so quickly. And yet, here we are, two months into 1994—a watershed year in my opinion—one in which we can begin taking steps to revitalize Maui's construction industry, or if left untended, see a repeat of the island-wide slowdown that plagued 1993.

Maui's economy has changed dramatically in the 1990s and nowhere has the impact been more pronounced than in construction and its related industries. This past year was particularly harsh—marked by a dwindling number of projects, lost jobs, and, by all indications, few prospects for relief in the near future. Add in the demise of sugar and pineapple, and it is easy to understand Maui's growing dependence on tourism to support its economy—despite the effects of the recessions in our two largest markets, California and Japan.

Tourism should not, however, dominate Maui's priorities in determining its economic growth. Certainly, every effort should be made to diversify our economy—the installation of a new telescope on Haleakala and the supercomputer in the Research and Technology Park are good examples—but in 1994, I also believe county officials need to introduce some measures to help stimulate Maui's construction industry.

During this period of financial instability, Maui cannot look exclusively at the private sector to provide an impetus for the industry. Rather, I believe county officials should offer developers incentives to embark on projects they may otherwise be hesitant to pursue. I am certain this can be accomplished, whether it is through the reclassification of selected land zone areas, the formation of public/private partnerships to build affordable housing, or some other good faith

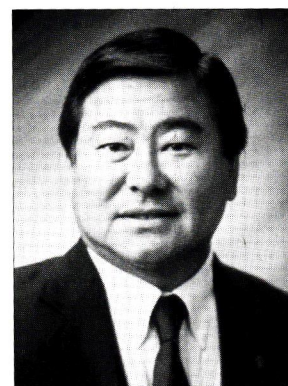
effort that reduces the risks for developers, while benefiting the citizens of Maui.

At the same time, Maui should continue supporting developments that expand its market re-

sources and generate revenue, like the Kaanapali Convention Center. Considering their growing popularity throughout the world, a convention center, combined with Maui's universal appeal, is the kind of project that brings tremendous value to Maui's economy.

I also believe relief can be found by accelerating Maui's long-range capital improvement program, similar to how Governor Waihee has done on the state level. Over the past few years, state and county officials have made a conscious effort to implement projects essential to Maui's future. The expansion and upgrading of the wastewater treatment plants in Wailuku and Kihei, the planned extension of the Kahului Airport runway, and the construction of the Lahaina Bypass, are among the many capital improvement projects that address Maui's future needs.

But more can and should be done. We need to plan for Maui's future, but perhaps more importantly, we need to prepare the island's infrastructure so that prudent development can take place when the economy turns around. And with the downturn in tourism expected to continue until next year, I see 1994 as an opportunity for Maui to meet



Alvin M. Yoshimori

those areas of need.

As we work toward a better future, Maui's architects must continue to build on the foundation of independence we have fought so hard to attain in establishing our own chapter. Architects, as a whole and on Maui in particular, are extremely vulnerable to the ebb and flow of the construction industry. Unlike other licensed professionals, such as doctors or lawyers, we do not, as a rule, enjoy the luxury of having a multitude of clients on retainer that regularly use our services. Ours is a fragile industry, one that is supported by a relatively small number of clients.

Nevertheless, Maui's architects have made great strides in recent years. It was not too long ago that we were just a section of the Hawaii chapter whose decisions were influenced by the larger contingent of architects from Honolulu. Now, we have our own chapter and our own say in determining what actions are best for Maui.

The significance of this achievement should not be taken for granted. Those of us who have practiced on Maui for many years know how far we have come and how hard the road has been. I was born and raised on Maui, but when I left for college, I was unsure whether I would be able to return and work as an architect. Since then, times have changed. Where once there were just a handful of architects on Maui, now there are over 50, of which approximately half have earned their state registration. In the context of where we have come from, that is truly something to be proud of.

But even with our own chapter identity, more work needs to be done to ensure that our standing is equal to that of the Honolulu chapter. For instance, to comply with the new AIA policy requiring mandatory continuing education to maintain AIA status, Maui's architects will have to fly to Honolulu—at their own expense—to attend these courses. I want to see these courses taught on Maui, and if that is not possible, I propose that we utilize the state's inter-island video communication facilities, like HITS (Hawaii Interactive

Television System) or the video conferencing centers, to reduce travel inconvenience and the extra expense imposed upon us.

Regarding our educational needs, I hope to initiate special workshops and instructional seminars—either through our monthly chapter meetings or by separate arrangement—that address issues of current concern, such as the uniform building code, architectural liabilities and handicap accessibility. In addition, I would like to develop a better line of communication with county officials and by so doing, have a greater say in the adoption of new county building and zoning codes and amendments.

I also want to see us build on the strong public awareness program established by my predecessors, particularly in fueling the interest of Maui's students in our profession. Each year we see the dividends of our past efforts, as more and more students go on to become architects, with many returning here to start their careers. This year we

will continue to foster this interest in our schools, through our bridge building and Lego® building design contests, career days, office tours, and scholarship awards.

Because it benefits us to have the public see the range of our capabilities and understand the role we play in our communities, we will host the annual Architect's Week later this year, when a sampling of our work will be put on display, and people can learn more about our services.

Despite the imposing forecast for Maui's construction industry, I believe much can be accomplished in 1994, if not for this year, then for the years to come. I look forward to serving as chapter president and hope that Maui's architects will join me in strengthening the independence we have worked so hard to establish.

♦ Alvin M. Yoshimori, AIA, is chair and president of Gima Yoshimori Miyabara Deguchi Architects, Inc.

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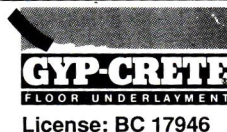
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Preserving historic small towns

Main Street

by
Jocelyn A.
Perreira

Hawaii's economic well-being is intimately tied to the 6 million tourists who come to Hawaii each year to experience the islands' natural beauty, culture, friendly people and history. It is therefore not surprising that there is a growing interest in preserving historic small towns throughout the state because they attract tourists, and

their dollars, which contribute to economic stability.

The Hawaii Main Street Council and its member towns respond to inquiries to develop innovative, pro-active solutions and hands-on strategies to improve economic stability of these towns, their quality of life, enhancing their environment and recapturing the visual character and heritage of the

past. This is accomplished through the Main Street USA four-point approach organization—design, promotion and economic restructuring.

There are four Main Street Resource Centers in Hawaii—one in each county. The Wailuku Main Street Association/Tri-Isle Main Street Resource Center addresses the needs of Maui County, including Lanai and Molokai.

By encouraging small town revitalization, Main Street programs build a positive image for an economically healthy community that creates job opportunities, generates tax revenues and utilizes local resources. The program's emphasis is on low cost and incremental improvements to reinforce existing businesses as well as encourage new diversified economic opportunities. To ensure a

Fujimoto Building won Main Street's Exterior Renovation award in 1992. ►



Four Sisters Bakery received an award in the Adaptive Use of an Older Building in 1992. ►



better quality of life and protect our Hawaiian lifestyle, we must forego short-term profit and work toward achieving sustainable development that will protect the natural resources that make Hawaii's small towns so unique and special. New developments should enhance an existing town and not stand in opposition by creating a second commercial node apart from established businesses. This requires attention and careful planning considerations. Broad-based community consensus as well as professional design interpretation by architects is an intricate part of Main Street town rejuvenation and planning. By promoting these exciting revitalization projects we anticipate long-term benefits and profits.

Main Street programs work with local resources which are sensitive to Hawaii's small towns. Working together with the property owner and/or developer to address community concerns for the environment and the preservation of the lifestyle will actually facilitate the process.

The acceptance of a project after necessary modifications are made signals harmony and allows a community to grow and prosper. Many of Hawaii's Main Street revitalization efforts and their work on future developments reflect our island heritage and multi-ethnic immigrant contributions through the retention of human scale development, traditional architectural styles, streetscapes and street scales.

A professional staff and community volunteers bring to Hawaii's Main

Street programs the skill and expertise to rejuvenate or undertake community projects. Some of Hawaii's finest architects and planners are associated with Main Street programs. Even in hard economic times, one building at a time, inch by inch we take pride in our local heritage — restoring while im-

proving, modernizing while retaining the island flavor that we love and which tourists come here to see.

♦♦ *Jocelyn A. Perreira is Wailuku Main Street Association Executive Director/Tri-Isle Main Street Coordinator.*

Association Rewards Design Contributions

The Wailuku Main Street Association fosters its redevelopment goals with an awards program initiated in 1989.

Initially, the program consisted of categories for preservation and reuse of existing structures. One of the first awardees was Hiyakumodo Higuchi Architects, Inc. for adaptive use of an older Main Street house into an office.

As the program developed, enthusiasm and visibility grew and categories for new developments were added. The 1955 Main Street office complex by Bayless Architects is an example of the best 1992 new building award for a project embodying Main Street goals.

Recognition of sensitive development that strengthens Main Street image rewards participants. Through the awards program, the association is able to indicate the direction they feel future renovation and development should go.



▲ Architects were careful to retain the charm and flavor of Wailuku's Main Street when they designed the 1955 Main Street office complex, winner of the 1992 New Building award.

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Sandalwood Clubhouse

by
Alvin M.
Yoshimori

Since its opening in August 1992, the Sandalwood Golf Clubhouse in Waikapu has enjoyed the widespread support of Maui's residents and visitors. While many factors may account for its popularity, two qualities in particular seem to stand out. First, the clubhouse is designed in the classic Hawaiian style popularized at the turn of the century by renowned architect C.W. Dickey. Secondly, the placement of the clubhouse, both in relation to the golf course, and the course's location on Maui, combines panoramic beauty, with easy accessibility from Maui's most populated towns and communities.

The clubhouse presents the traditional Dickey architectural style, including the combined influences of Mediterranean and

Asian design features, such as the high sloping roofline, the elevated second story, and the simple, yet majestic outward appearance, signified by the solid white exteriors and the clay tile roof. A particularly unique design element is the simulated stonework that was meticulously sculptured near the base of the facility.

Inside, two floor levels offer 37,647 square feet of space, including a meeting/banquet room, locker rooms, cart storage area, and maintenance area on the ground floor, with the second floor holding a spacious pro shop, sales area, dining and kitchen facilities, reception area, and business offices. The interior design features are marked by light colors, with numerous open spaces, including an open ceiling in the main dining area.

Interiors,
Sandalwood Golf
Clubhouse in
Waikapu. ►

MICHAEL FRENCH PHOTOS



SET AT THE foot of the west Maui mountains on the golf course's upper slopes, the two-story clubhouse overlooks the first tee and the ninth green and offers a commanding view of the course play. But even more impressive, the clubhouse view rolls away to a sweeping vista spanning from the Pacific Ocean to the slopes of Haleakala and the communities in between, including Kihei and Wailuku.

The clubhouse is part of the 146-acre Sandalwood Golf Course, which offers all the amenities of a private resort at a public course, including a challenging 18-hole, par-72 course, driving range, pitching and sand trap areas, and putting greens. Laid out over a gently sloping terrain, the course features over 400 rare sandalwood trees, as well as some rare native hibiscus. There are several fairways playing over water, with one hole, the signature par-3 17th, built entirely over water.

Accessing the clubhouse is further enhanced by the golf course's location. Situated along the Honoapiilani Highway,

the course is just five minutes from Wailuku and 15 minutes from Kahului Airport to the north, 20 minutes from Wailea to the south, and 30 minutes from Kaanapali toward the west.

♦ *Alvin M. Yoshimori, AIA, designed the Sandalwood Golf Clubhouse, and is chairman and president of Gima Yoshimori Miyabara Deguchi Architects, Inc.*

Credits:

Architect:

Gima Yoshimori Miyabara Deguchi Architects, Inc.

Contractor:

Nordic Construction, Inc.

Civil:

Wilson Okamoto & Associates

Structural:

Richard M. Sato & Associates, Inc.

Mechanical:

Yahiku Associates, Inc.

Electrical:

Bennett Drane Karamatsu Electrical Engineers

Landscape:

Belt Collins & Associates

The Sandalwood Golf Clubhouse offers a commanding view of the golf course. ▼



Much more than just golf

The Lanai Challenge

by
Paul
Sanders

A world-class 18-hole golf course, "The Challenge at Manele," made a Christmas debut at the beachfront Manele Bay on the private island of Lanai. The Jack Nicklaus-designed course is the latest addition to the planned total resort experience on the former "Pineapple Island" under the stewardship of Castle & Cooke Properties, Inc. A 15,000-square-foot clubhouse, now under construction, will open in May. Along with another championship golf course, "The Experience at Koele," designed by Greg Norman, the two fairways offer island guests contrasting sceneries and terrain. The Koele course is on the cooler central highlands while the new Manele course hugs the rugged but warmer and drier Lanai coastline.

The golf courses cap a host of activities associated with the 102-room Lodge at Koele, which opened in April 1990, and the 250-room Manele Bay Hotel, inaugurated in May 1991.

The Lodge resembles an elegant English country estate while the Manele Bay Hotel blends Mediterranean and local architecture. The two-story, golf clubhouse at Manele Bay will match the same standard of elegance as the hotel, featuring pinkish-beige color and double-pitched roof with overhangs.

The hotels and clubhouse are based on drawings created by Arnold C. Savrann, AIA, Design Architect for Castle and Cooke Properties, Inc., and the desire expressed by Dole Food Co., Inc. Chairman and CEO David H. Murdock "to build comfortable and elegant facilities filled with art and artifacts reflecting the multi-ethnicity and culture of the island." Design execution for the hotels was by Group 70 International; Manele clubhouse architects are Wimberly Allison Tong & Goo, Inc.

Being chief designer for a privately owned island has advantages, Savrann said. "You have the opportunity, and responsibility, for developing a cohesive design philosophy without many of the usual fears associated with integrating a variety of different development philosophies," Savrann said in a recent interview at Castle & Cooke's headquarters in Los Angeles. "Our designs respect and preserve the unique cultural and historical characteristics of the island."

"From the start, we considered sustainability and the welfare of the 2200 Lanai residents," Savrann said. "All of the hotel staff and many of the entertainers are island residents. The hotels' world-class restaurants depend on locally-grown staples."

The visitor industry is providing employment opportunities for former pineapple plantation workers, Sav

This painting of a Lanai plantation home, created by Arnold C. Savrann, AIA, is one of many original paintings displayed at the Manele Bay Hotel. ▼



rann said. "Islanders who had left to seek employment elsewhere have returned—including Kurt Matsumoto, the Lodge's general manager," he added.

The two resorts have received accolades from design peers and the visitor industry, including design awards from the AIA Honolulu. The lodge is rated third best in the United States while the Manele Bay Hotel is listed within the top ten best establishments in the country.

Murdock encouraged local artists to create art for the hotels depicting island culture and history through funding of the Lanai Art Pro-

gram—an idea shared by Lanai Resorts' Director of Cultural Resources Sol Kahooahala. The program was so successful that it was expanded to include the Manele Bay Hotel.

A cluster housing development adjacent to the Lodge at Koele will open in April. The project features six villa models, ranging from 1300 square feet to more than 2,600 square feet.

In anticipation of an increasing number of visitors to Lanai, construction of a new air terminal designed by Savrann is scheduled to open in March.



◀ The Lodge at Koele, built to resemble an elegant English country estate.



◀ The Manele Bay Complex on Lanai.

ARNOLD C. SAVRANN,
AIA, PHOTOS

A guide to architecture

Under a Maui Roof

by
Hans
Riecke

About two years ago, members of AIA Maui decided to produce a guidebook on Maui architecture—*Under a Maui Roof*. The plan initially involved the selection of noteworthy buildings, presented in black and white, a brief description of each building and its location on a map.

The book was to include buildings of all ages and sizes. To address this task, a committee consisting of five AIA members and two non-members was organized. Committee

members solicited building nominations for inclusion in the book and made the final selections. Concurrently, a fund drive was initiated to raise monies to cover photography and printing costs.

About a year ago, the direction of the book took a drastic turn following a joint presentation to the AIA Maui membership by Kristin Holmes, a writer, and David Watersun, an ar-

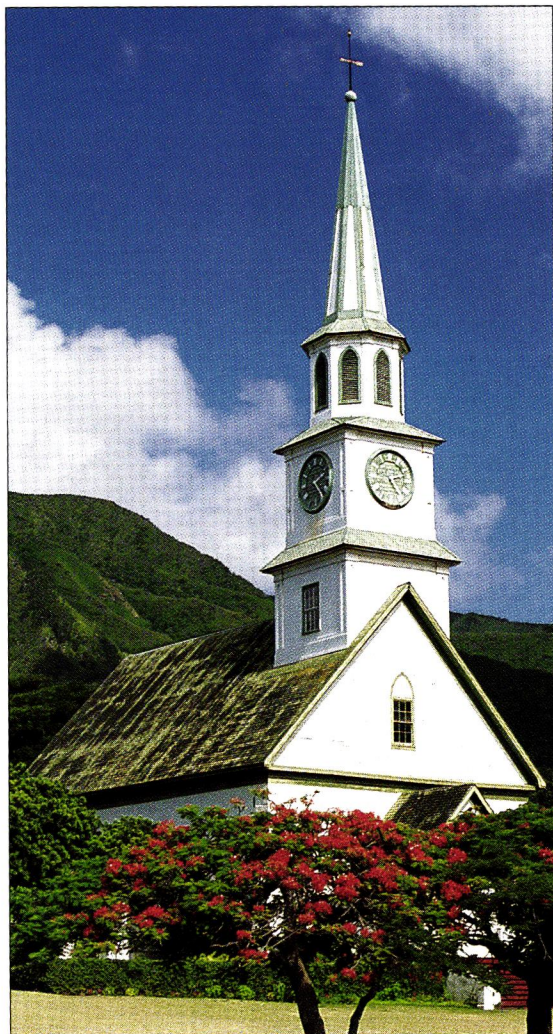
chitectural photographer, about their book—*Victorian Express*. A discussion concerning the guidebook followed, with Holmes and Watersun volunteering their help. It did not take long before the original black and white version of the guidebook became a full color presentation featuring 90 to 100 carefully selected buildings located in Maui County.

The emphasis of *Under a Maui Roof* is now on education, appreciation and awareness of good architecture. Each AIA member's thoughts and philosophy on architecture will be included in the book. Also included in the book will be discussions on climatic conditions and other architectural constraints impacting the design of buildings on Maui.

Over the past few months, final agreements were signed with a publisher (Maui Publishing Co.), a book producer and designer (Dana Productions), a distributor (Ka Lima O Maui), the architectural photographer (David Watersun) and the writer and coordinator (Kristin Holmes). The guidebook's fund drive, one third short of its goal, is still ongoing.

The book is scheduled for printing this Spring, with book availability, at \$29.95 a copy, expected by the Fall. Although a great deal of work remains to be done, book committee members are confident that the end result will justify the effort. The initial print run will be only 5,000 copies, so order your copies now.

♦ Hans Riecke, FAIA is Book Committee Chair, AIA Maui and president, Riecke Sunnland Kono Architects Ltd.



◀ Wailuku's Ka'ahumanu Church (1832) is one of the structures featured in "Under a Maui Roof."

WATERSUN PHOTO

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