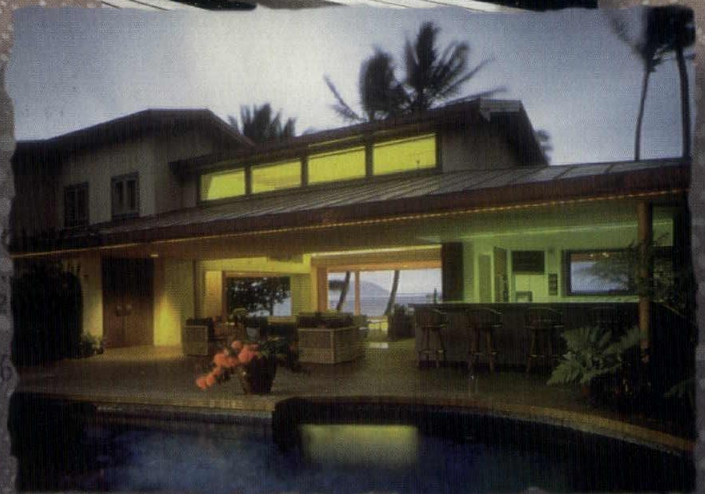
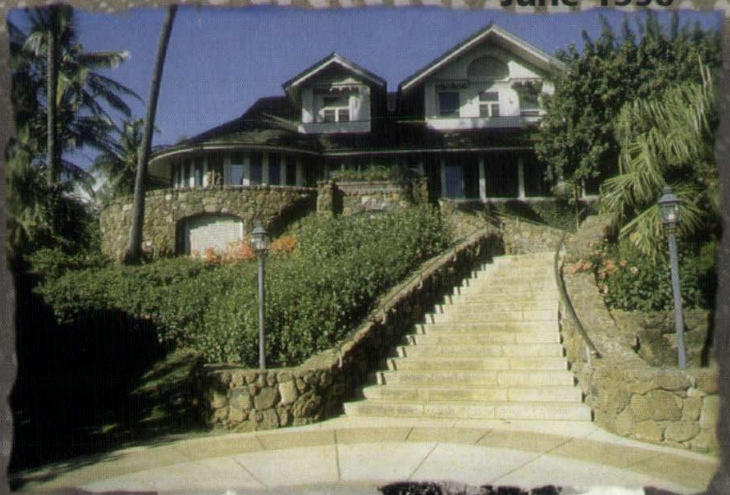


# Hawaii Pacific Architecture

June 1996



## Residential Architecture

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*Hawaii Pacific Architecture* focuses on residential architecture. Mazeppa King Costa offers a retrospective of George Wimberly's residential work. Alan Rowland, AIA, takes readers into the Linus Pauling house designed by Vladimir Ossipoff, FAIA. Ronald S. Lim gives insight into the role of government in housing. This month's cover is a collage of island homes past and present. From top left clockwise: The Pauling house by Ossipoff; Punahou president's residence by Stringer Tusher & Associates; McCarty residence by Oda/McCarty Architects Limited; Poole residence by John Hara Associates Inc.; Ernst residence by Wimberly & Goo; and Chang residence by Roger Lee Associates. The Hawaiian Tapa, used on the cover and throughout the magazine, is courtesy of Bishop Museum.

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6 Wimberly's Residential Work



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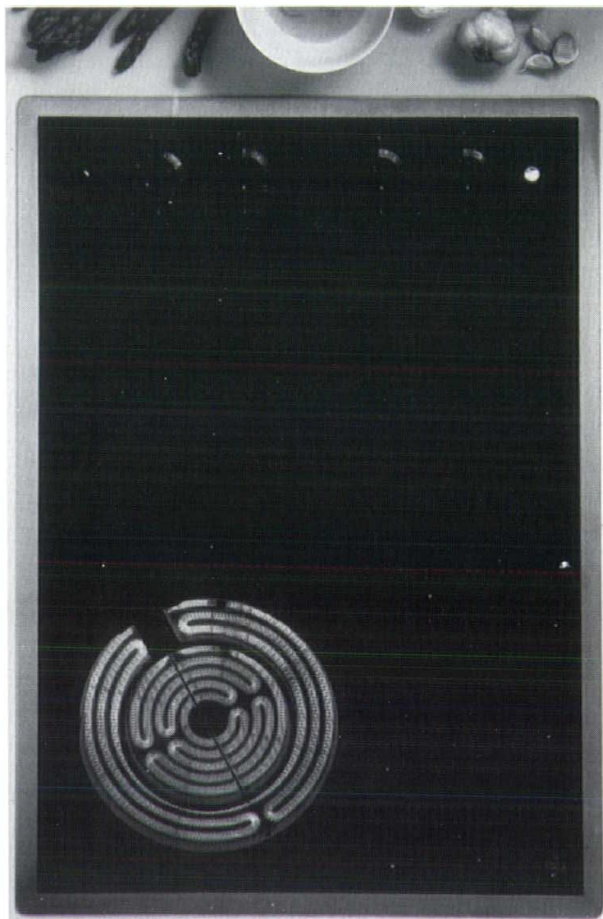
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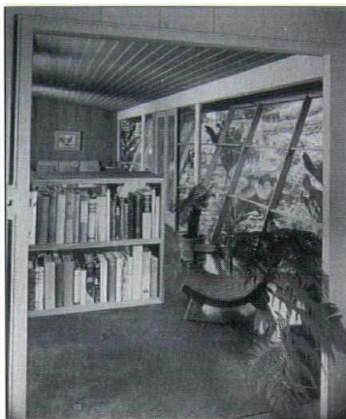
Architect Roy Yamamoto, Jetour's Manager Pat Yoshimoto,  
ABS Project Manager Jim Becker



A study in confidence and collaboration, innovation and drama

## Wimberly's Residential Work

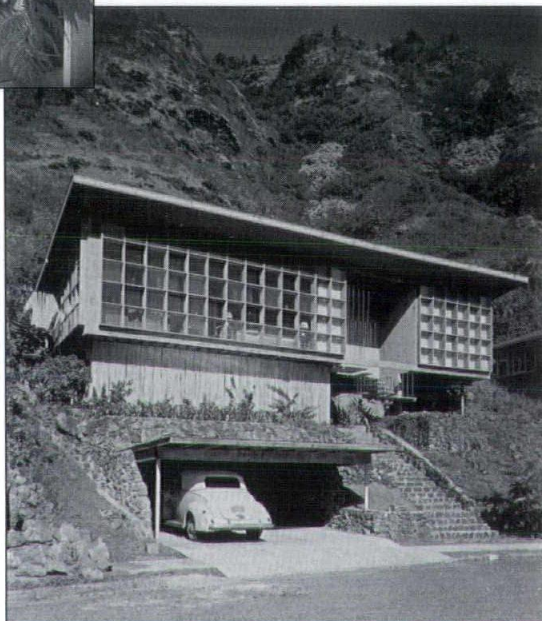
by Mazeppa King Costa



**Pushing the boundaries of window design, George Wimberly took 18 months to work out the details of his own house, with its facade of dramatic *brise soleil* windows, floating entry stairway and coral-colored door. On a trip to the mainland in 1949, he said, "I didn't know how much freedom we have in Hawaii until I returned to the states. ... There are no previous traditions to conform to."**

R. Wenkam photos

Mr. & Mrs. George J.  
Wimberly Residence  
Huelani Drive, Honolulu  
1946  
Wimberly & Cook,  
Architects  
Paul Jones, Associate



**A**lthough ultimately most widely acclaimed for his influence in establishing environmentally sensitive hotel architecture throughout the Pacific Rim, the late George J. "Pete" Wimberly's early years' portfolio is a smorgasbord of project types, including residential work.

Called "the consummate architect" by colleague and partner George S. Berean, AIA, Wimberly was first an artist whose scholarly training (at the University of Washington) in the rigorous design exercises and mental disciplinary methods of the Beaux Arts tradition

reinforced his considerable natural talent for drawing and an inbred sense of practicality.

The Wimberly way of working was from idea to plan, rather than the reverse, as is the norm. He listened well and internalized the input of others, then came up with an idea which he expressed through one or more free-flowing sketches. After that, the plan was developed.

This led to a highly collaborative process — Wimberly and his ideas in collaboration with clients, consultants, colleagues and, in a broader sense, the cultures of the places he worked. Some called this his genius. At their best, Wimberly teams turned out exciting, award-winning works of distinction.

In a spirit of youthful exuberance and delight in the design freedom he found in Hawaii, and brimming with ideas and confidence, his output was prodigious and diverse. Often working in different design directions simultaneously, he was always in search of the innovative and place-appropriate solution.

He relished the process of learning about the Pacific — its geography, people, cultures, architecture, governments — and incorporated his findings into the warp and woof of his professional life.

In a 1988 retrospect, Wimberly talked about his early period:

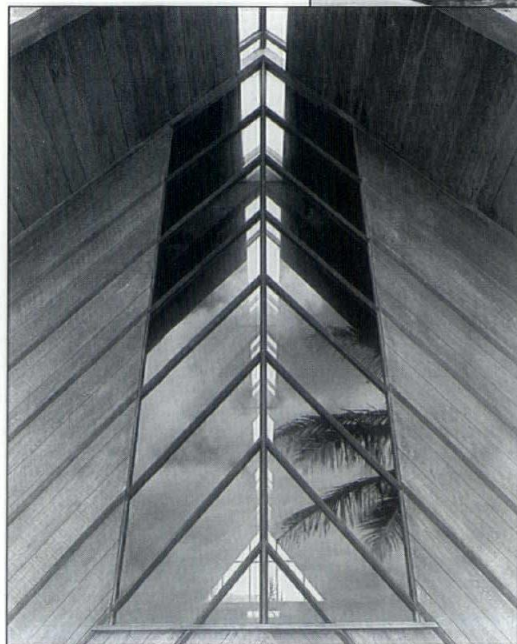
"As an architect, from the very beginning, I was interested in Hawaiian arts and architecture and all the Pacific cultural systems. ... The first century-and-a-half of post-European contact architectural response to the climate and culture of Hawaii was, essentially, to ignore it — to transplant Western architecture intact. Then came World War II, and for the duration there was no nonessential construction. The decade following World



Mr. & Mrs. E. F. Fitzsimmons  
Residence  
Paiko Drive, Honolulu  
1954  
Wimberly & Cook, Architects

The elegantly expressed geometry of this steep-roofed A-frame produces a splendid play of light and shadow throughout the day. The design resulted from a program that called for a four-bedroom family house patterned after a Samoan long house the husband once lived in.

R. Wenkam photo



War II marked the beginning of an awareness of the appropriateness of designing and building in response to local environments, conditions, cultures; also an appreciation of the considerable design potential inherent in the Pacific heritage. It was a time that we began to think and to act on ideas about development of a regional architecture for Hawaii. It was a time of 'clearing new ground,' daring to ignore convention, seeking new solutions, reaching out, establishing new standards. In our work we used as a yardstick the question, 'Is the solution right for this place?'"





Arcadia Condominiums  
Arcadia Gardens Ptd. Ltd.  
Singapore  
1983

Wimberly Whisenand  
Allison Tong & Goo  
Architects Ltd.

Associate Architect:  
Chua Ka Seng  
& Partners Chartered  
Architects

**Arcadia – structure as theater – was conceived as garden homes, each with two lanais. The 164-unit luxury project consists of three large-scale ziggurat/cruciform shaped buildings. Each building encircles a cross-shaped atrium which floods each unit with light and tropical breezes from two sides. A fountain enlivens each atrium.**

David Franzen photos



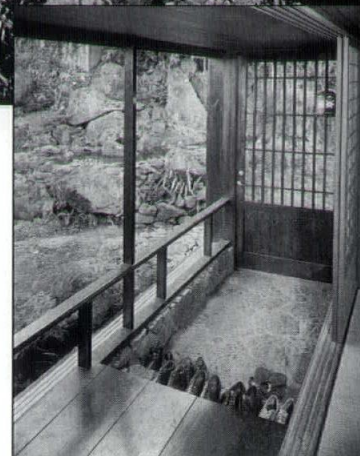


Here are the hallmarks of Wimberly's residential architecture:

- *Site- and culture-appropriate solutions*
- *Innovation*
- *Strong, bold design statements*
- *Structure incorporated in design statement*
- *Architecture as theater*
- *Marrying the practical with the dramatic*
- *Use of natural materials*
- *Unconventional roofs, windows and stairs*
- *The grille as facade*
- *Individuality of each commission*
- *Feeling of spaciousness within small confines*

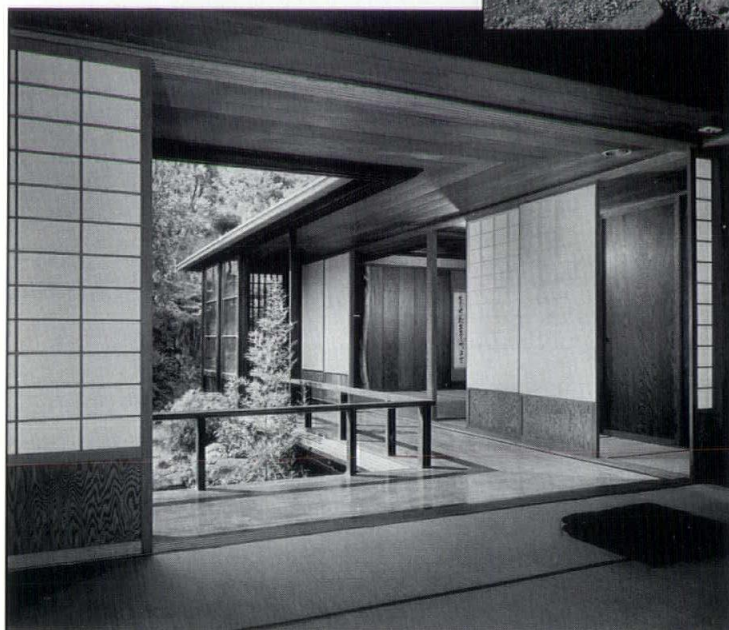


**Earle Ernst Residence**  
Huelani Drive, Honolulu  
1948  
*Wimberly & Cook, Architects*



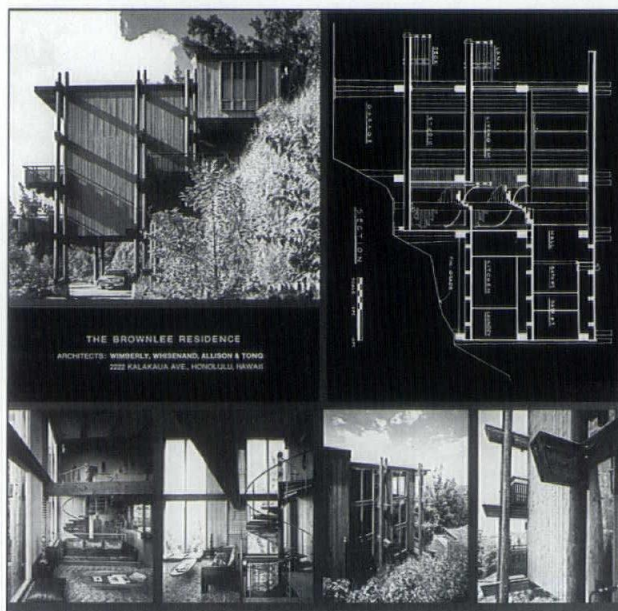
The Ernst house was designed in close collaboration with the owner, a scholar of Asian theater, arts and architecture – a University of Hawaii professor and author who chose to live in Japanese style in a house authentically Japanese. It expresses the serene formality of the classic Japanese house, rich in pattern, free of applied ornament and carefully planned in relation to its garden.

R. Wenkam photos



- *Client's personality / need prevails*
- *Natural ventilation*
- *Blurring of boundaries between indoors and outdoors*
- *Interior gardens*
- *Use of multiple levels as design feature*
- *Staged entry*
- *Light and shadow as design feature*
- *Color for emphasis*
- *"Statement" houses of modest size and cost*
- *Use of motifs from Hawaiian and other Pacific cultures*
- *Geometry as a design feature*
- *Unmistakable sense of place.*

✦ Mazeppa King Costa is a Honolulu-based writer and public relations consultant.



**Mr. & Mrs. Edward M. Brownlee Residence**  
Laukoa Place, Honolulu  
1966  
*Wimberly, Whisenand, Allison & Tong Architects Ltd.*

Member of the Brownlee residence design team Gregory M.B. Tong, AIA, now Wimberly Allison Tong & Goo chairman emeritus, remembers this example of structural expression as a happy collaboration with the owners, a sculptor and an interior designer who wanted a sculptural yet economical showcase for their work.



The evolving role of the state and city in housing development

## Government Housing

by Ronald S. Lim



**City projects such as this elderly housing complex in Manoa were the result of a boom in the 1980s.**

**P**rior to the 1980s, the state and city activities in housing development were largely determined by the federal government.

Federal grants, which provided the bulk of funding for the state and city, focused on programs that served the lowest income groups or involved the removal of slums and blight. Programs such as Urban Renewal, Section 8 Rental Assistance, Public Housing Development, Model Cities and Community Development Block Grant determined the direction and focus of state and

city housing activities.

A dramatic shift occurred in the 1980s. The state and city were mandated by the citizenry, Legislature, City Council, governor and mayor to become the "savior" by eliminating the housing crisis in Hawaii. "Only by massive government intervention and action can Hawaii's housing crisis be resolved," was the paradigm of the period.

Now in the mid-1990s, many are demanding that government severely restrict or remove itself entirely from housing development activities.



Just what is, or should be the role of government in housing? I will present my perceptions of the evolving role of government (state of Hawaii and City and County of Honolulu) particularly in housing over the past decade. I will discuss the causes and catalysts determining the roles taken, the current market conditions and the future role of government in the housing sector.

### **The Exuberant '80s**

The economic and political environment of the mid-1980s was highly optimistic, characterized by:

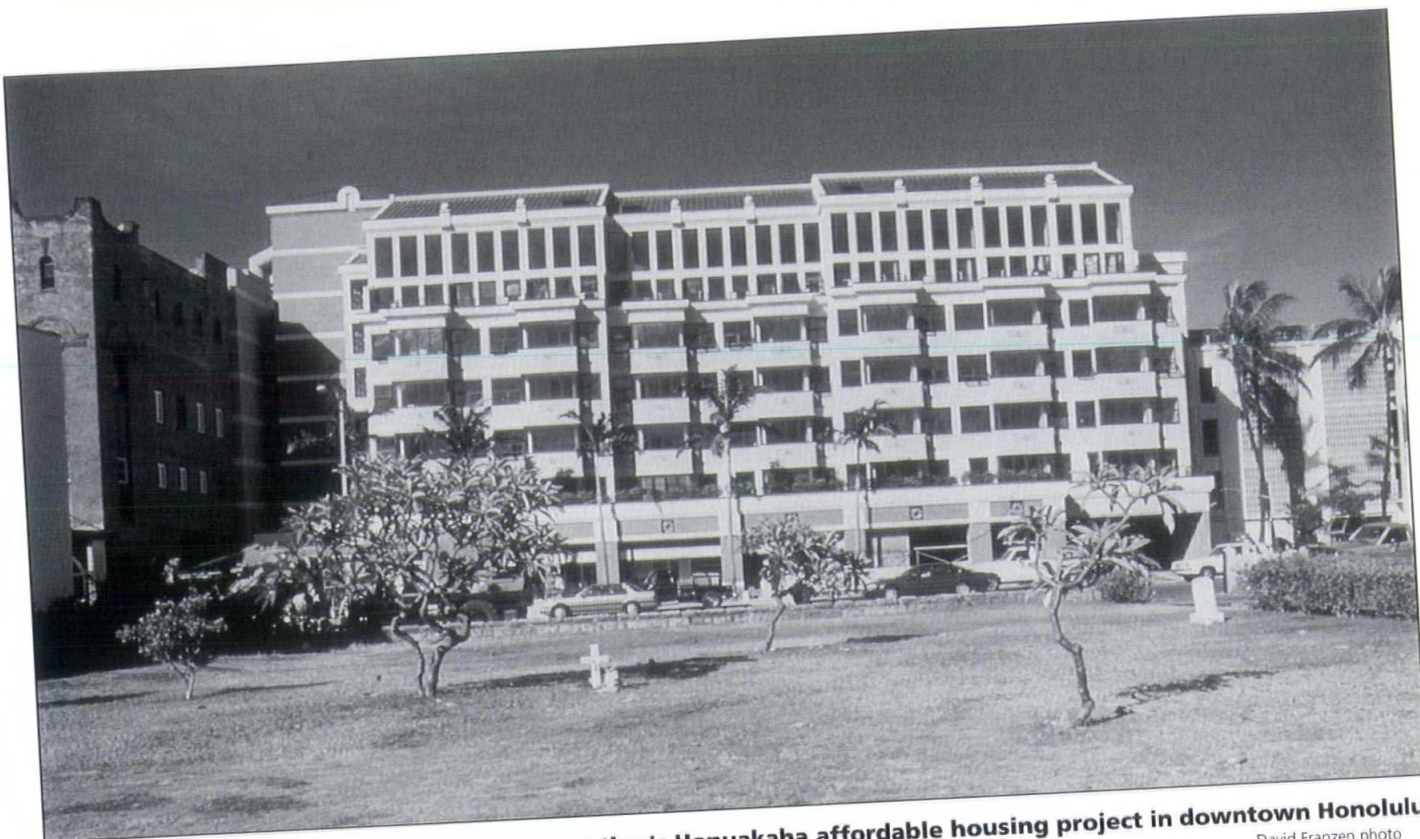
- An abundance of state and local revenues with the expectation of continued prosperity
- A robust real estate market characterized by insatiable demands and increasing values
- An affordable housing shortage deemed to be a state crisis mandating government intervention
- A widely held perception that the private sector was not producing a sufficient quantity of affordable housing
- Political competition between the state and county over who could produce the most and best housing developments.

The above conditions precipitated the state and city to plunge into the housing development business with no or minimal expected financial exposure or risks. The result was a success beyond "our wildest dreams." More than 5,000 applications for 300 affordable units and brisk and rising market sales to support the affordable units greeted the early phases of



**The Department of Housing and Community Development's West Loch project provides affordable housing opportunities in Ewa for the elderly and disabled, as well as for people with other special needs.**





**The Housing Finance & Development Corporation's Honuakaha affordable housing project in downtown Honolulu is part of the state's effort to meet housing needs.**

David Franzen photo



**The Harbor Village development helped bring new life to the Chinatown district and Honolulu waterfront.**



the state's Kapolei and city's West Loch planned communities.

Also affected were private sector developers. Given the Utopian market conditions, the state and city began requiring a higher percentage of affordable units from private sector developers requesting land use re-classification or re-zoning approvals. Affordable housing exactions previously at 10 percent, rose to 30 percent, then to 60 percent and, in one case, 80 percent.

Downtown Honolulu and Chinatown especially benefited from the robust conditions. The city invested or caused investment of more than \$500 million in downtown and Chinatown. Vibrant new and preserved residential and commercial developments were planned and completed. Alii Place, Chinatown Gateway Plaza, Marin Towers, Harbor Village, Chinatown Manor and Harbor Court highlighted city-initiated developments.

The state was also extremely ac-

tive in Kakaako. Planned residential, commercial, recreational and infrastructure improvements were completed and are now characteristic of the new Kakaako.

Special needs housing developments for the abused, homeless, elderly, frail, mentally ill, handicapped, etc., were completed at a rate never before experienced. Homeless shelters, group homes, elderly developments and other special needs facilities serving thousands were completed with state and city participation.

In the period of highest optimism, when condominiums were selling in excess of \$800 per square foot, the government could anticipate buying land, selling market condominiums and producing affordable rentals, and still have sufficient income to initiate new developments; thus, continuing indefinitely the Utopian cycle of successes.

What happened to end this idyllic dream world?

## The Numbing '90s

The economic conditions were cataclysmically altered in the 1990s. The combination of sugar plantation closures, military spending reductions, a national economic recession and virtual abandonment of foreign investment in Hawaii was too much to overcome. State and local government revenues stalled as surpluses disappeared and costs increased. Real estate demand stalled and prices fell as inventory increased, even for affordable units.

Current economic and fiscal conditions prevent government from pursuing aggressive housing development activities, particularly planned communities. The financial risks are too great, funds are scarce, government developments compete with private developments in a weak real estate market and the most vulnerable people of our population are still in need of shelter and are growing in number.

Given these conditions, is there a

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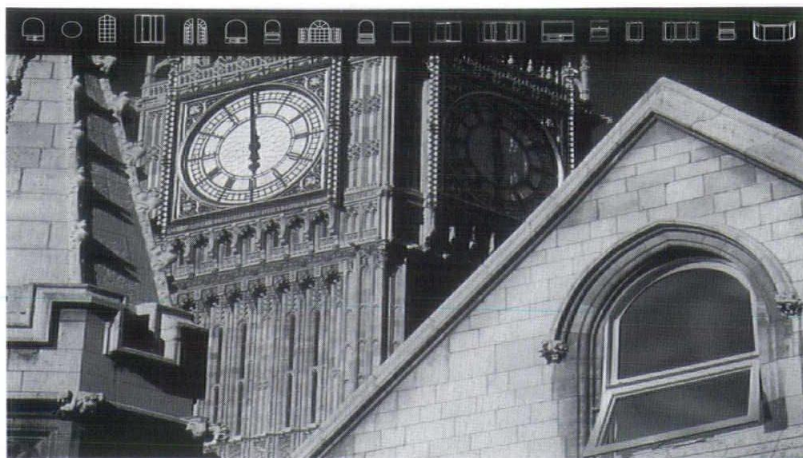
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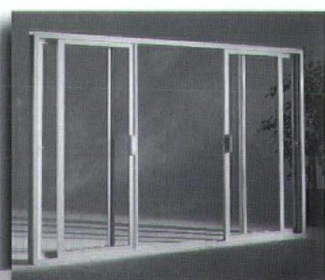
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role for government in housing development?

### Whither Government

Government cannot abandon its role to provide housing. The needs are too great. The success of the '80s cannot be overlooked. Thousands of rental units were produced, special needs housing programs flourished, downtown, Chinatown and Kakaako were revitalized and the second city of Kapolei gained credibility largely due to the city's West Loch and state's Villages of Kapolei developments.

However, with the threat of increasing financial risks and exposure and the severe shortage of funds, government must become more prudent and selective in its role in the provision of housing.

In this period of limited resources, government housing funds must be devoted to the most vulnerable. Residents of government-sponsored housing must be provided with the social and economic support services to attain self sufficiency and financial independence. Government programs must aim to break the culture of perpetual subsidy. The demands of the private sector must be reasonable, giving due consideration to current local market conditions. Government must assist and facilitate private sector developments and minimize direct competition. While supportive, the government's private sector policies must be balanced by requiring the private sector to reasonably contribute to the development of affordable housing.

Government must utilize its resources more efficiently and effectively. Government must balance its resources with the private sector and other government agencies as funds dwindle. Finally, government housing policies must be responsive to changing and sometimes volatile social and economic conditions.

The state's role in housing has recently undergone a major shift in direction. As documented in Gov. Cayetano's "Blueprint for Afford-



able Housing," the major components of the new policy are:

- Focus on housing activities that benefit the most vulnerable individuals and households through the development of rental and special needs housing.

- Assist and facilitate private sector developments through streamlining permit processing, expanding the sales and rental financing programs and instituting a new down payment loan program.

- Establish a new reasonable and efficient affordable housing policy for private sector developers, including the assignment of implementation and enforcement requirements to the counties.

- Encourage and enter into more partnerships with counties, non-profit providers and for-profit developers.

- Consolidate the state's housing functions to increase operating efficiency and effectiveness.

What is the prognosis of the new vision?

### Hopeful Future

I believe the lessons learned from the past and new state and city policies will work to improve the housing delivery system. Government has learned that it is not immune to risk and financial exposure and will manage its resources more efficiently. Realizing the need for cooperation and mutual assistance to achieve their respective goals, the public and private sectors will work "with each other" instead of "at each other."

Finally, government will become increasingly adaptable to dynamic social and economic conditions, enabling it to respond with more timely and appropriate housing programs and policies.

✦ Ronald S. Lim, former director of the city Department of Housing and Community Development, is special assistant of housing with the Office of the Governor.



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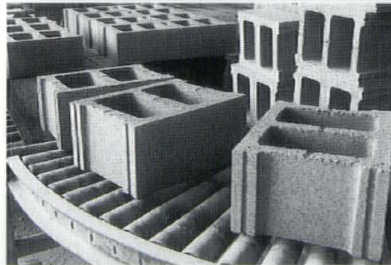
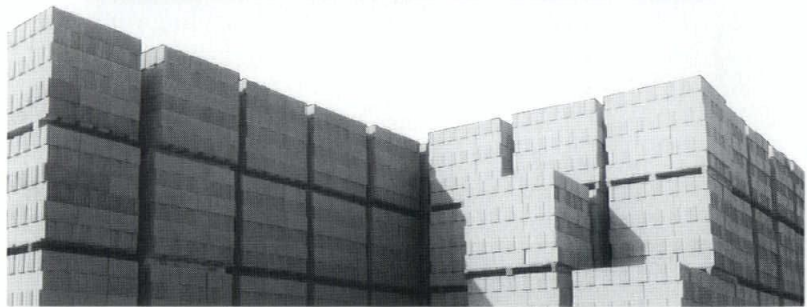
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An idealist's view of residential design

## Picture Perfect

by John Peacock Tatom, AIA

I was recently invited to write an article to express my opinion on residential design in Hawaii. Such a juicy topic! I accepted. That was a big mistake. Now, I'm remembering the French poet Marguerite Yourcenar describing the writing of her famous book, "The Memoirs of Hadrian." It took 40 years. I have been struggling with my article for only two and a half months, off and on.

The experience has been like cleaning out a garage storeroom. So many distractions — old photographs, an interesting magazine, a forgotten book. A loose shelf comes crashing down, spilling the children's artwork from kindergarten on, letters from college — all to be studied and re-read of course. By day's end, the garage is a mess. The storeroom is still half full and 10 new projects have been hatched. So it has been with this article.

The subject of residential design in Hawaii (and this necessarily touches on many other

issues) is like a junk-filled storeroom, stuffed with venal politics, ignorance, greed, provincial smugness and indifference. In the last 70 years, except for the brilliant efforts of a tiny group of talented architects, Hawaii has been under a continuous, almost unopposed assault on its matchless natural beauty, the contents of the storeroom tirelessly at work.

This is, of course, only my opinion. I am totally unqualified and unsuited to render such a judgment, being I am a committed idealist and believe naively in perfection as a reasonable goal.

For instance, if I could re-write history, to script a scenario to make all that is ugly beautiful — to defeat the storeroom — it would be like this:

In 1925, an architect is sworn in as mayor of Honolulu. He is extremely popular, well-financed and well-connected. He is able to get his own slate elected to the board of supervisors, and handpicks the planning commis-

**This residence in Waimea, Kauai, captures romantic images of ideal residential design.**







sion. His brother is corporation consul. At his suggestion, the supervisors hire Bertram Goodhue, Charles Dickey and Hart Wood to draft a tough, comprehensive zoning ordinance.

In the Architectural Design Guidelines Section, every element of the building is carefully spelled out — light colored walls; tile, metal or wood roofs in natural color ranges; double-pitched roof preferred; details suggested for grilles, gutters, downspouts, garden walls, steps and arcades. All buildings, even the multistory apartments, offices and hotels meet the sky with some version of the “Hawaiian Roof.”

Of course, the other city department heads were close personal friends of the mayor, so housing, traffic, parks and land use operated as a close-knit team. Design competitions were held for all major public works, resulting in Hawaii becoming a showcase for excellence in architecture, planning, urban design and civic landscape.

Millions of trees were planted and open space was acquired for parks. Public housing became the subject of special attention, and the designs created by Goodhue, McKim, Mead, White, Daniel Burnham, Bernard Maybeck and Julia Morgan became objects of international acclaim.

The crowning achievement of that era was a World’s Fair created along the waterfront, running from the edges of Honolulu Harbor to the Kewalo Basin. Apartments, hotels and a performing arts complex were arrayed around an internal lagoon, and remain to this day the cultural centerpiece of Honolulu, arguably the most beautiful city in the world.

The flip side of this lovely fantasy is a study in ugly behavior. Instead of an enlightened political leadership in search of excellence and beauty, we have had, for 70 years, various political machines supported by hack architects in search of a job in trade for contributions, or perhaps worse. The built record in Hawaii is a perfect record of this history, with a few notable recent exceptions, like the River Nimitz apartments in Chinatown.

I choose to exempt the often superlative efforts of private efforts because these are irrelevant to the larger picture. The “dream homes,” town houses on the golf course and pricey high-rise condominiums, are no more than flecks of glitter in a dreary landscape of communities largely created by the indifference of political systems.

As a bright note, and for further study and reflection, Hawaii’s creation of the Housing Finance & Development Corporation and the brilliant achievement at Kapolei are re-

**Nestled in the heart of Honolulu’s business district, the C. Brewer Building reflects a bygone era with its hipped tile roof, walled garden and generous landscape.**

L. Morris Cunningham photo



**The Chinese Courtyard of the Honolulu Academy of Arts sets the standard for design, combining a strong Hawaiian roof form with informal stone paving, simple stone paving, simple landscaping and water.**

Tibor Franyo photo.  
Courtesy of the Honolulu Academy of Arts



sounding successes. Here, architects have successfully directed a social, economic and planning/architectural effort which pays its own way. But this is the exception, and it is under attack, predictably by private sector builders who resent the state's success in an area where they have made little or no progress.

Are there answers to the daunting challenge of improving the quality of design, residential design and infrastructure that is inseparable? Well, yes. With tongue slightly in cheek, I offer the following, to be read between the lines:

1. Revise the American Institute of Architects' mission motto to be "Money, Power, Glory, Women," not

necessarily in that order. Hold seminars for architects on "Paths to Power" and "Getting Your Way."

2. Restructure the architecture schools. Start by making admission requirements tougher than for medicine and law. Lengthen the program time to 12 years, including supervised field work in construction. Stress presentation and public speaking skills.

3. Create a computer dating service for young architects, programmed to introduce them to potential mates whose families have political power, corporate wealth, movie studios, publishing houses and television stations.

4. Adopt a philosophical posture of patience. After all, the entire record of civilization is only 5,000 years old. Picture the city of Honolulu 10,000 years from now. Perhaps an alabaster city gleaming from shore to shining shore?

5. Do good work in the meantime.

♦ John Peacock Tatom, AIA, began practice in Hawaii in 1960. His office received nine Hawaii Chapter AIA Design Awards between 1963 and 1974.



Coral veneer application in Kapolei

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"Maui Aloha '96" luring Northwest, Pacific Rim architects

## AIA Regional Conference

**A**rchitects and planners will gather July 31 to Aug. 3 for "Maui Aloha '96," the 1996 Regional Conference, hosted by the American Institute of Architects, Maui Chapter.

Organizers of this year's conference hope to promote resort architecture that is sensitive to the region's environment and economic future, illustrate resort architecture that enhances the region's cultural and historic background, discuss examples of regional resort architecture that exemplify a

"sense of place" and encourage architectural and planning trends in resort architecture where tourism and the environment achieve a winning balance.

A series of lectures are scheduled:

- Larry S. Cash, AIA, NACARB, will discuss Alaskan architecture.

- Francis S. Oda, AIA, will provide an over-view of Pacific Rim resort projects.

- Jeremy H.M. Sturgess, FRAIC, will present his work on resort projects from Canada to Japan.

- Virginia B. MacDonald, AIA, will discuss her involvement in the exploration of passive techniques to control mildew and provide the heating and cooling of buildings.

- Spencer A. Leineweber, AIA, will give a

presentation of Hawaii's Plantation Village project.

- Richard W. Hobbs, FAIA, will discuss practice and prosperity in the architectural profession.

- Donald Goo, FAIA, will give an overview of some of the world's premier resort projects.

- Raymond F. Post Jr., FAIA, national AIA president, will present an overview of AIA from his "down-home" Cajun perspective."

- Terrence M. McDermott, AIA chief executive officer, will provide an update on AIA activities, accomplishments and goals.

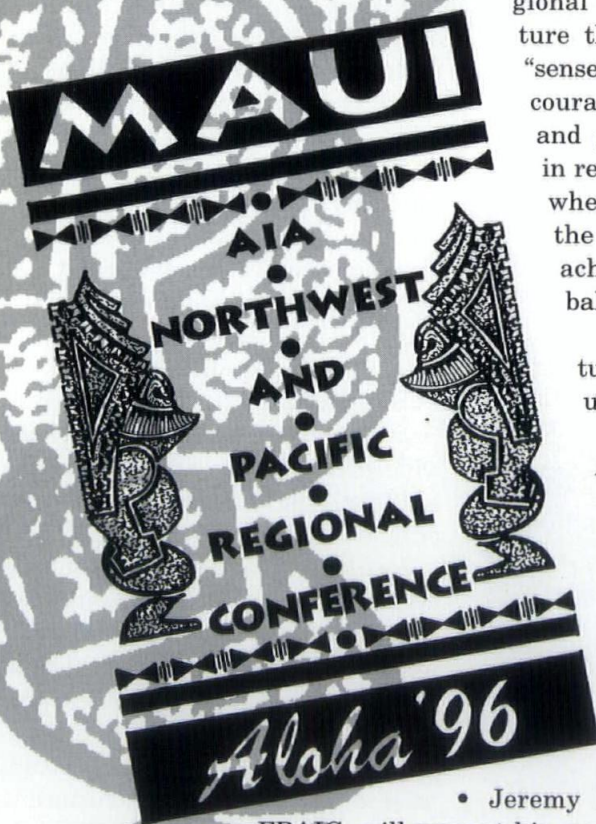
Other events at "Maui Aloha '96" will include an Aloha Welcome Reception, honoring Hans Riecke, FAIA, and Kristin Holmes, ASID, for their help enabling AIA Maui to publish *Under a Maui Roof*, a collection of Maui's architecture; *Under a Maui Roof* tours; product exhibits; Host Chapter Party, honoring resort architect Goo of Wimberly Allison Tong & Goo; a luau; and sand castle contest.

Also scheduled are a two-hour Navitek dinner cruise, costing \$90 per person; golf tournament, costing \$60 per person; and tennis, costing \$25 for a two-hour session.

Registration fees are \$250 for FAIA, AIA, associate and affiliate members; \$275 for non-AIA registered architects and other design professionals; and \$200 for guests, spouses, students and staff. Payment should be postmarked by June 30. Late registration will be an additional \$25.

Headquarters for the conference will be at the Aston Wailea Resort. To make reservations at the resort, call 1-800-321-2558 by June 30.

For more information about the conference, call AIA Maui at 244-9574. Registration payments should be sent to AIA Maui, P.O. Box 929, Wailuku, Hawaii 96793.





Capturing a sense of environment

## The Pauling House

by Alan Rowland, AIA

**Because of substantial rainfall, wide sheltering eaves are an integral part of the Pauling house design.**

Augie Salbosa photo

One of my favorite references is architect Harry Seckel's 1954 book, "Hawaiian Residential Architecture."

Perhaps it was such reasoning, with examples as Seckel used to illustrate his booklet, that inspired the State Foundation on Culture and the Arts to create the Architectural Arts Award — an award "which seeks to honor a living architect whose building over a period of 25 years

has reflected a unique sense of Hawaiian culture and environment."

Last month's issue of *Hawaii Pacific Architecture* wrote of Vladimir Ossipoff, FAIA, having received this award for the Pacific Club. He has also received it for the residence of Dr. and Mrs. Linus Pauling Jr.

In making the case for the environmental home, Seckel writes "... environmental living does not imply the same mode of life and the same house on the top of Tantalus as it does on the slopes of Diamond Head. It implies living in accordance with a particular local environment and requires a dwelling designed accordingly."

In this instance the "particular local environment" is at about 1,500 feet elevation in what is essentially a rain forest of koa, kukui and bamboo on a Tantalus knoll.

Substantial rainfall and wind there encourage interior living under wide sheltering eaves and, on a winter's eve, enjoying the warmth of one of three fireplaces.

Use of rugged, low-maintenance materials, such as boulder concrete, corrugated sheet metal roofing and weathered redwood, is appropriate for this setting, as is the house's pervasive sense of shelter.

How the Pauling house reflects a unique sense of Hawaiian culture is a bit more of a stretch but certainly our (and this client's) preference for informal living and privacy is provided for by spatial flow level changes and lack of symmetry.

The pursuit of drama is an island heritage and is well provided for in







the entry experience. From the low balcony soffit over the entrance, one is received in a vestibule and led up a short run of steps to a landing accessing the dining/kitchen area with Tantalus' view of Pearl Harbor in one direction and the living room with a Diamond Head view in another. The few steps up to the bedroom wing indicate privacy while its views are mauka.

During Ossipoff's 1988 KHET spectrum documentary, he stated that "a good client makes a good job." This sophisticated couple, with a growing family for whom the house was designed, had broad-ranging interests and lifestyles and shared Ossipoff's vision of life on Tantalus. The architect and clients also shared common interests in cooking and Porsche automobiles. This architect-client relationship was made in heaven!

But Ossipoff had help. His associate, Kenny Akiyama, produced the working drawings with a 314 draughting pencil on flimsy paper. This early example of overlay drafting was prompted by the use of a hexagonal module divided into triangles, allowing for almost no dimensions on plan-related layers.

Other help came in the form of the expertise and workmanship of extraordinary contractor Shuji Miura, who is remembered as being comfortable with the module as a basis for layout.

The landscape design was done by Dr. Pauling's friend, the late George Walters, and included judicious trimming to provide and frame views.

♦ Alan Rowland, AIA, is vice president of Ossipoff, Snyder & Rowland Architects Inc.

**The view of the surrounding rain forest is uninhibited from within.**

R. Wenkam photo



Thoughts on single-family production homes

## Housing in Hawaii

by Owen Chock, AIA



**Individual lots become part of the shared space in production homes.**

**E**very family in Hawaii knows of someone, be it family or friend, who has moved to the mainland. It appears this trend has increased recently due to the local economic conditions.

Often, as a consequence of this action, these folks buy residences in their new location with greater floor area and more amenities than a comparable local unit, and at a lesser price. Thus, Hawaii's "affordables" are often found on the mainland.

### The Current Conditions

My first experience with "tract" housing occurred in the late 1950s when I would visit friends in Levittown, Pa. I remember their joy in buying their first single-family dwelling and the yard space it afforded. (They had previously rented an apartment in downtown Philadelphia.)

My concern whenever we visited was to make sure of the address, as those houses were all very similar in appearance. Of course, we had previous experience with the ubiquitous Philadelphia row house.

Some four decades later, our firm is deeply involved in production housing with many of Hawaii's prominent developers. The tract house has evolved in many forms, and with the costs associated with local housing, the approach to product marketing is sharpened according to the developer's perception of his market niche.

We have tended to categorize housing as being either affordable or market because of the entitlements required on potential residential lands. Due to the recent economic trend, the line between market and affordable is blurred with the market units dropping in price and the affordables offering various options to be able to compete in the marketplace. Particularly hard-hit in these times are the low-rise apartment units (the 'stacked flat'). There presently is too much inventory of this type of unit.

Coupled with the economic factor are concerns affecting the construction of housing. These are problems relating to termite infestation, hurricanes, fire resistivity and accessibility requirements, in addition to responding to the energy code and insurance costs.

### The Result

Thus, it would seem that the beneficiaries of these times are the buyers of the more desirable single-family detached units in the "affordable" market range. However, sales do not reflect this condition, as noted in the drop in housing for Hawaii beginning in the first quarter of 1996.

Previously, developers would tend to market large project increments, confident that the project would sell out in a profitable time frame. Now, the project releases are downscaled with smaller phases depending on unit sales. Certain construction economies of scale



are lost. Since land and its developed costs constitute major factors in the overall pricing of the houses, ways to increase density are evident in smaller lot sizes.

From focus groups and buyer surveys, we have found concerns regarding the affordable product. These are:

- need for future expansion
- need for privacy — vertically (no stacked floors with neighbors) and horizontally (fenced yards, yards).

The goal is to develop a detached unit that is competitively priced.

Zero lot-line plans and Z-lots have been used to give a sense of usable space and the ability to place windows on the sides of the houses. The use of easements, either on one side or, in the case of Z-lots, on both sides, contributes to this concept. Other concepts include a cluster dwelling (detached or attached) around a single auto court. This achieves a different street look and makes for a more attractive streetscape. Variations of this concept, combining private lots with common spaces and the use of the condominium form of ownership, help achieve further visual interest in the single-lot density look. Clustered, attached town home units, designed to look like a large 'manor' house, have also been marketed.

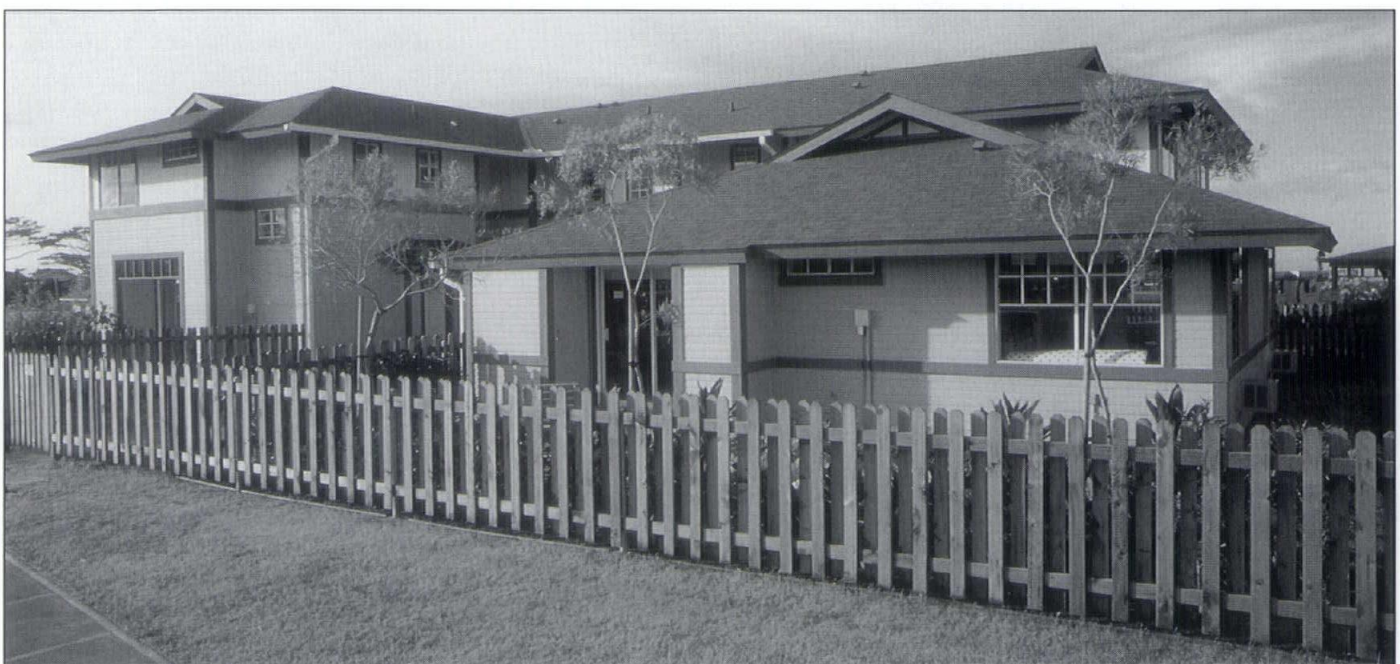


In the detached dwelling concepts, opting for any of the aforementioned lot configurations gave other benefits — flexibility in expansion, less site costs and better streetscape. There are many other variations on these land patterns. The parameters depend on the land constraints and the integration of different residential product types, which is also a marketing consideration.

Developers are looking for ways to further reduce costs, yet reach the available market. It is understandable in these times to be price driven. Decisions on unit sizes are often derived from the least expensive way of constructing the unit. However, one might ask whether such a method is the best route.

**Play areas within shared spaces are common features in most planned communities.**

*David Franzen photo*



**Combining private and shared space creates more attractive streetscapes.**

*John Demello photo*



## The Response

While we in the design community affect the construction process, we recognize that certain economic factors are out of our hands. In response to the local situation affecting the housing market and its concomitant results, we need to get back to the basics of good design and be of value to the public and the builder.

And what are the basics? The

struggle in a tough economy cries out with the question — are we doing the right thing?

What is housing? A short definition is “dwellings provided for people. A space for living.” What is living? “The condition of being alive, also a manner of life.”

As architects, we are involved in making spaces livable. Our role, perhaps in marketing housing, is the degree of success we have in developing the kind of space that

makes an environment livable. What are these kinds of spaces? In a generic sense, simply put, it is: the private realm, home, shared realm, streetscape/front yard, public realm and sense of community/neighborhood.

We have already talked of increasing densities — translating into private livable spaces at closer proximity to each other. This private space is the essential ingredient, I believe, to the success of a single-family detached dwelling.

If we were to postulate that a family needs private and public space with that in between as a common or shared space, then our role is to design a relationship of private space to shared space to public space. The success of that relationship is in the values and aspirations of a particular target market segment, be it “boomer” or “busters” or whatever.

Thus, the proportionate share of the relationship would change in the product type and the neighborhood, but would always integrate into the community plan.

Then as individual designers, we need to do these things right — be it in whatever genre or architectural style we might choose. (Although I hope it is within the regionalism of the area — for it is in architecture that one often finds the “sense” and the “culture” of the land.)

In these times I believe the challenge for us as designers is a sense of proportion and relationship in the planning of the private, shared and public spaces of living as we develop our neighborhoods, and a sense of appropriateness, style and regionalism as we conceive the design of the detached dwelling.

The result for future home buyers could be an affordable house in a properly conceived neighborhood, as part of an integrated community. And in this physical interpretation of the social fabric, we can always have the latest model.

♦♦ Owen Chock, AIA, is a senior partner with Design Partners Incorporated.

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## Hawaii Pacific Architecture

# Readership Survey

Over the past two years, the Hawaii Pacific Architecture Editorial Board has made many changes to the magazine to improve its contents and graphics. The survey that follows is designed to tell the publisher and the AIA Hawaii State Council Board of Directors how readers feel about the magazine and where they think further changes should be made.

### 1. Career (Check all that apply)

- |  |   |
|--|---|
| <input type="checkbox"/> Registered Architect                                      | <input type="checkbox"/> Attorney             |
| <input type="checkbox"/> Intern or Associate Architect                             | <input type="checkbox"/> Medical Professional |
| <input type="checkbox"/> Engineer  | <input type="checkbox"/> Government Service   |
| <input type="checkbox"/> Landscape Architect and/or Planner                        | <input type="checkbox"/> Student              |
| <input type="checkbox"/> Contractor  |   |
| <input type="checkbox"/> None of the above, but engaged in the Design Field.       |   |
| <input type="checkbox"/> None of the above, but engaged in the Construction Field. |   |

### 2. How long have you been receiving Hawaii Pacific Architecture or its predecessor, Hawaii Architect?

\_\_\_\_\_

### 3. How many issues have you read in the past 12 months? ☐ 6 or more ☐ 5 ☐ 4 ☐ 3 ☐ 2 ☐ >2

### 4. How would you rate the cover design? ☐ Excellent ☐ Good ☐ Mediocre ☐ Poor ☐ Dislike

### 5. How would you rate the general graphic design?

☐ Excellent ☐ Good ☐ Mediocre ☐ Poor ☐ Dislike

### 6. Over the past 18 months, do you feel the content has

☐ Improved ☐ Stayed the same ☐ Gotten worse

### 7. Rate the following subject types in order of importance to you, with 1 being the lowest and 10 the highest rating:

- ☐ Individual buildings
- ☐ Personal article about Individual designers
- ☐ Commentary or opinion pieces about design
- ☐ Construction and design law
- ☐ Articles about design firms
- ☐ Technical issue
- ☐ Codes
- ☐ Legislative relating to the design and construction fields
- ☐ History of Hawaii's architecture
- ☐ Design trends in Hawaii
- ☐ Design trends in the Pacific

### Other comments or specific observations about the magazine:

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Please cut this form out and fax to 808-622-3025 or mail to 1034 Kilani Ave., Ste. 108, Wahiawa, HI 96786.



## G. Richard Geldbaugh, AIA, receives home design award

The Honolulu architectural firm G. Richard Geldbaugh, AIA, was recently named Northwest regional winner in the TrusJoist MacMillan FrameWorks® Home Design Competition.

The firm submitted a complete packet detailing how to build a house using the best technology available. The submission was a unique high-tech post and beam structural system. The design created a structural frame of engineered wood that was strong, efficient and provided an expressed structure system with visual excitement.

During this year's competition, more than 2,200 entrants incorporated innovation, resource efficiency, site integration, livability and cost effectiveness into their designs using TrusJoist MacMillan's engineered lumber materials.

Award winners were announced at the 1996 Builders Show in Houston.

## Construction activity decreases during first quarter

According to the first quarter report on contracts for future construction in Hawaii by the F.W. Dodge Division of the McGraw-Hill Companies, the

prospects for the construction industry continue to darken.

Robert A. Murray, vice president of Economic Affairs of Dodge, said March construction activity followed this pattern:

	March 1996	March 1995	Percent Change
Nonresidential	\$68,831,000	\$32,524,000	+112
Residential	\$34,975,000	\$141,555,000	-75
Nonbuilding	\$4,279,000	\$10,214,000	-58
Total construction	\$108,085,000	\$184,293,000	-41

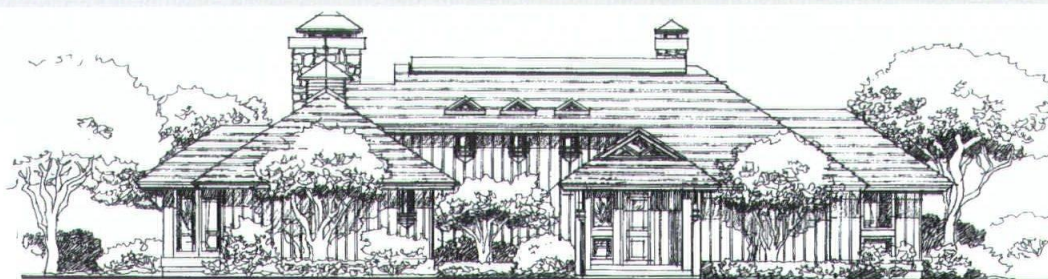
	1996	1995	Percent Change
Nonresidential	\$151,074,000	\$191,387,000	-21
Residential	\$118,821,000	\$251,999,000	-53
Nonbuilding	\$86,175,000	\$38,428,000	+124
Total construction	\$356,070,000	\$481,814,000	-26

For the first quarter, on a cumulative basis, the totals are:

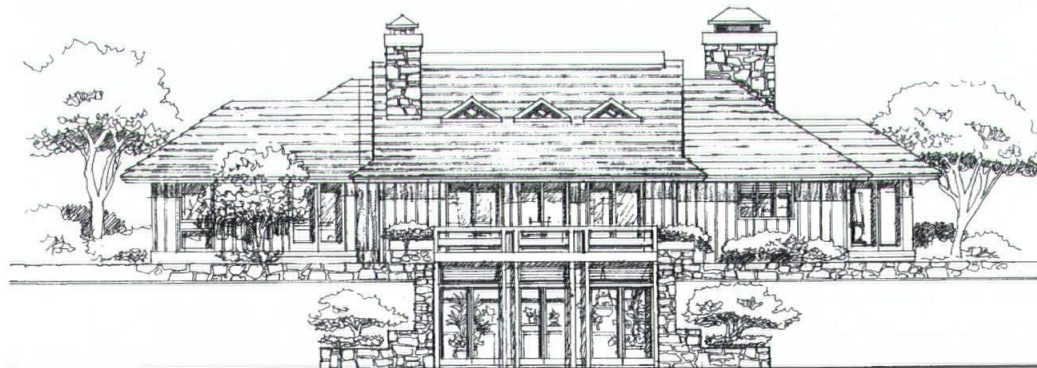
*Nonresidential buildings include commercial, manufacturing, educational, religious, administrative, recreational, hotel, dormitory and other buildings.*

*Residential buildings include one- and two-family houses and apartments.*

*Nonbuilding construction includes streets and highways, bridges, dams and reservoirs, river and harbor developments, sewage and water supply systems, missile and space facilities, airports, utilities and communication systems.*



NORTH ELEVATION



SOUTH ELEVATION

G. Richard Geldbaugh's award-winning design was selected from 2,200 entrants in the Northwest regional of the TrusJoist MacMillan FrameWorks® Home Design Competition.



## Blyth honored as Roofer-of-the-Year

David G. Blyth, president of Hilo-Pacific Roofing Co. Ltd., was recently named 1996's Roofer-of-the-Year by the Hawaii Roofing Contractors Association.

Blyth was cited for his personal and business sacrifice of time and his devotion and dedication throughout the years. He has served on HRCA's Board of Directors for more than eight years.

Blyth is the seventh recipient of the award over the past 20 years. "The HRCA does not feel compelled to provide an award just for the sake of doing so, but rather we do so only when there is an opportunity to recognize someone that has truly benefited the industry," said Tim Lyons, HRCA executive director.

HRCA provides its members with the opportunity to nominate individuals who they believe have done the most for the improvement and betterment of the roofing industry in Hawaii.

## AM Partners' Windsor Park opens in Shanghai

AM Partners, one of Hawaii's largest architectural companies, recently announced the completion and grand opening of its Windsor Park project in Shanghai, China.

The luxury villa project consists of a two-phase development that will include 60 upscale residential units. AM Partners designed the units in a neo-classical style to attract international corporations that will staff employees on a permanent basis in China.

"More and more American and European firms are establishing offices in China and they are looking for good quality, western-style homes. These fit the bill," said Charles Lau, AM Partners' president.

The strategy seems to be working as industrial giant General Motors signed on for 10 of the first 30 units available.

Other major corporations are currently negotiating to house their overseas employees at Windsor Park.

The secured family villas command high prices, probably the highest rental rates in Shanghai, averaging \$13,000 per month. In addition, renters must sign a two-year contract and pay in advance.

In addition to Windsor Park, AM Partners is also working on two other major projects in China — a \$60-million, mixed-use project in Beijing and the \$120-million Keep Mount Plaza in Guangzhou.

## WAT&G named best in leisure, hospitality market

Wimberly Allison Tong & Goo is the best international firm in the "Leisure/Hospitality" market, according to the recently released 1996 "Survey of the World's 200 Largest Architectural Practices," conducted and published by *World Architecture* magazine.

The survey also listed WAT&G among the world's top 15 firms active in four geographic regions — Africa, the Pacific Rim, South America and the Middle East.

"Both our market share and our volume of international work have increased steadily over the past three years," said Ronald J. Holecek, AIA, WAT&G president and chief executive officer. "In fact, last year international work accounted for 80 percent of our billings, with active projects in 34 countries on six continents."

Since its founding in 1945, WAT&G has specialized in hospitality, leisure and entertainment design from its offices in Honolulu, Newport Beach, Calif., London and Singapore. The firm is best known for projects such as the Grand Hyatt Bali, Indonesia; Four Seasons Chinzanso, Tokyo; The Palace of the Lost City, South Africa; La Manga Club Resort, Spain; and Hyatt Regency Kauai.

## Osato re-joins Media Five Limited

Media Five Limited has announced that Dennis Osato, AIA, recently rejoined the multi-disciplinary design firm as an architect.



**Dennis Osato**

Osato is working on One Archer Lane, a residential condominium on South King Street for the Myers Corporation and the new Bishop Museum Science Center.

He was a member of Media Five from 1977 to 1987. He then co-founded Brawner/Osato Architects Inc., where he stayed until 1992, when he formed his own firm, Dennis Osato, AIA.

Osato has played important roles in developments not only in Hawaii, but also in Australia and Micronesia.

In Micronesia, he served as project designer for Palau Pacific Resort. In Australia, he was both project architect and project designer for the Gold Coast International Hotel and project designer for Tiki Village International, projects of Media Five's branch office in Australia.

The Media Five projects Osato has worked on have received numerous awards including the Hawaii Society/AIA Award of Excellence for the Palau Pacific Resort, the Royal Australian Institute of Architects Design Award and Certification of Meritorious Architecture for Gold Coast International, the Hawaii Society/AIA Award of Merit for Straub Clinic at Windward Mall and the state of Hawaii Governor's Energy Award for the U.S.S. Arizona Hall.



# Award of Merit

Multi-family Residential

**Wimberly Allison Tong & Goo**

The Bluffs at Mauna Kea



In keeping with the concept of openness, the bedroom, with its 10-foot ceiling, leads to a lanai and an ocean view.

**W**hen architects from Wimberly Allison Tong & Goo designed the Bluffs at Mauna Kea, their goal was to create distinctive second-home condominiums on a premium site to lure people to the upscale experience of Hawaii's climate and informal lifestyle.

To accomplish this, the architects decided to maintain the character of the natural, open and rugged environment of the site on the Big Island's South Kohala Coast. They also wanted to retain as much open space as possible and to use the available view as a major design element.

When designing the condominiums, the architects thought it was important to respect all of the local architectural traditions, lifestyles and archaeological sites.

In addition, Wimberly Allison Tong & Goo wanted to contribute to the island-style sense of place. The architects did this by carefully crafting indoor-outdoor sequences and providing top-quality structural and finishing details.

These finishing details include a blue-green clay-tile roof, Honduras mahogany trim, hardwood and lime-

stone floors, granite and marble counter tops, Australian brush-box eucalyptus and African anigre cabinets, bath skylight, whirlpool tubs, walk-in shower and mosaic-tile pool and spa.

The condominiums were designed to give a single-family feeling by providing an emphasis on privacy. Each unit includes a landscaped motor court, two-car garage, swimming pool, outdoor whirlpool, limestone-covered lanai/deck and central air conditioning.

The split-level floor plan encompasses 3,895 square feet. The living room has 12-foot vaulted ceilings, while the dining room and bedrooms have 10-

foot ceilings.

The prototype unit was awarded the Grand Award for Best Condominium more than 1,800 square feet in the 1994 Gold Nugget Awards Program. The interior designers were recognized in 1994 with an Award of Honor from the American Society of Interior Designers — Hawaii Chapter.

## Credits

### Owner/Client

Mauna Kea Properties

### Architect

Wimberly Allison Tong & Goo

### Contractor

Birtcher/Kikai Joint Venture

### Civil Engineer

Belt Collins Hawaii

### Electrical Engineer

Toft Moss Farrow Inc.

### Mechanical Engineer

Kenneth Thom Associates Ltd.

### Structural Engineer

SSFM Engineers

### Landscape Architect

Belt Collins Hawaii

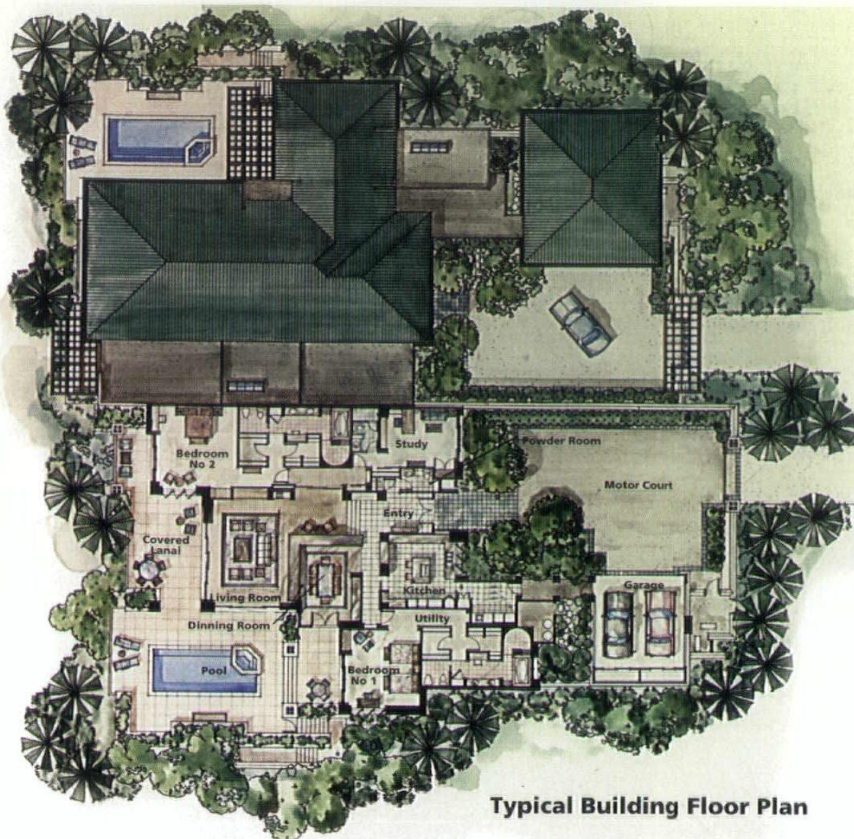
### Interior Designers

Merrill & Associates Inc.  
Philpotts & Associates Inc.

### Audio/Visual Consultants

Design Systems Ltd.





Typical Building Floor Plan

## Jury's Comments

*"The project exhibited a sensitive use of materials and a solid floor plan, with care given to the scale of the zero lot line design."*



Designed to take advantage of spectacular views, the living room offers a panoramic look at the ocean and Kohala Coast.



## New Products

### "Built-In Style" Refrigerator Debuts in Hawaii Market

**S**ervco Pacific's Contract Sales Division recently introduced the GE Profile "Built-In Style" refrigerator to Hawaii.

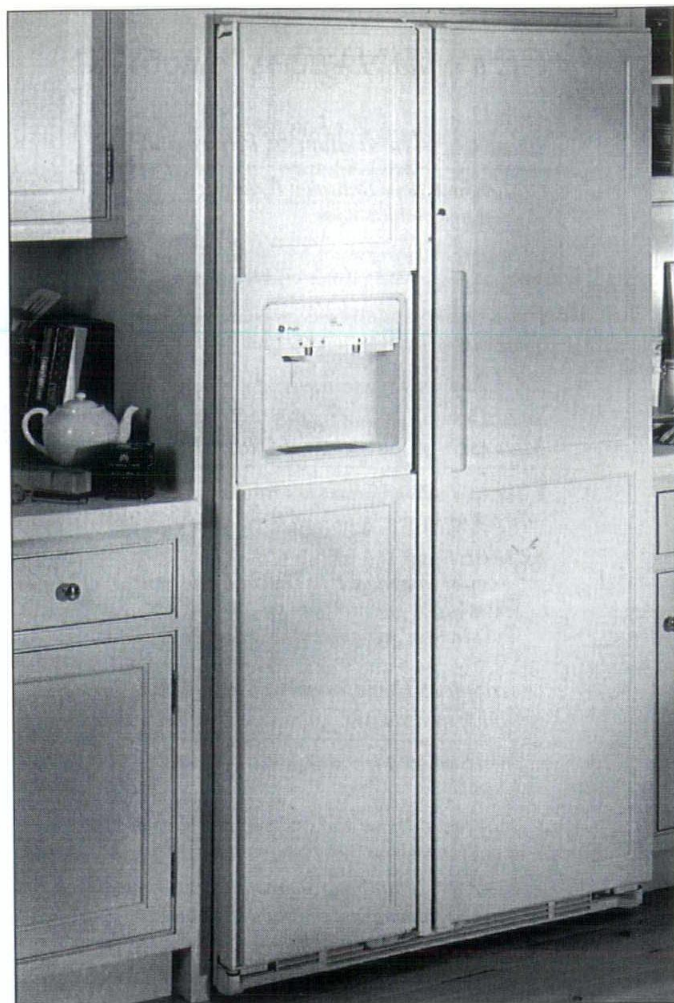
These new refrigerators provide "a built-in look without the built-in expense." This new style can save up to six inches of floor space.


The "Built-In Style" refrigerator is available in two versions. The traditional model slides in like a free-standing unit, while the contemporary model includes a factory-installed trim kit with custom or standard panels to blend with any kitchen decor.

All models feature the Smart Storage System, Light-Touch! water and ice dispenser, Quick Space shelf, two slide-out, spill-proof glass shelves, Spacemaker doors and wire Everwhite slide-out freezer baskets.

The EnergySmart! refrigerators use about 50 percent as much energy as models made in 1980 and include the QuietSound Noise Reduction Package.

**The stylish GE Profile "Built-In Style" refrigerator saves floor space.**





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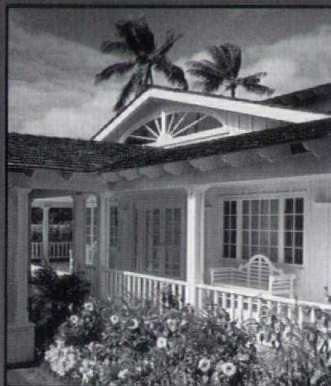
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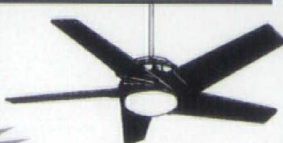
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