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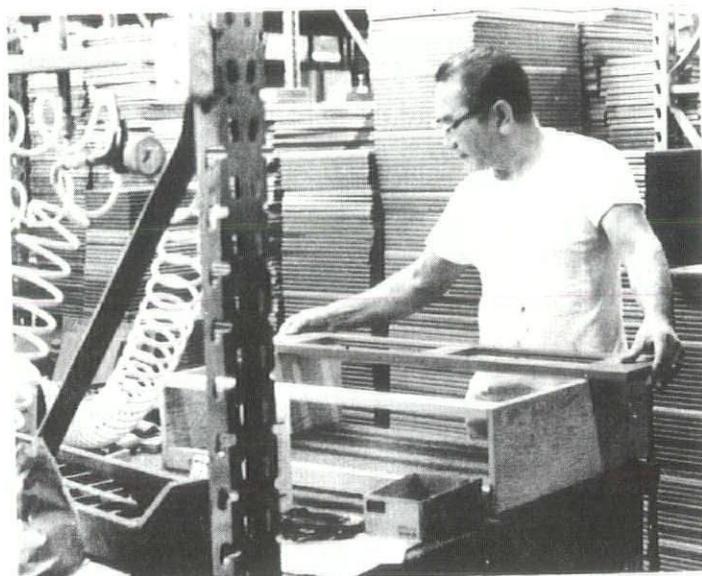
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Address all letters to:

Hawaii Chapter, AIA
1192 Fort Street
Honolulu, Hawaii 96813
Peggyjo Gum
Executive Secretary
Phone (808) 538-7276

Co-Editors:

Robert M. Fox
James N. Reinhardt
Rolf Preuss, Urban Design
Lorin Lee, Graphics
Eric Engstrom, Graphics

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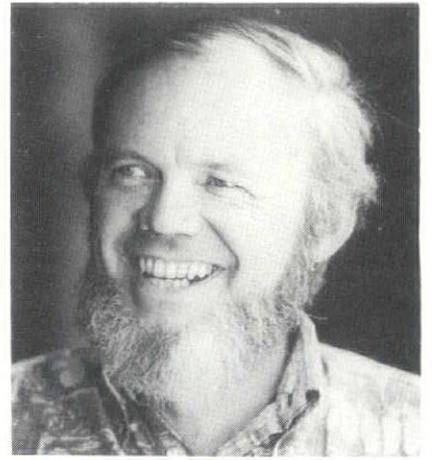
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PRESIDENT'S MESSAGE

by Sid Snyder



Hawaii has seen attempts to adopt various procedures that would avoid scandal involving architectural and engineering consultants performing work under government contracts. In the nationwide search going on in almost every state, each state or local government tries to avoid a Maryland situation with its exposes and humiliation followed by heavy reform measures. Hawaii architects can opt for a constructive change of procedures used when government selects and deals with design consultants.

Compare the often recommended politically insulated selection board to that process begun by Harry Hughes, Transportation Secretary, Maryland. In the Hughes plan, he set up an experimental program for competitive bidding (by price) for A&E contracts.

Although we hold Huges mistaken in that competitive bidding might eliminate corruption, the idea of bidding and free enterprise is sought by some people, but it applies only to clearly specified products. The design of a bridge, building or roadway is not, of course, a clearly specified product. If you have all the specifications secured, you have it largely designed — there is no need for an architect or engineer. What design professionals perform is that service which shows how the end-result — bridge, building or roadway — can best be built to meet the demand of the project. Function, efficiency, esthetics and longevity are a few of the desired results.

Certainly Hawaii Chapter AIA has an Architect Selection Task Force working on methods (a selection board is probable) and procedures (submittal of firm names, open processes, distribution of work, evaluation of abilities, performance reports and more). A bill worked on by architects was entered into the legislature, but deferment was requested in order that the various design profes-

sionals affected do three things.

1—Agree on essentials (what changes are to be made, if any).

2—Work closely with government officials and legislators for acceptance of any new bill.

3—Speak to the community of our concerns and goals.

Nationally ICED's Program for Elimination of Political Influence in Selection of Professionals Seminar states: "The Societies (ACEC, AIA, AIP, ASCE, ASLP, ASLA, & NSPE) will support legislative or administrative action to establish selection boards, with representatives from the professions, governmental agencies, and the public, as a means of freeing selection procedures from possible political pressure."

Locally the pros and cons as well as review and comments on selection bills has been aired only in a minimal way. Some comments made at a special meeting of the Hawaii AIA on March 21 were to consider an increase of a selection board from 5 to 7 members and the possibility of having several boards, each empowered to select consultants for different agencies or types of project. Another concept is a cooling-off period after a consultant has served on a selection board, i.e., a year or more before he may accept work from the same government agency he served under.

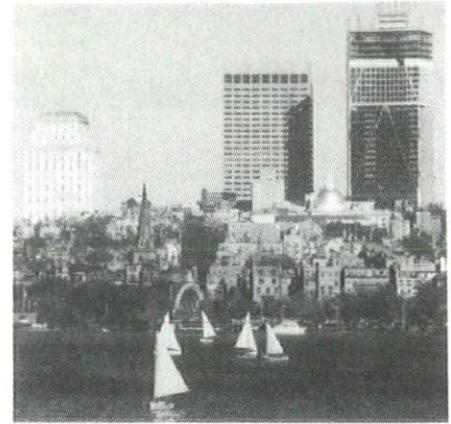
Nationally, AIA suggests that professionals and others serving as members of selection boards be compensated for their time and efforts — it **will** take an individual's time. Most important: all those present at the special business meeting agreed that some change was necessary.

Further, it was agreed to request that a survey be made to reach broad concurrence by architects. Discussion led to a conclusion that a program now needs to be firmed up, ready to go before

Continued on Page 21

BOSTON AND HONOLULU: SOME DIFFERENCES, SOME SIMILARITIES

by Eric Engstrom



Although they are five thousand miles apart and have many inherent differences, the cities of Honolulu and Boston share some problems which bear examining. Both cities have a water orientation, transit problems, redevelopment and general plan confusion, a high-rise building crisis, and a limit to growth because of natural geographical conditions. Neither city was planned; like Topsy, Boston and Honolulu just grew. Both cities are undergoing the economic versus preservation conflicts which seem to be cropping up wherever there is a shortage of land for growth.

Boston has a longer written history than Honolulu; however, only one Seventeenth Century structure remains. One of the first cities to be involved in massive redevelopment, Boston began its program in the 1950s by building an elevated steel highway through one of the city's oldest and most cohesive neighborhoods, the North End. The next step was to tear down an entire neighborhood of brick bow-front houses and replace it with high-rise structures containing upper income apartments.

When Edward Logue became director of the Boston Redevelopment Authority in the early 1960s, the city's planning direction changed and the Government Center Project was designed and completed. Working closely with historians, certain buildings with historic or special uses were preserved. A keystone of this project is the Boston City Hall. This situation compares with the Honolulu Civic Center where the State Capitol could be considered as the central theme structure.

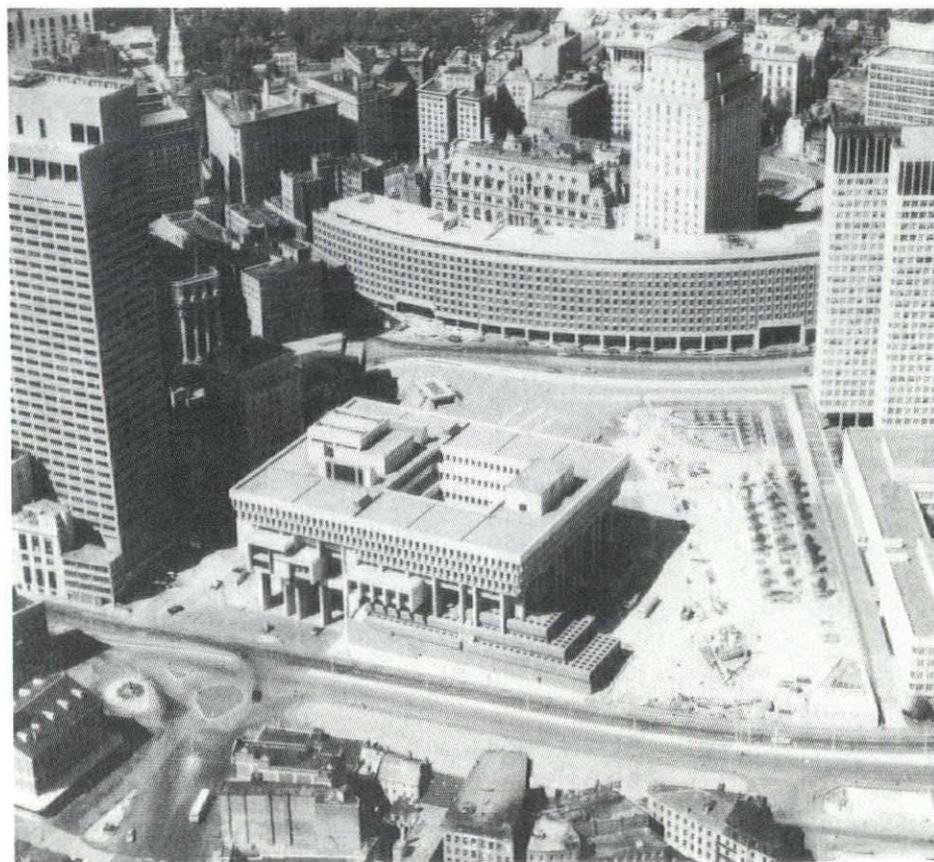
At present, Boston has lost the impetus for creative planning which existed during the Logue tenure. A reading of the current newspapers in Boston reveals a concern with high-rise building in the core city which mirrors

that expressed about Waikiki. The Park Plaza project, a series of commercial, hotel, and apartment structures in Boston's Back Bay area has been before city and state officials in differing forms for almost three years. In total, the plan is architecturally uninspired and adds a density which threatens to destroy the adjacent Common and Public Garden Parks.

The Park Plaza project, like many projects in the planning and "already built" stage in Waikiki, follows the lowest common denominator approach which has no concern for the uniqueness of the city in which it is built. The

hue and cry in Boston sounds a lot like that here; it seems that most of the really large projects are done by "outsiders" who do not have the basic interest of the city's people in mind.

Like Honolulu, Boston has a waterfront which has not moved from a basic dependence on commercial activities to new uses. There has been a move to restore many of the old warehouses and pier buildings for mixed housing and commercial uses. One of the few new projects is an I.M. Pei designed complex, Harbor Towers, which consists of two high-rise condominiums. The similarities are interesting.

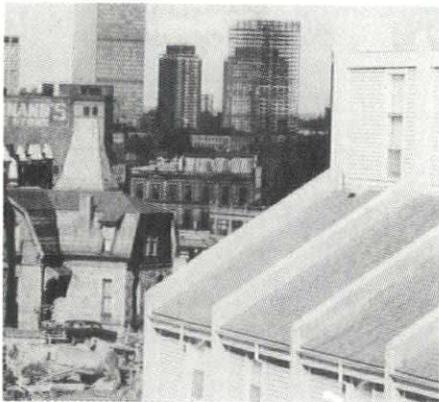


Government Center and City Hall, Boston.

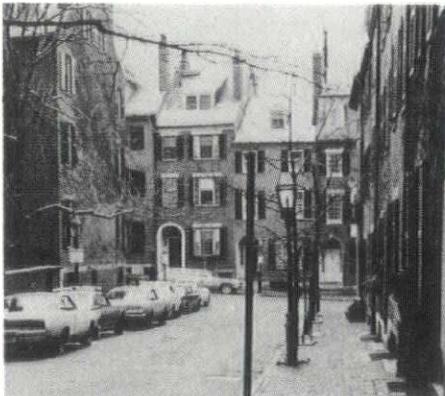


Boston and Honolulu both have a transportation crisis based on a dependence on the passenger car. Since 1970, there has been a moratorium on new highway construction within the major population areas, and an attempt to build new mass transit facilities. The city/state conflict on highways is in many ways similar to that on Oahu, only the roles are reversed – the Mayor of Boston wants highways, and the Governor wants mass transit. But the end result, in both Boston and Honolulu, has been a standoff in which neither gets built.

Continued on Page 21



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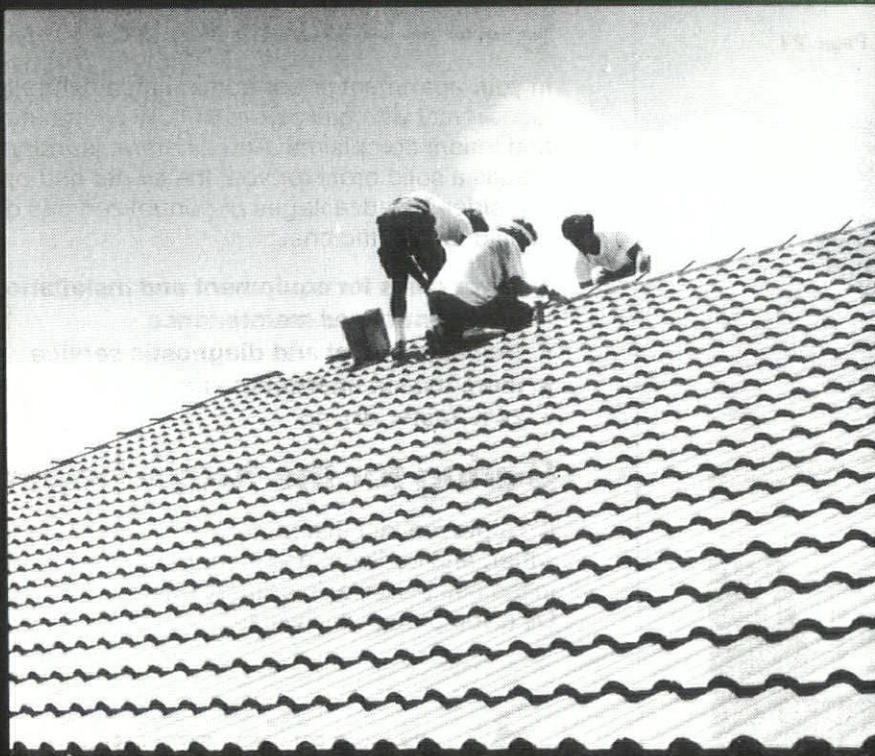
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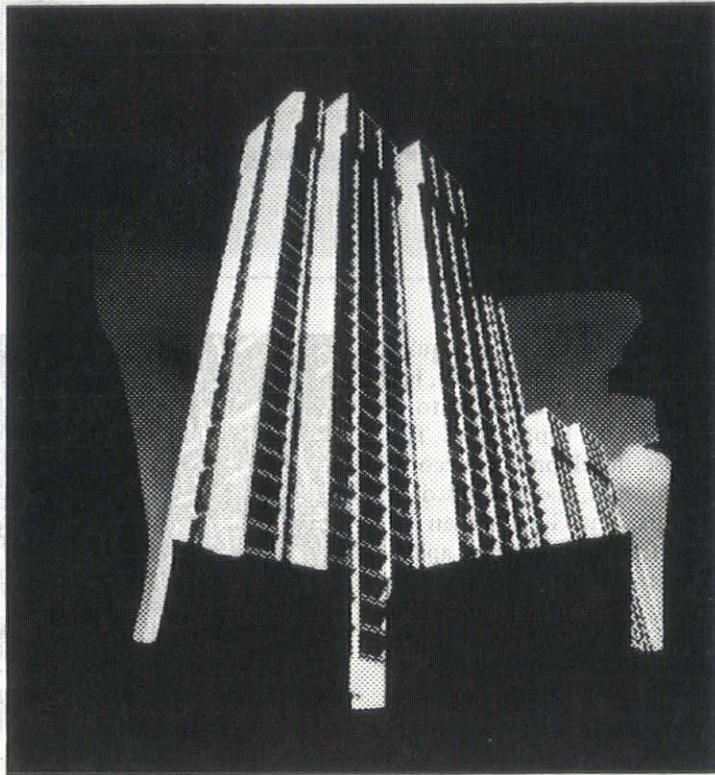
Rynders, Frederick Leopold. Corporate member, Dimitrios Bratakos Associates. B.S. Arch., Academy for Arts and Sciences, Rotterdam. Wife: Jeanne. Children: Lucy, 18; Tom, 15; Maud, 13. Hobbies: reading and swimming.

Nii, Carl Iwao. Student Associate, U. of Hawaii, 4th yr.



Sakauye, Jun J. Corporate member, LN Associates, Inc. B. Arch., 1967, U.C. Berkeley. Wife: Sharon. Hobbies: tennis.

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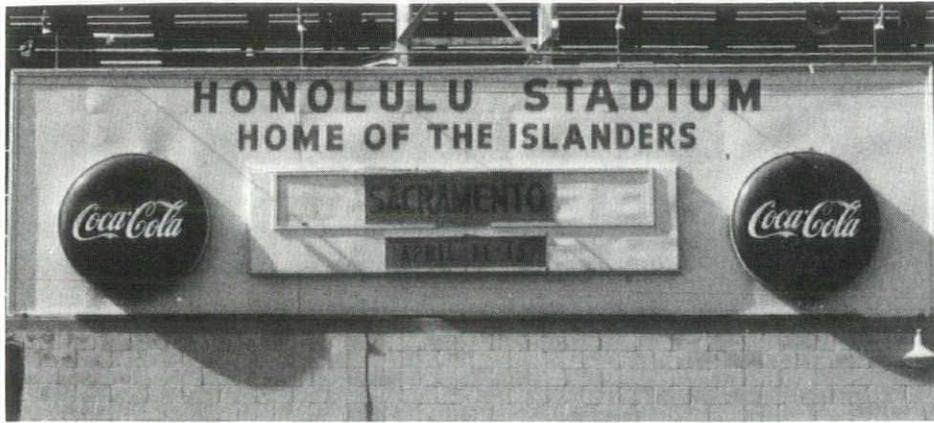
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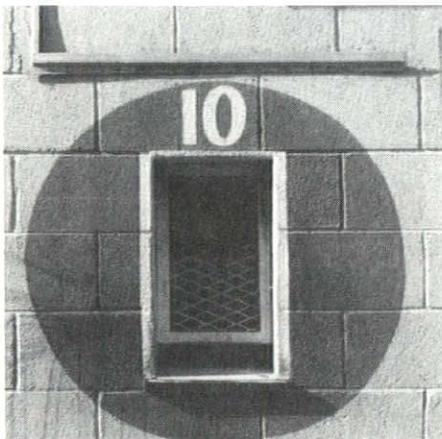
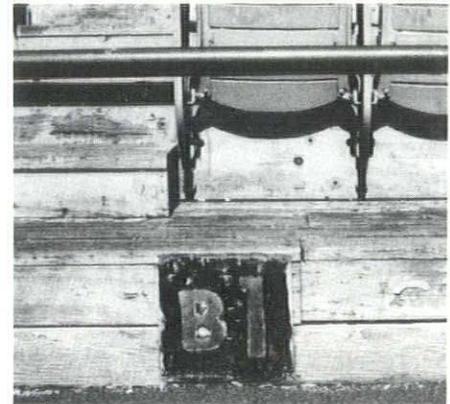
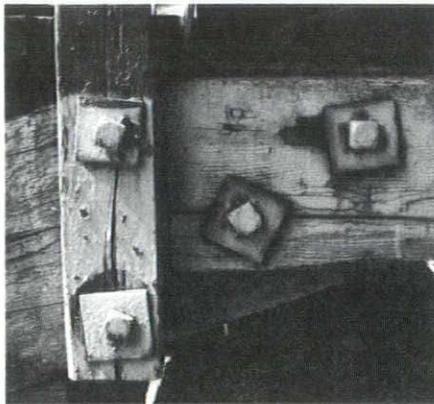
THE STADIUM

by ED KUNIYOSHI
Staff Planner with
The Three-M Community
Council.

GOOD NEWS!
1974 State legislature approved
\$10 million for the acquisition
of the Honolulu Stadium site.

The Moiliili-McCully area, once a quiet single-family residential community, has over the years been evolving into a high-rise, high density urban area. The pace of high-rise development, according to some residents, has increased in the last few years. The General Plan for the area calls for high density apartments on 224 acres out of 457 acres in the community. The City's proposed rapid transit system would cut through the community with major stations at Waikiki-McCully and University-Moiliili. Defined as Census Tracts 22 to 26, the City estimates an increase in population from 23,000 persons in 1970 to 54,000 persons in 1985.

Possibly one of the major events in the life of the Moiliili-McCully community will take place this year as all activities in the Honolulu Stadium will be transferred to the new stadium facility in Halawa. At that point in time, more than eight acres of prime land will be available for new use in the heart of the Moiliili-McCully community. The new use of this valuable parcel will have great implications on the future form of this urban community. Already, persons and organizations in the area are striving to have the stadium land developed into a park/recreation center.



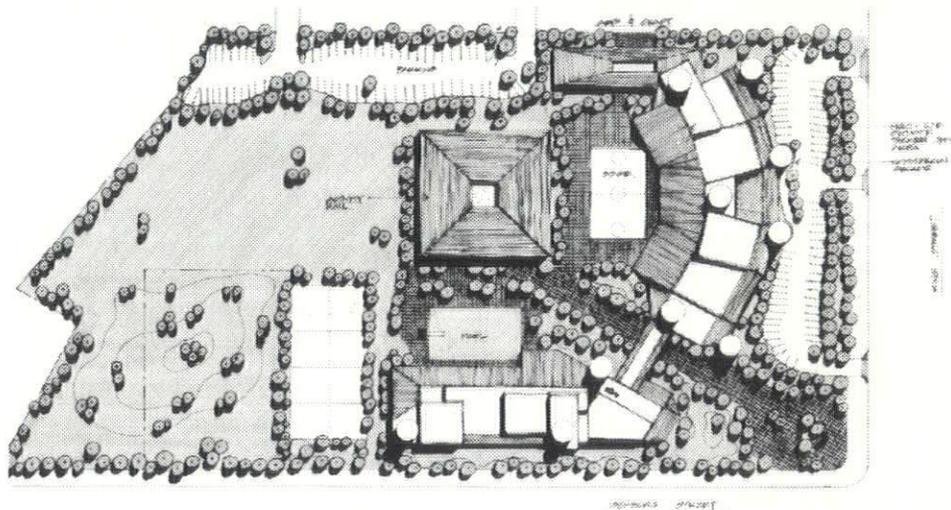


Lorin L. Lee photos

This past year a campaign for a park on the stadium land has been led by the Three-M Community Council (Moiliili-McCully-Lower Manoa). In the course of its campaign, the community council has held information meetings and leaf-letting of the Moiliili-McCully community, and has worked with various City and State officials and representatives in trying to resolve the problems. The acquisition of the stadium property for park/recreation purposes, according to the Three-M, would provide a centrally located facility not only for the Moiliili-McCully community, but for the urban Honolulu community as well. The recreation development would enhance the quality of life for urban apartment dwellers in the area and would provide a focal point in the community where people of all ages and walks of life can interact.

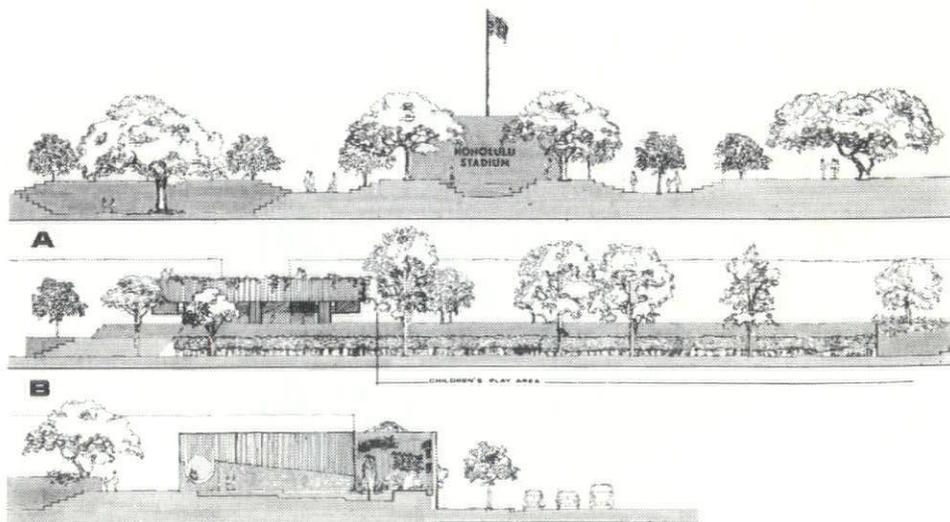
According to the Dept. of Recreation which is seeking to have the stadium land's General Plan designation changed from commercial to recreation, there is an existing need for 50 additional acres of park space in Moiliili-McCully. Currently, five parks, totaling 31 acres, serve the needs of some 26,000 persons in the community. Of this 31 acres, the Moiliili and Ala Wai fields, which comprise 46 per cent of the total available recreation land, provides a limited kind of recreational opportunity, namely, baseball and softball. By 1985, the Moiliili-McCully community is expected to be deficient 131 acres of recreation space by Dept. of Recreation standards.

House Bill 2124 and Senate Bill 1534, calling for State acquisition of the stadium land for recreational purposes, are before the State Legislature this session. Although public expenditures for recreational type parks are normally under the City's jurisdiction, complications with the City's budgeting process and the need for a General Plan



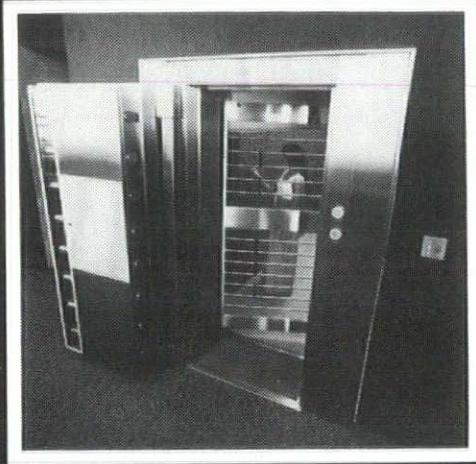
ACTIVITY CENTER

Architectural students from the University of Hawaii, under the direction of Rolf Preuss, proposed a recreation activity center for the existing stadium property.

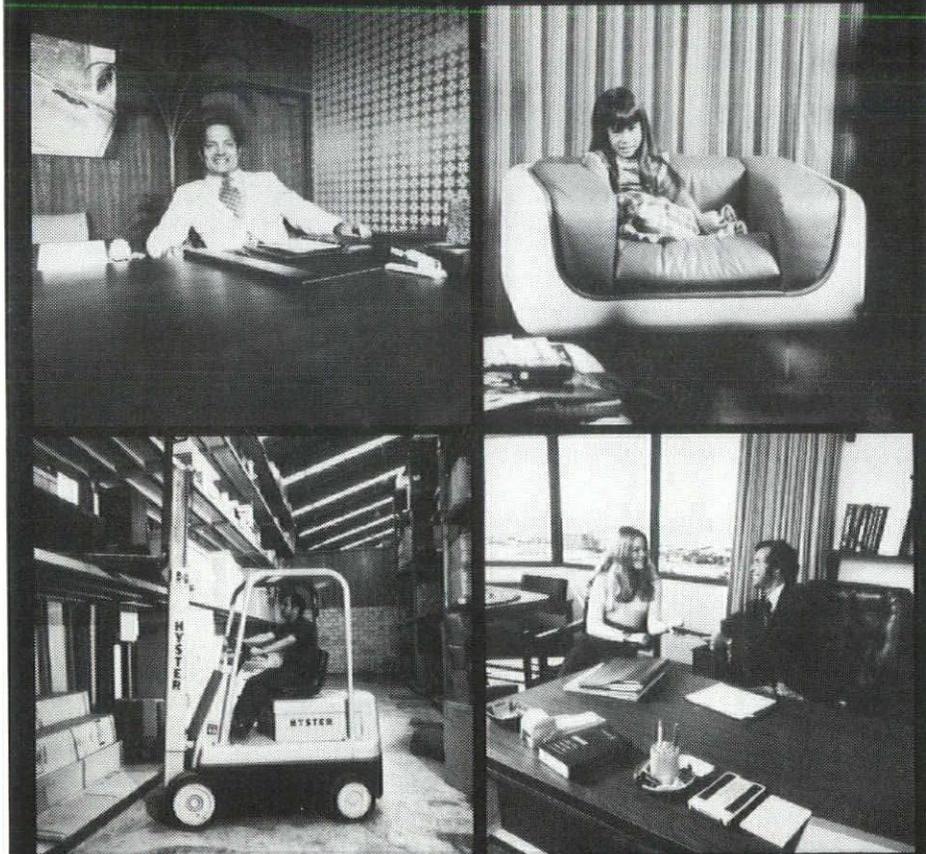


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Quon, Norman Yut-Ming. Associate member, Alfred Yee & Associates. B.S. and M.S. Civil Engineering, Cornell; M. Arch., M.I.T.

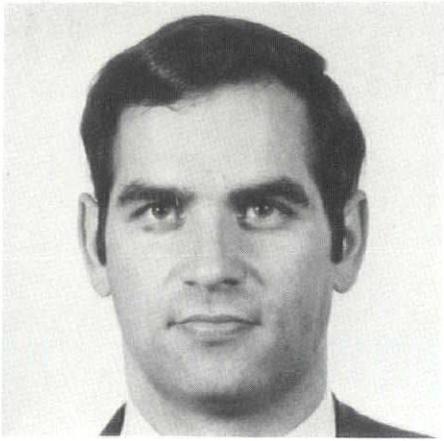


Preis, Jan-Peter. Corporate member, Wong & Wong Associates, Inc. B. Arch., U.C., Berkeley. Wife: Marian (Kitty). Children: Shawndi, 7. Hobbies: photography, stamps, gardening, sculpture, painting, planning.

Shimazu, Patricia Toshie. Student Associate, U. of Hawaii, 3rd yr.

Prahler, Richard Kent. Student Associate, U. of Hawaii, 4th yr.

Kofranek, Jan J. Corporate member, WWAT&G M.S., 1962, Czech Technical U. of Prague. Wife: Marcela. Hobbies: tennis, sports.

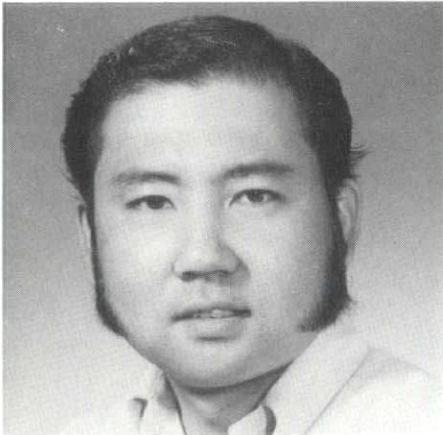


Zahn, James Leighton. Corporate member, Ralph Parsons Co. B. Arch, U. of Washington. Wife: Sandra. Children: Cheryl, 5.



Ojima, Walter K. Corporate member, Jo Paul Rognstad. B.A., U. of Illinois.

Wong, Franklin Jankau. Corporate member, ECOL. B. Arch., U. of Southern California. Wife: Bonnie.



Nishimura, Miles H. Corporate member, James Tsugawa & Associates. U. of Hawaii. Wife: Mitsue. Children: John, 9; Donna, 6.

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Here are the results: At 100 lbs. a slight indentation in the plywood substrate, the *Hydro-Ban* showed no scuff marks or cut through; at 300 lbs. there was permanent deformity of the plywood but the material showed no scuffing and cut through; at 500 lbs. the rod penetrated into the plywood 3/32" causing permanent deformation. There was no damage to the membrane. And at 750 lbs. which results in a stress level of 15,281.17 psi, the membrane was not penetrated or cut and still would have acted as a water barrier.

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by Robert M. Fox

Just Makai of the Kawaiahao Church property on Queen Street stands the original home of Primo and, later, Royal Beer. The only remaining structure of what was once a complex of buildings is the brewery plant, a four-story, 80 foot tall, steel and brick edifice. It was designed by a New York architect who specialized in brewery construction. Although built as an industrial building in 1900, a great deal of care was given to the exterior appearance. The Queen Street facade is of grand proportion and a rare architectural statement with its three-story brick arches, corbels, and intricate patterns reflecting the finest masonry craftsmanship of the time.

The building is now in danger of being torn down, purely for seemingly shortsighted economic considerations. It

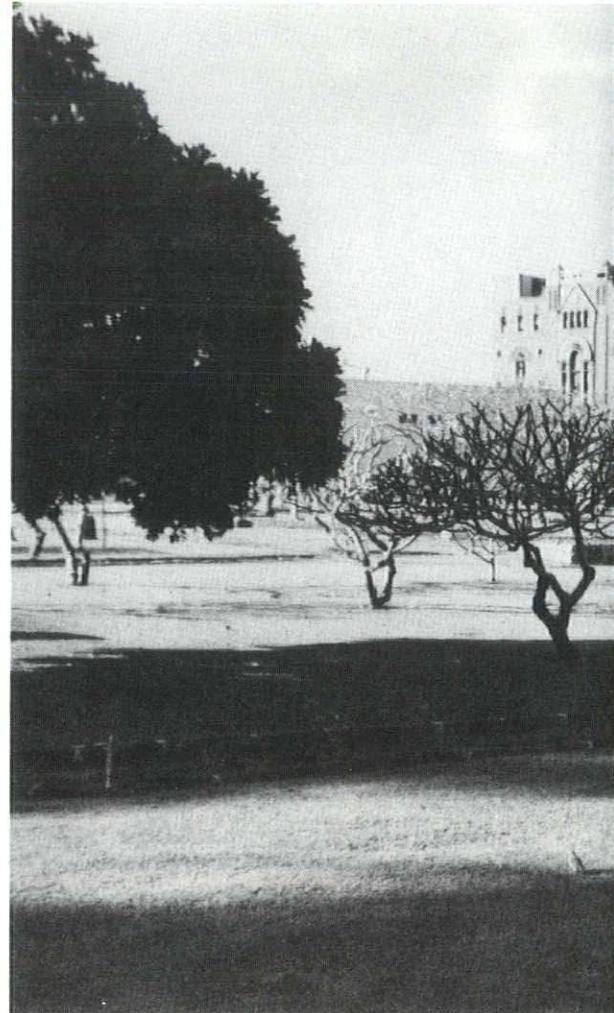
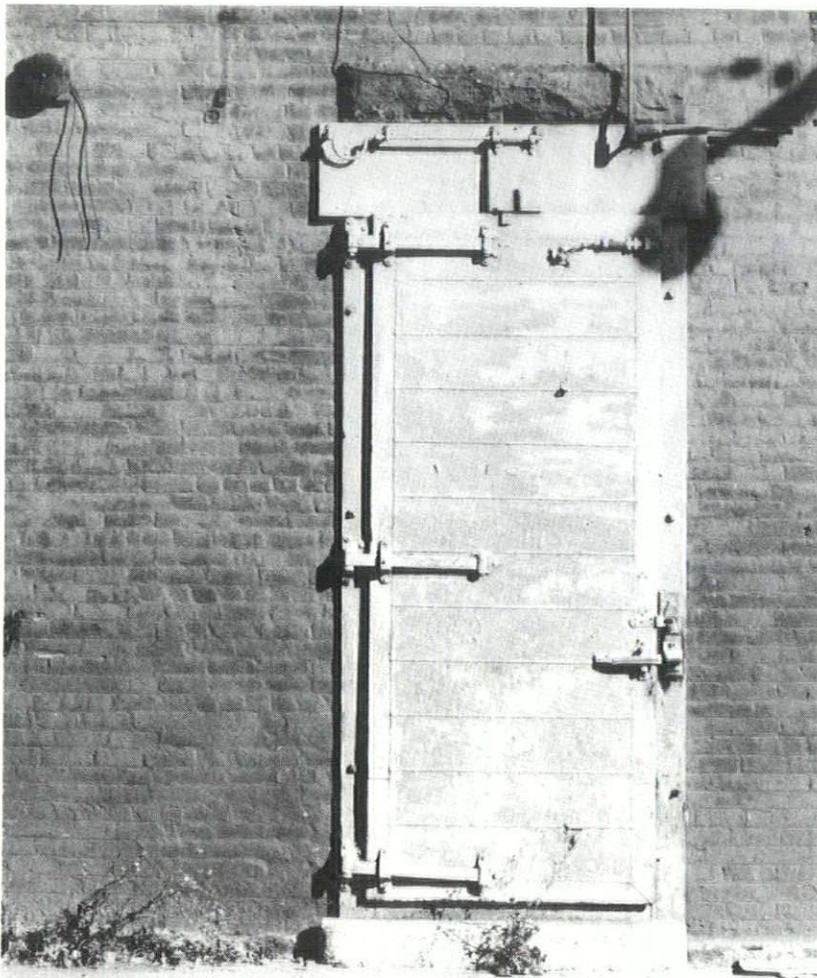
would be a great loss for the people of Honolulu to lose such a magnificent tie with our architectural past. Due to its proximity, the old Brewery Building offers an excellent opportunity for an integrated extension of the adjacent civic center and downtown area. It could well be renewed as a commercial-cultural complex whose environmental character would augment the flavor created by other preserved historical buildings of the area, as well as the focal point for a neighborhood currently in a state of being rebuilt.

Using the existing building as a nucleus of the 77,000 sq. ft. Brewery property, such a complex could include shops, malls, restaurants, offices, and perhaps even a small art theatre. The Brewery Building itself affords a rare

potential for a stimulating interior area of boutiques, plazas, and multi-level shopping areas. An interesting visual physical extension of spaces is offered by the existing 20 ft. high vaulted ceilings and various generous openings in the floors.

Although appearing in rundown condition, the building is structurally sound and could be refurbished with physical changes occurring only on the interior.

Many examples of this type of successful development exist on the mainland. Seattle, Wash., has transformed a blighted "skidrow" area of that city into one of lively character with an old brewery building as one of the focal points. That part of the city, once in deficit, is now an economically a



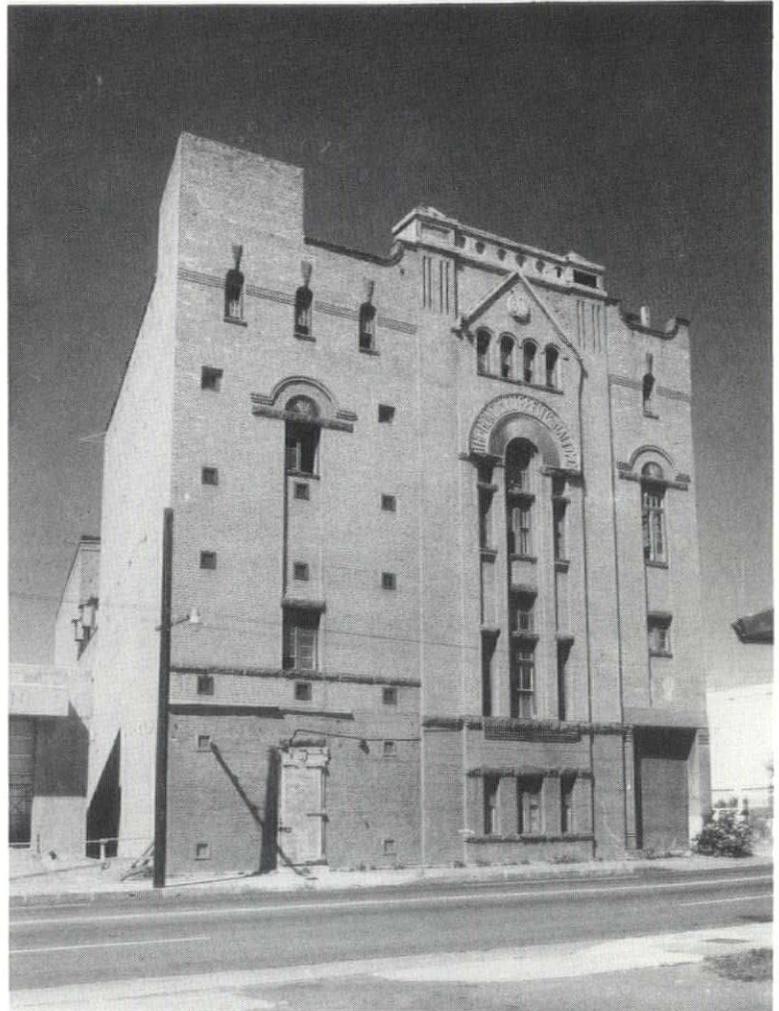
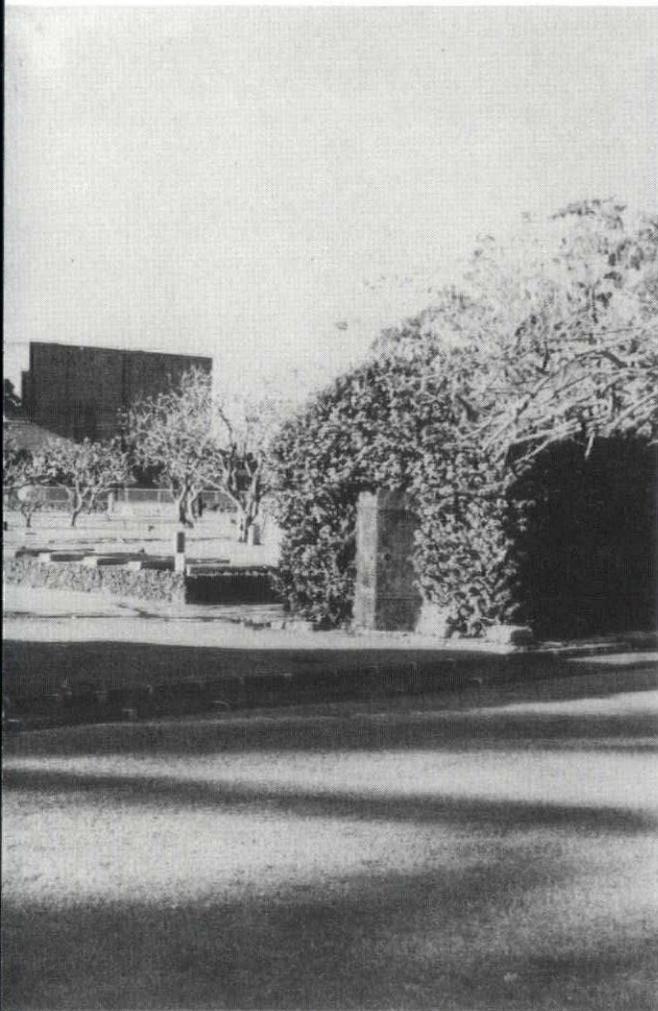
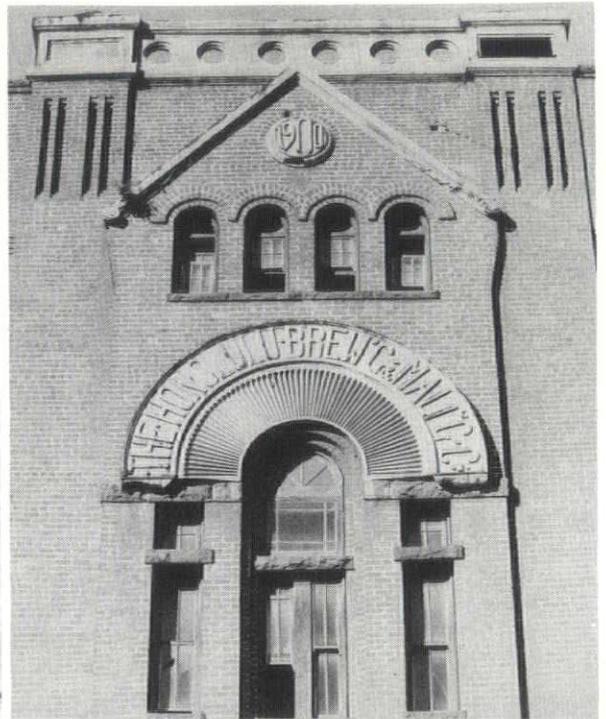
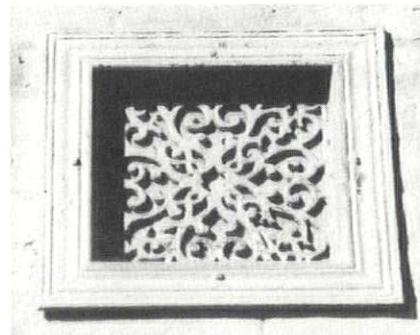
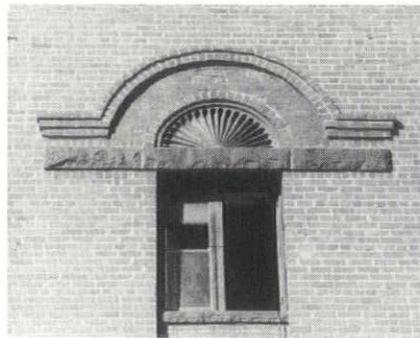
BREWERY

Photos by Jim Reinhardt

architecturally positive asset and is considered a must for all visitors as well as residents.

A local success story and an excellent example is a later Primo Brewery turned office and showroom building at the corner of Kapiolani and Cooke Streets. Six years ago, a group of imaginative and interested citizens along with a local architect initiated a plan for the brewery property which incorporated many of the thoughts mentioned here. It was a good plan with a chance of rapid growth and a potential high return on capital invested.

Perhaps such a plan was ahead of its time. Maybe, today, some imaginative person will recognize a rare opportunity to save a grand old lady of Honolulu's past from the wrecker's ball.



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MASS A SMASH

by Roger Smith

Several weeks ago, Honolulu was treated to the most ambitious musical-theatrical undertaking of its history, Leonard Bernstein's Mass. The show, produced by the Honolulu Symphony Society, ran for six performances at the H.I.C. Concert Hall. Maestro Robert LaMarchina and Earl Rivers conducted.

Mass was a sellout — "SRO" as they say in the biz. Over 8,000 people saw these performances at ticket prices ranging from \$3 to \$9, which generated a whopping \$49,000 in revenue. It was the biggest single-attraction box office 'take' in the 74 years of the Society's operation.

So much for the good news. Now for the bad. The production costs for this extravaganza were \$123,000 — some \$74,000 more than revenue from ticket sales. Here's how the expenses broke down:

Artistic (orchestra, stars, etc.), \$53,000; Production (director, stagehands, music, royalties, etc.), \$34,000;

Rent, tickets, box office, etc., \$10,000; Lights, props, sets, costumes, sound, \$20,000; Promotion and Advertising, \$6,000.

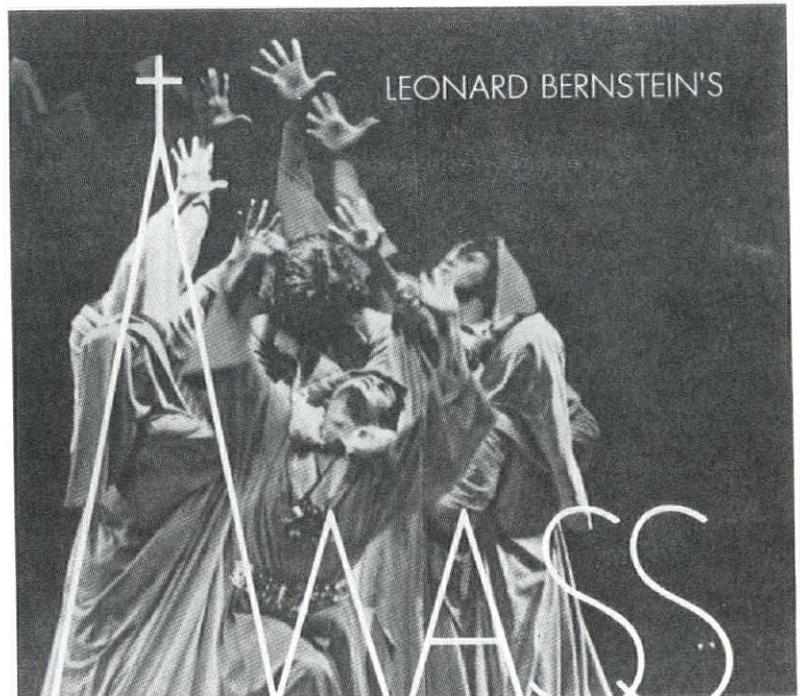
If ticket prices were scaled to meet all the production costs, you would have paid from \$6 to \$20 to see Mass.

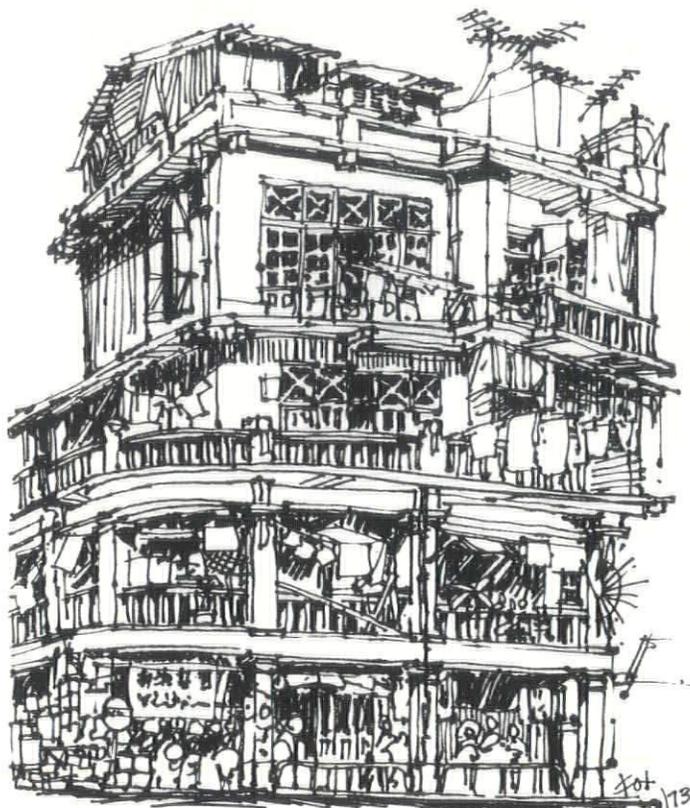
All of this focuses on the importance of the Symphony Society's other revenue sources:

Fund Drives, \$200,000; Private Grants, \$75,000; Interest on Ford Foundation Funds, \$115,000; Mayor's Symphony Ball, \$95,000; State Services, \$50,000; City & County Services, \$107,000; National Foundation for Arts, \$127,000; Advertising, \$56,000.

Is that enough? The Society is not committed to deficit operation, but the fact is the Symphony may fall about \$85,000 short of breaking even for the current year.

Your help is needed. Mail contributions to the Honolulu Symphony Society at 1000 Bishop St., Suite 303.



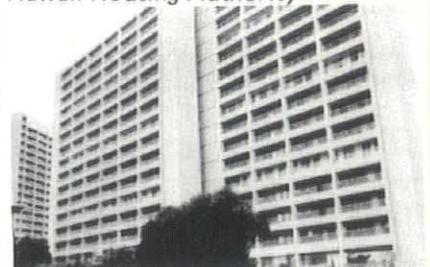


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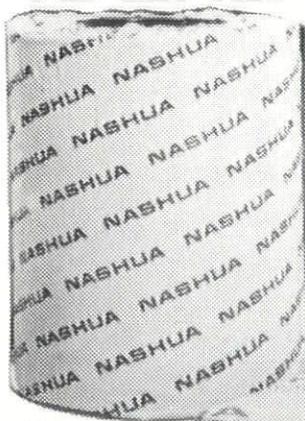
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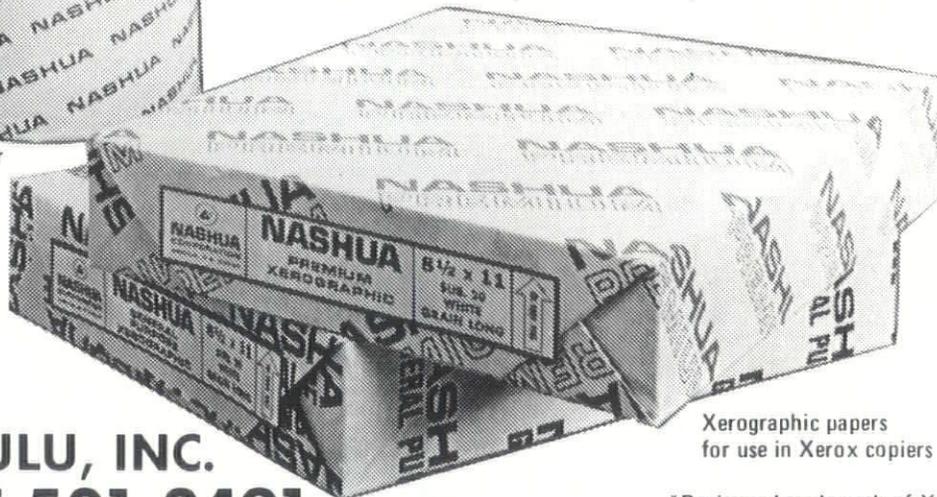
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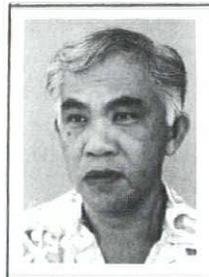
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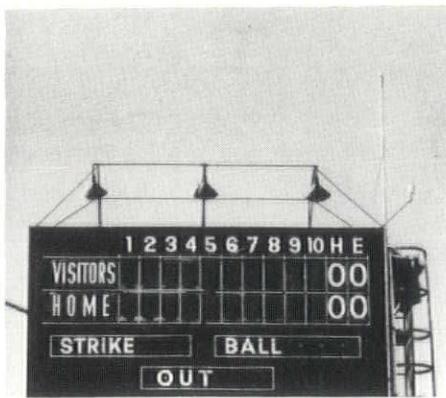


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Stadium from 8



amendment would mean that City funds could not be available in time to purchase the stadium land when it becomes available. The Honolulu Stadium, Ltd., which is the present owner of the property, has already indicated before a House committee hearing that they would probably not be willing to allow the land to remain idle too long after activities at the stadium ceased. Thus, although some form of State and City venture would have been desirable, the circumstance requires the State to act alone.

The cost of acquiring the property is estimated at between 6 to 8 million dollars, which is a substantial sum for a single CIP project in a supposedly tight fiscal year. The Three-M Community Council feels however that the cost to the State fiscal system may not be as great because the University of Hawaii owns 71 per cent of the holdings in the Stadium corporation. This means that approximately 71 per cent of the purchase money will go to the University and would probably be used for financial aid purposes as have University dividends from the stadium corporation in the past.

The Three-M Community Council, further, maintains that the intensity of high-rise, high density use planned for their community makes the acquisition of the stadium property for recreational use all the more necessary. Postponement of this purchase, the Three-M feels, would necessitate condemnation of other parcels for recreation at a future date with greater economic and social costs to the community. The power to allow concentration of high-rise development in a community is followed with responsibility to provide for a livable environment — which in the case of Moiliili-McCully means adequate recreation space and facilities for its residents.



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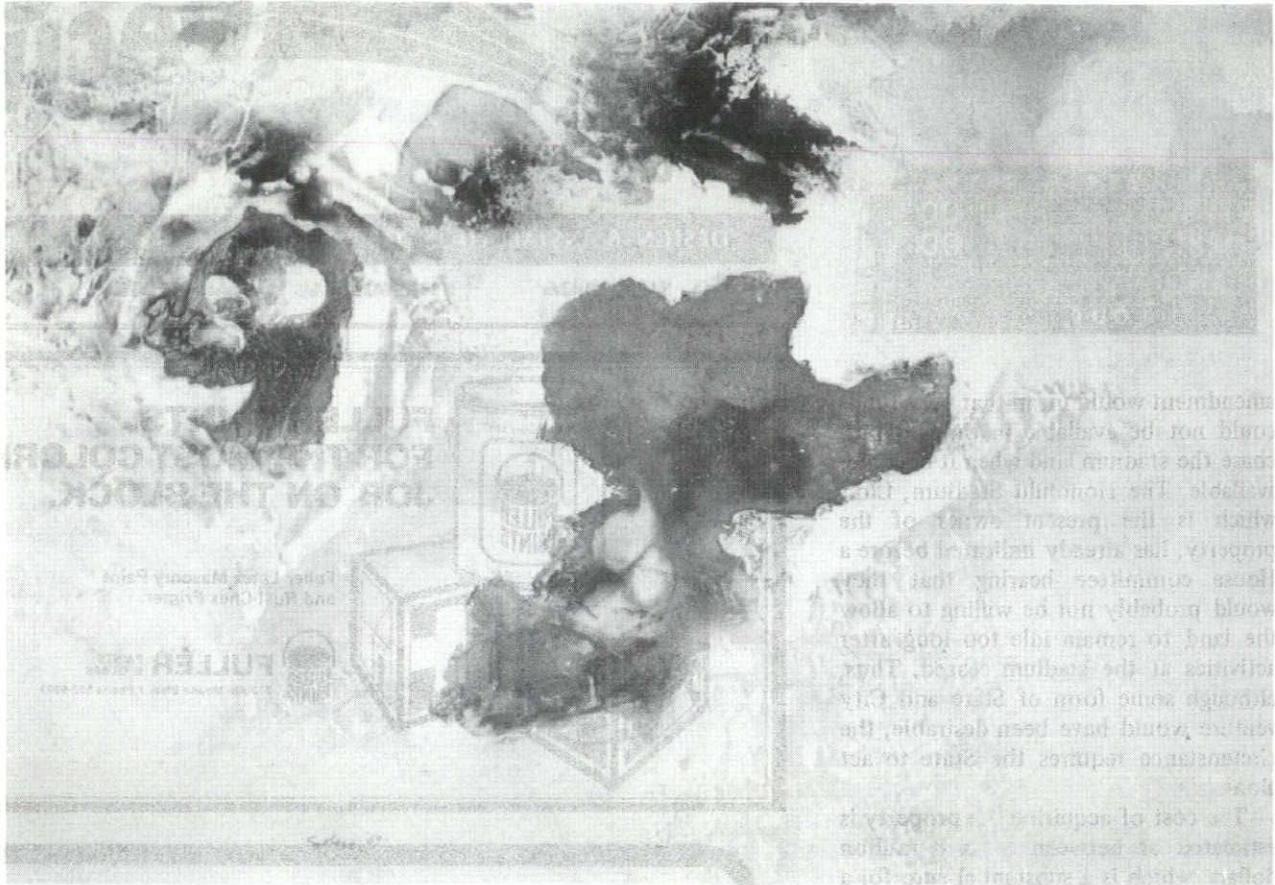
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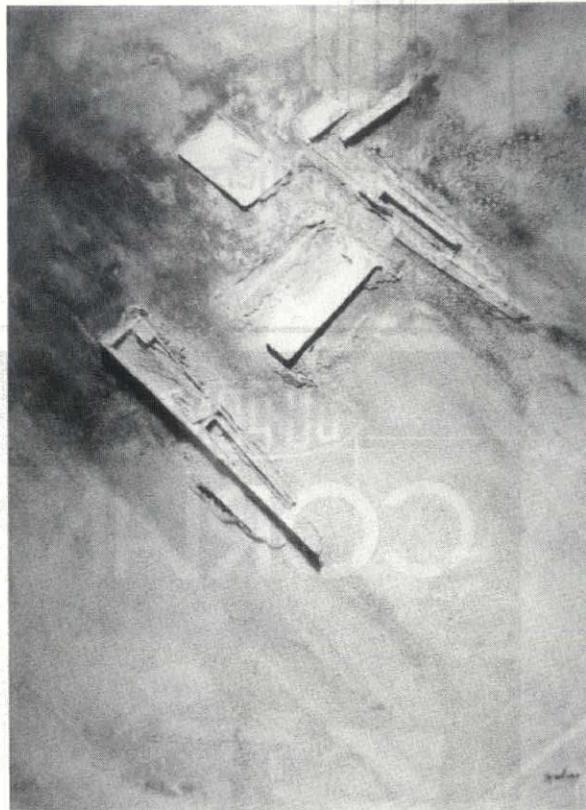
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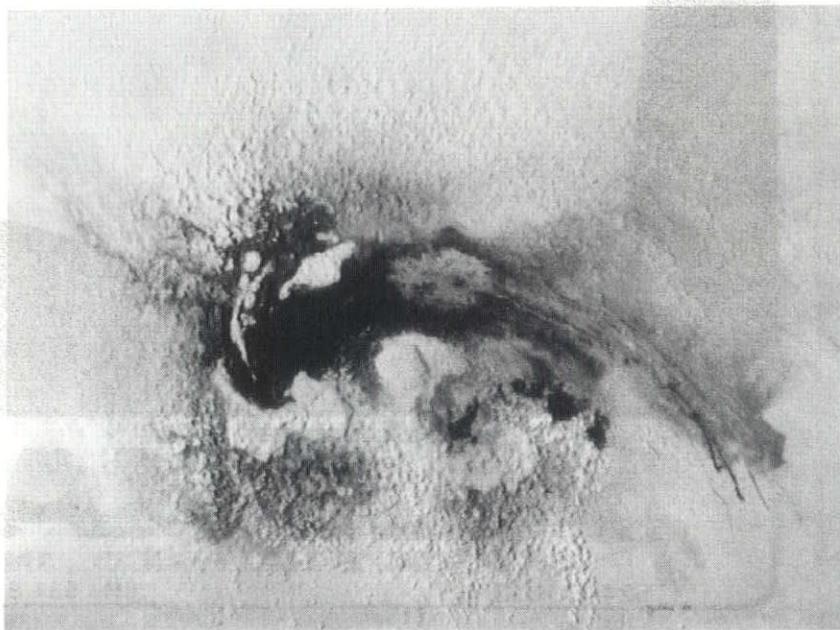


When architect John Sjoberg of Wong, Sjoberg & Associates is not busily designing in his office, he is probably at home creating heroic size paintings using an unusual technique.

John started sparetime painting about five years ago after being "turned on" by meeting and seeing the work of Hu Chi Chung in Taipei. He later arranged for a showing of the Fifth Moon Group, an all Chinese group of which Hu was a member, at the Academy in Honolulu.

John has developed a painting medium using plaster of paris over gyp board. When dry, he floats acrylic paint over the textured plaster. Infinite varieties of texture and color are possible. When properly sealed, his paintings can withstand the elements and be used outside as well as inside. He recently had a well-attended one-man show at the Foundry Gallery and some of his paintings are still on view there.

Our apologies to John for not being able to print his work in color and 3-D.





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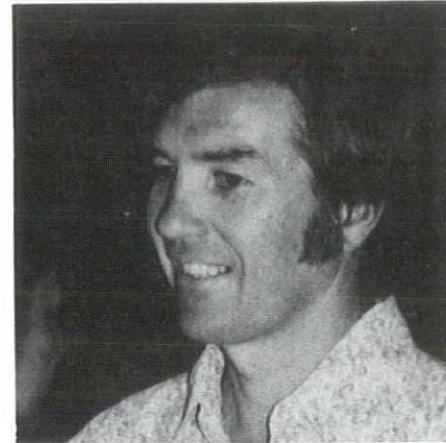
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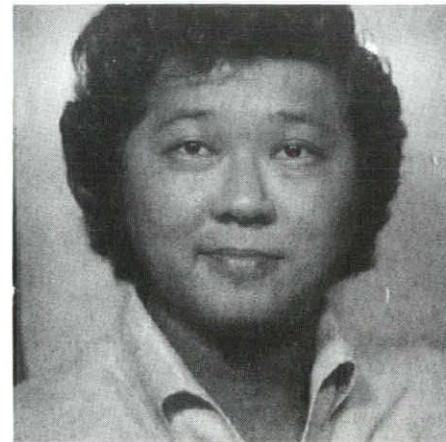
New Members Continued

Strauss, Lewis B. Associate Member,
WWAT&G, B. Arch. and M. Arch.,
Washington U., St. Louis. Single.
Hobbies: sailing, astronomy.

Hixenbaugh, Sheila. Student Associate,
U. of Hawaii, 4th yr.

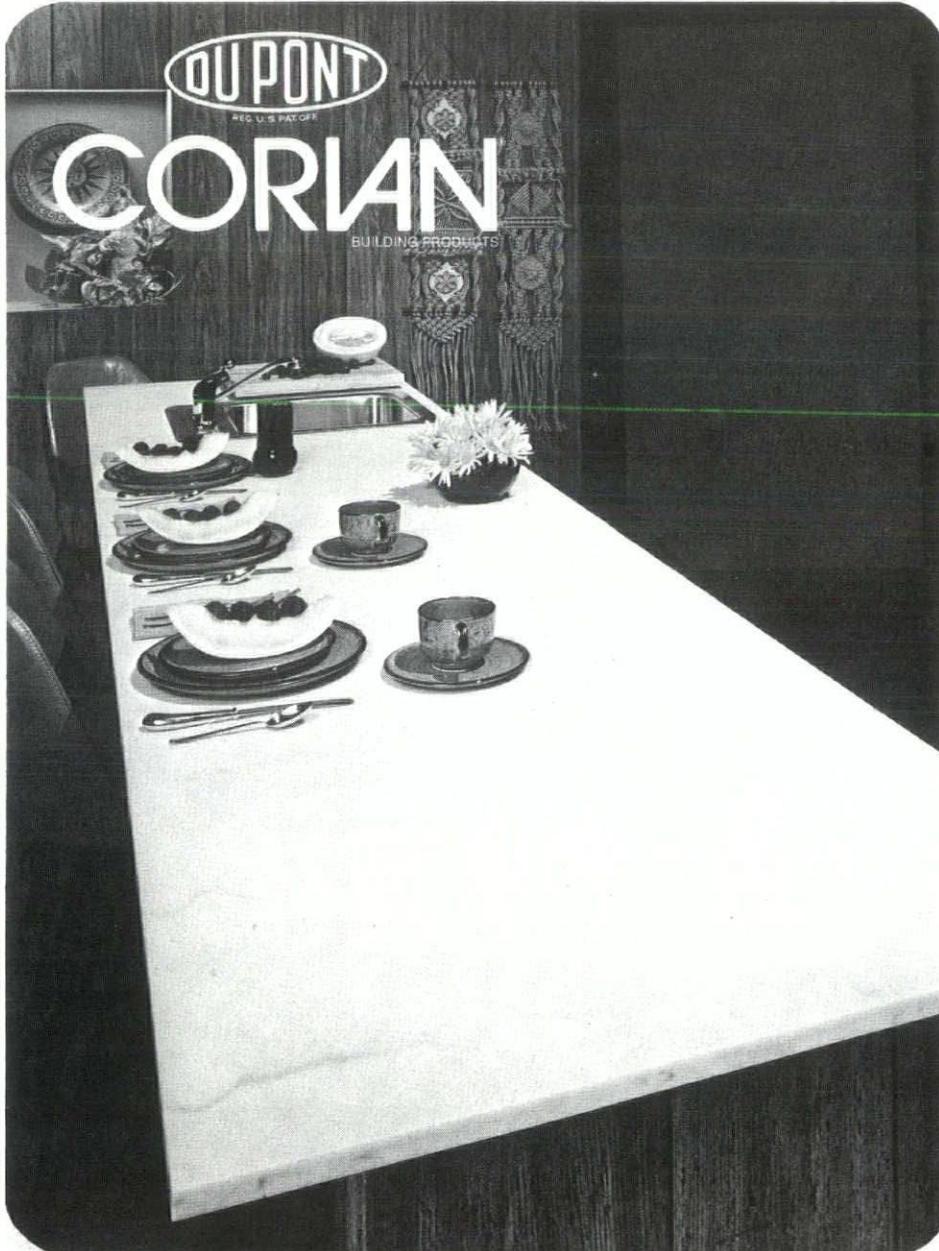


Fox, Robert M. Corporate Member,
Robert M. Fox. B. Arch., Calpoly, 1
year at Waseda University, Tokyo.
Wife: Judy. Hobby: editing architec-
tural magazines.

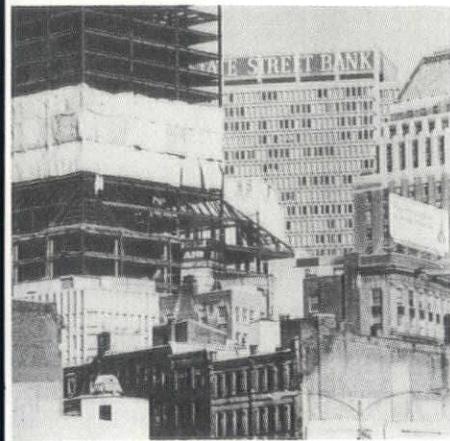


Tanaka, Paul M. Corporate Member,
James Tsugawa & Associates. B.A.,
1966, Washington State U. Wife:
Lynn. Children: Julie, 3 months.

Thompson, A. Kimbal. Associate Mem-
ber, Au, Smith & Haworth, Ltd.
B.F.A., U. of Hawaii; Frank Lloyd
Wright School of Arch., U. of 7 Seas.
Single. Hobbies: sailing, aviation,
painting, writing.



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Boston from 5

Both cities have advantages in future planning which will help decide what is done. Boston has a basically sound rapid transit system which can be expanded on existing railroad rights-of-way. Honolulu must start from scratch. Boston has a large number of "waste" buildings which must be torn down or rehabilitated. Honolulu, being a newer city, does not have this problem in such profusion. Both cities have a good harbor which is under-utilized. And both cities have limits on physical growth which will determine their future.

Boston and Honolulu both need to make some decisions about their future immediately. Both cities are at a planning crossroads, and both cannot wait to "let the other shoe drop." It has already been dropped.

Eric Engstrom, a professional associate member, was formerly a critic on design and architecture for the Boston Globe.

Photographs for this article from Boston Architecture by Boston Society of Architects, AIA.

President's Message From 3

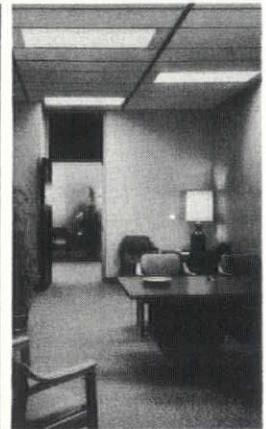
November this year. With the help of ICED organizations having the concerns of the national group, the architects are in a position to initiate a way — by including those design consultants of Hawaii in the selection process effort.

Meanwhile AIA has received requests from two counties for recommendations for selection procedures.

This might be just the time to develop the idea and then assure the community that all architects care.

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AIA NOTES

Code Revisions

(The following is an excerpt from the Building Owners & Managers Association Hawaii newsletter, March 1974.)

Handicap Ordinance – All future buildings must provide handicap facilities for both sexes on every floor according to this ordinance just passed by the City Council. While the requirement to have them on every floor may be excessive, it is a kind of said commentary on the building industry that the city had to dictate that we must provide them facilities.

It would be a good idea if we Property Managers were to borrow a wheelchair and try getting around in our buildings just to see what the problems are like. We certainly should provide at least one centrally located handicap facility for each sex with directory notices on all floors. These facilities should include extra wide toilet compartments with outswinging doors and grab bars, lower mirrors, accessible lavatories, drinking fountains and sit-down type telephone booths. Wider doorways and vestibule remodeling may be necessary. Providing these facilities in new

construction is not a major cost item, but to remodel existing buildings would be a considerable cost.

Sprinkler Ordinance – The third and final reading of the “Sprinklers Only” draft is imminent. This local version for a proposed building code revision is contrary to the “Sprinklers or Compartmentation” recommendation of the Building Officials and Code Administrators International. We have been trying for the past year to be heard on this issue but it seems that the council wants to ignore the time-delay characteristic inherent to sprinkler systems. This is the crucial factor to consider for Life Safety in hi-rises during a fire emergency.

Sprinklers have failed in less than 4 per cent of the fires in America and are effective in controlling fires once they’ve reached the fourth stage. British experience show a 99 per cent reliability with an average of less than two heads tripped in each fire.

The sprinkler code is now being revised in light of these experiences and additional testing. The old standards are basically industrial by nature, calling for large volumes of water to supply 20 or more heads simultaneously. Applying

these old standards to light-hazard occupancies such as apartments and office buildings is extremely wasteful. The age of affluency is over. We must “develop the concept that successful fire suppression requires the coordination of the Detection and Suppression Systems with the fire brigade and fire service.” Suppression Systems means many methods and combinations of measures such as sprinklers, compartmentation, gaseous systems and new ways yet to be devised and proven. Early Detection and Warning is the vital factor in Life Safety which should be the primary consideration in this issue.

New Office

Robert M. Fox, formerly of Wimberly, Whisenand, Allison, Tong & Goo and Sweesy, Harris, Fox, Fairweather, Berean & Wong, where he was involved with large scale resort projects in Hawaii, Japan and other Asian countries as well as the South Pacific, recently opened an architectural office on the 26th floor of the Pacific Trade Center.

Retirement



Addie Patzke Duke, after a long career as an architectural secretary and after suffering through the vicissitudes of the office of Ossipoff, Snyder, Rowland & Goetz earned her rest and to the envy of her friends and sorrow of her co-workers retired.

“Addie had told months and years ago that she was going to retire on March 1, 1974 but when the day came we, of course, weren’t ready” says Ossipoff. “Fortunately, however, we were able to find a cheerful replacement who though not as attractive, still does resemble her somewhat.” “She” was introduced at a recent retirement party given by the office for Addie at the Oahu Country Club.



This photo of our lovely nature lover was captured by the ever ready Jerry Houser of architectural rendering fame.

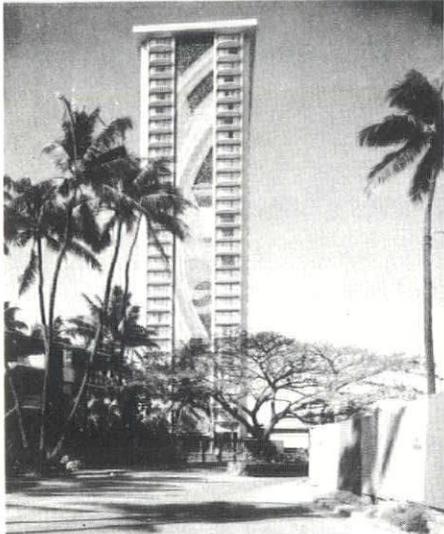
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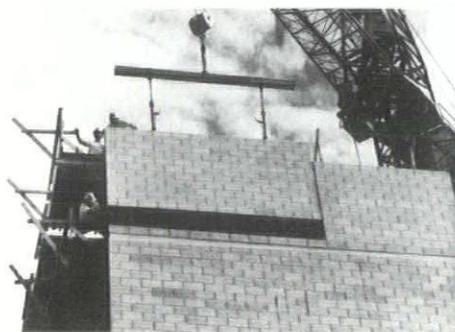
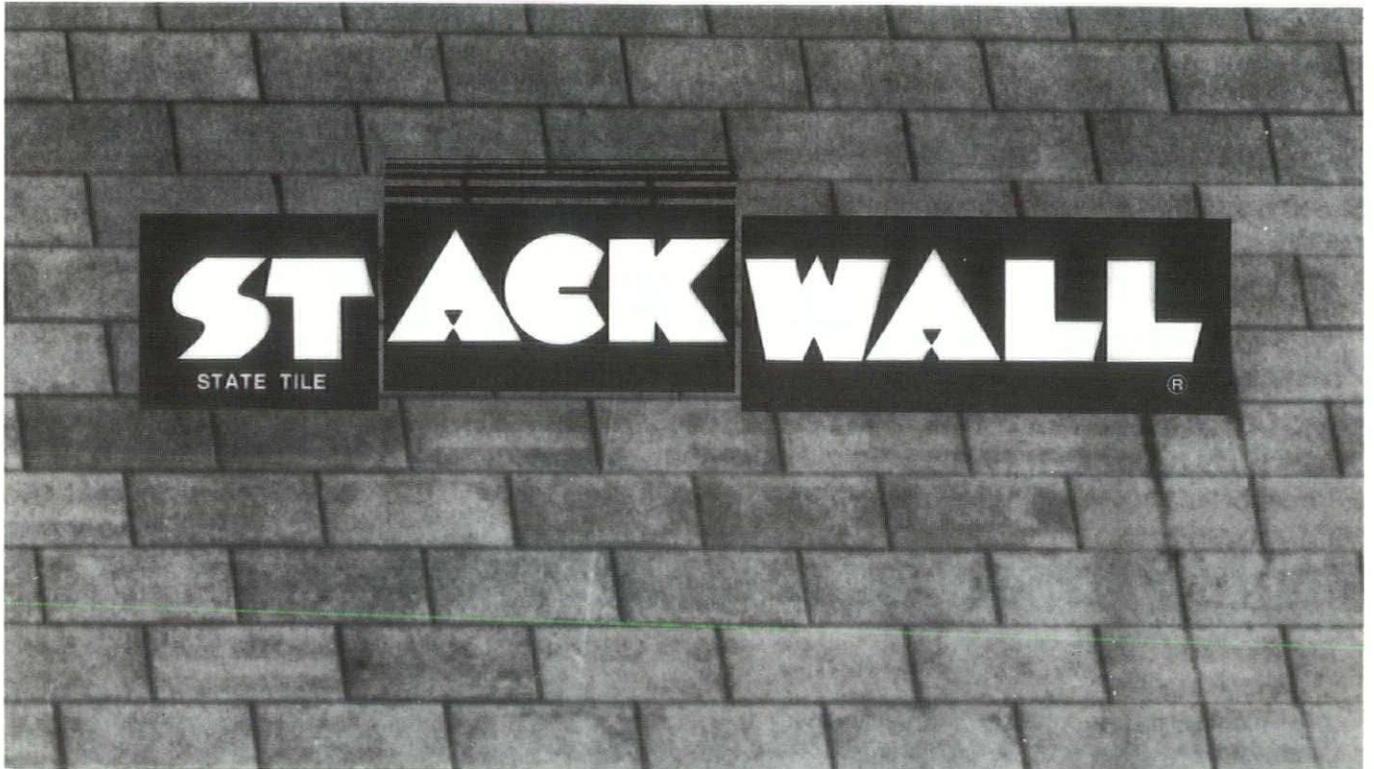
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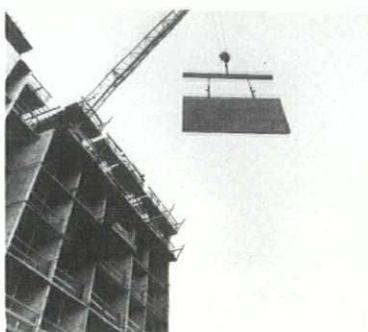
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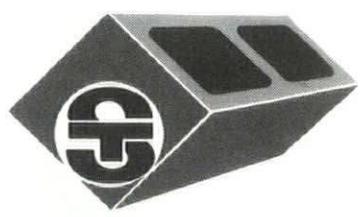
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