

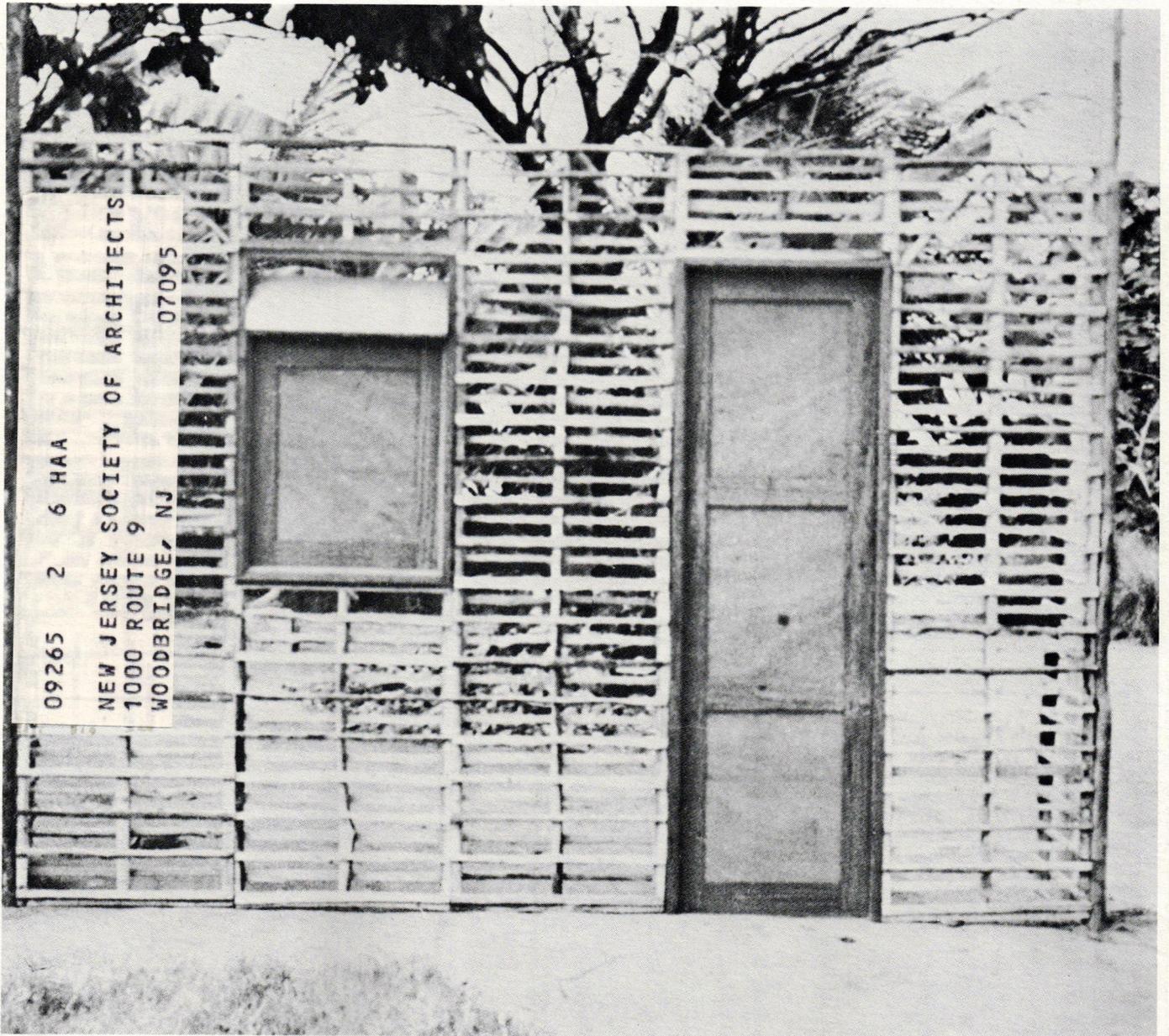
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HA

HAWAII ARCHITECT

October, 1983

Low-Income Prefab House, Brazil



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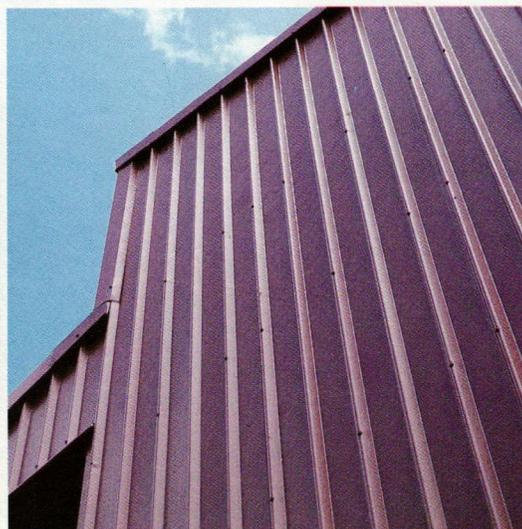


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HAWAII ARCHITECT

Vol. 12, No. 10

October, 1983

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Feature

Walls, Spaces, and Community **11**
by James M. Severson, Jr., Architects Hawaii

Departments

To the Editor **4**

Headlines **6**
A Waterfront Vision
by Lewis Ingleson
President, Hawaii Society/AIA

News **9**
Archi-Fest 1983—November 11 & 12
Great Hawaiian Pumpkin Party Set for October 30 **17**

Awards **14**
HS/AIA 1983 Design Awards
Award of Merit
Ossipoff, Snyder, Rowland & Goetz Architects
Offices for Pacific Resources, Inc.

New Members **22**
by Nancy Peacock

Cover **11**
Low-Income Prefab House Construction, Brazil
(see article, page 11)

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To the Editor

It's about time *HA* has come out with a factual, hard-hitting, opinionated article on inclusionary zoning, Bill 48. Lew Ingleson is absolutely correct [*Hawaii Architect*, August 1983] in labeling Bill 48 as "dangerous." But dangerous to whom?

Firstly, it is dangerous to the general public. No one is guaranteeing that this bill will lead us out of the woods and experts even predict the exact opposite effect. It is the future home buyer who will suffer from a tighter, more expensive market. Secondly, it is dangerous for the thousands of people in the building industry because as Lew accurately points out, there will be fewer developers willing to build under the conditions imposed by Bill 48. Thirdly, and maybe most important to this readership, is the throttling down of projects reaching our drawing boards.

If there ever was a time for the profession to take note and voice its concern to City Hall, now is the time.

This is not an indirect issue that will go away over time. Join Lew in voicing your concern and professional opinion. Let City Hall know of the danger they are promoting and if affordable housing is truly the objective, then let us approach it in a rational manner.

Michael S. Chu
Landscape Architect



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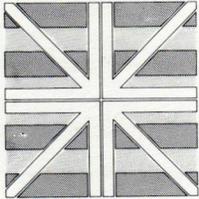
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A Waterfront Vision

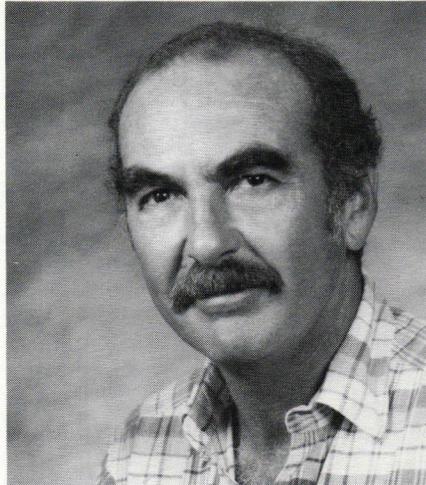
by Lewis Ingleson
President, Hawaii Society/AIA

Headlines

With plans for the Aloha Tower Plaza complex nearing completion, and planning for the makai extension of Kakaako underway, now would be a good time for a comprehensive and somewhat visionary look at the Honolulu waterfront and oceanfront, from Aloha Tower to Kewalo Basin, and even to Waikiki. The city and state have an opportunity now, that will not come again, to create one of the finest waterfront developments in the country, if not the world.

Imagine, if you will, the completed Aloha Tower Plaza complex. Adjacent, at Pier 8, would be moored The Falls of Clyde, an appropriate visual terminus for the makai end of Bishop Street. Piers 6 and 7, now used for parking and a few tour boats, could be the site for a relocated waterfront aquarium, similar to the one in Baltimore. Next, the Oceania floating restaurant would remain, providing a colorful element along the waterfront. The removal and relocation of the Hawaiian Electric generating plant could provide for parking, thus allowing Irwin Park to again be used for park purposes.

If absolutely necessary, the Coast Guard station at Pier 3 might remain, although its relocation to the Sand Island base would help to integrate this area into a pedestrian-oriented waterfront. The Diamond Head Terminal, recently renovated as a foreign trade zone, should be maintained. However, the vacated Matson container yard



presents an enormously attractive area with great opportunities for development.

The water area fronting Pier 2 could be developed as a marina for recreational boats, sorely needed on Oahu. The vast land immediately behind the marina would be part of a park system, tying in with all the developments mentioned above, and continuing makai and along the oceanfront all the way to Kewalo Basin. If Kewalo Basin were redesigned to allow for greater pedestrian use, it would be possible to tie Downtown Honolulu to Waikiki with a beautiful, nearly continuous pedestrian-oriented park which would include Ala Moana Park.

Fronting this park, in the vicinity of Piers 1 and 2, would be low-rise shops and offices, similar to Ward Warehouse. Behind that, in low-

and mid-rise configurations, could be mixed-use housing/industrial projects.

In order to accommodate ship traffic in Honolulu Harbor, which might be hampered by recreational boating near the present entrance to the harbor, the Kalihi Channel entrance would be improved. The existing bascule bridge at the Ewa end of Sand Island would be demolished, instead of rebuilt as presently planned, and a tunnel under the new ship channel built to accommodate vehicular traffic to Sand Island.

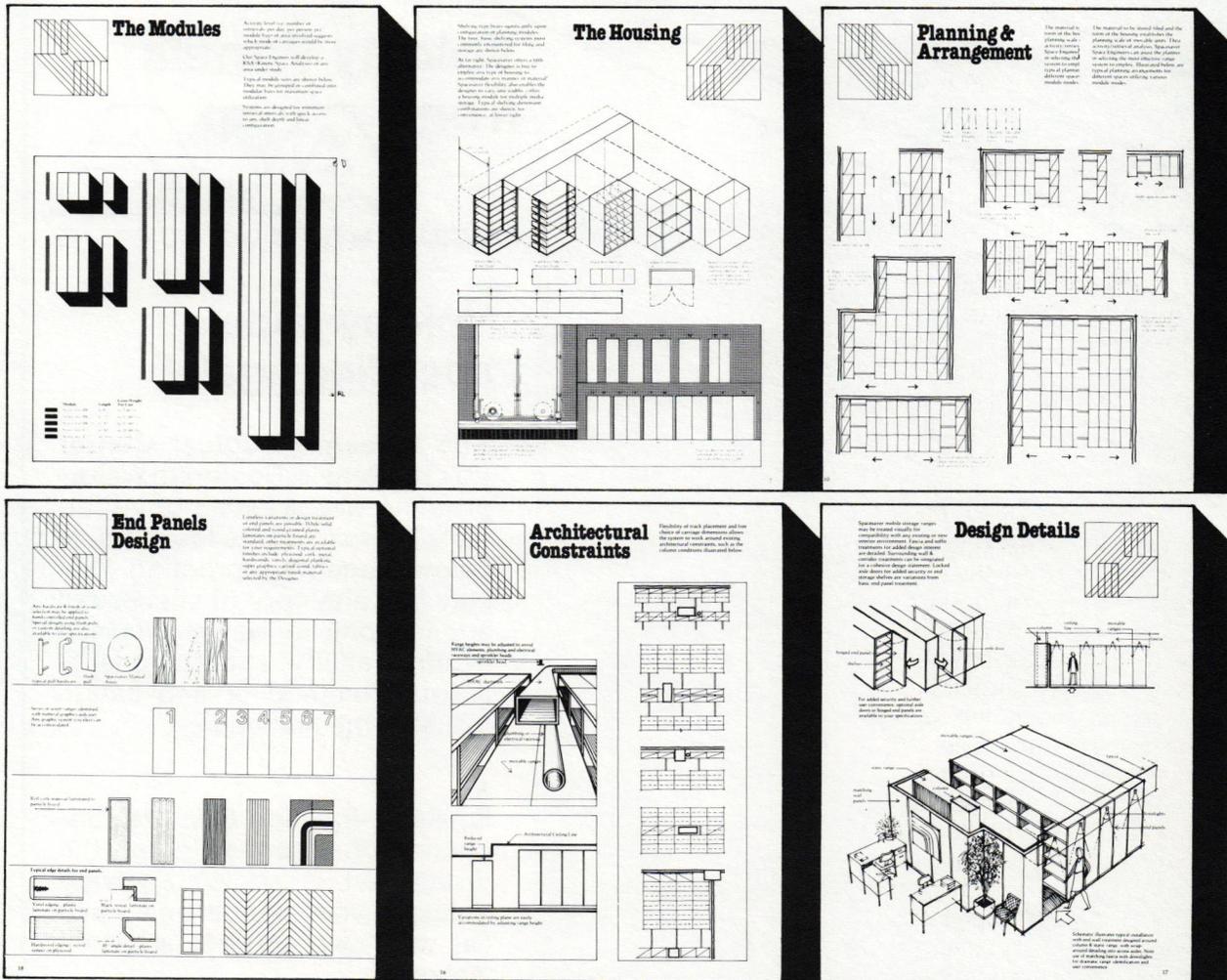
While many arguments might be put forth to prove these ideas too visionary and unworkable, with a little foresight and leadership they are at least worth the effort. They would provide housing near downtown, where it is needed. They would relate downtown to Waikiki, thus making downtown more attractive to our visitors. They would provide an appropriate setting for the aquarium and augment the Aloha Tower complex. They would add sorely needed facilities for recreational boating, and in a very attractive location. And they would beautify several presently unattractive miles of Oahu's shoreline for the use of the local population.

These ideas should be studied now, before more time and money are committed to currently planned projects. The opportunity is there. Let us hope that following generations don't say about us, "Gee, if only" HA

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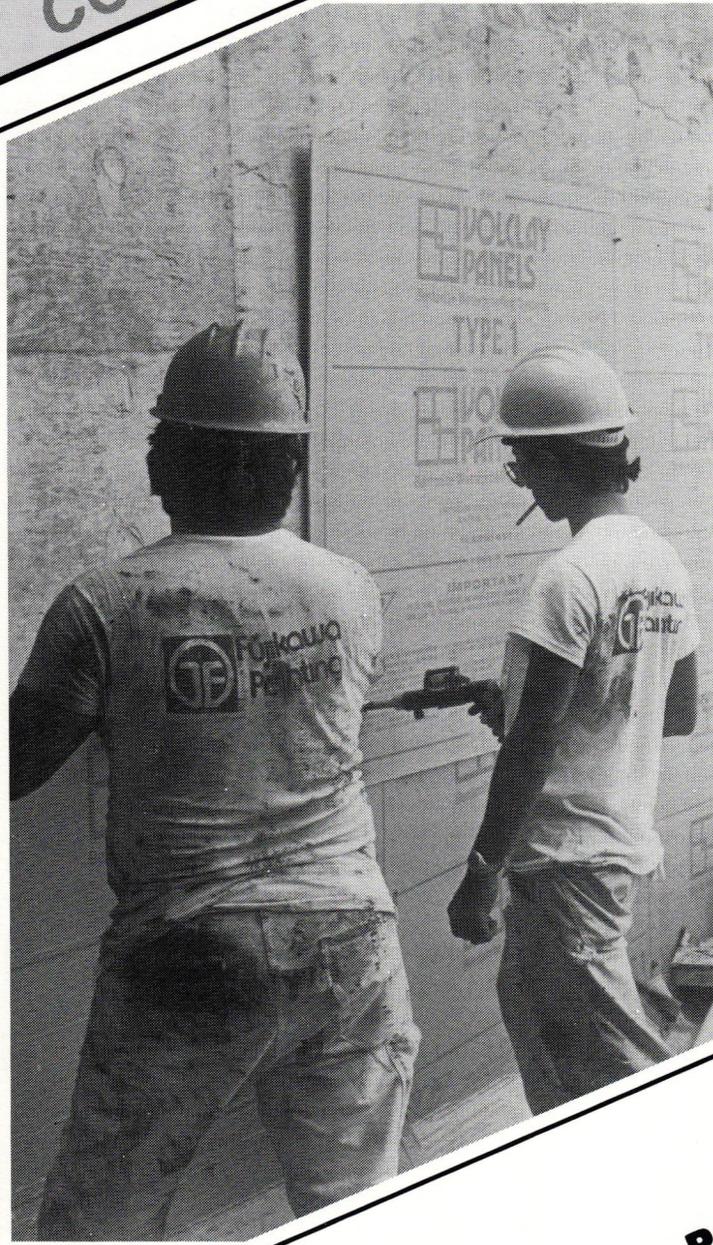
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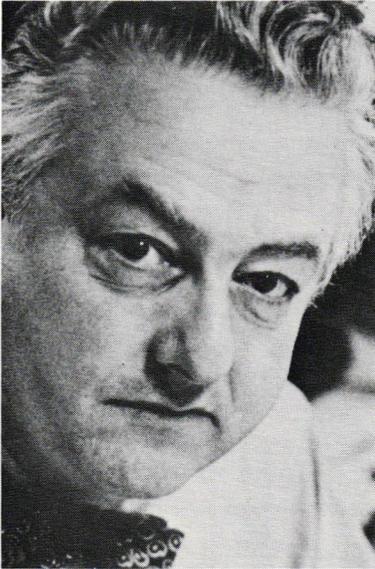
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Archi-Fest 1983

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Highlighting the many events of the HS/AIA State Convention will be presentations by John Hartray and Howard Birnberg.



John Hartray, FAIA

"After filling a few shelves at Rizoli, the [Post-Modern] movement looks as if it may pass into history without having made any." Who is the person who penned these words in the May 1983 issue of the *AIA Journal*? Is he an architectural historian of unusual perspective or another architectural critic he himself so criticizes?

Our 1983 keynote speaker is partner in the firm of Nagle, Hartray & Associates, Ltd., former partner with Laurence Booth and, for nearly 15 years during the 1960s and 1970s, principal in the firm of Harry Weese & Associates.

Hartray has sat on innumerable design juries and served as visiting critic at more than a handful of uni-

versities from Ohio to Oregon. He is a lecturer on construction technology at the Chicago School of Architecture and an adjunct professor at IIT.

He has been active in the AIA on both the national level and in Chicago. His publications include several contributions to the *AIA Journal*. He has been a fellow of the institute since 1979.

Hartray has been a member of organizations and a participant on panels as diverse as the Society of Architectural Historians, the NAAB, seminars and committees on design and criminal justice, seismic safety, the U.S. Capitol Master Plan, water infiltration, and construction arbitration.



Howard Birnberg, AIA

Birnberg is principal consultant of Birnberg & Associates. The firm provides in-house workshops on project, financial and marketing management, and long-range planning and automated production techniques. Strategic planning assistance for design firms is a major area of the firm's services as well as general management consulting.

Prior to the establishment of Birnberg & Associates in 1976, Birnberg served as corporate comptroller for a nationally recognized Chicago architectural and engineering firm. He was responsible for financial management and planning, operations analysis, legal and insurance issues, and cash management and investments.

He is currently Visiting Adjunct Assistant Professor, School of Architecture, University of Illinois, and conducts courses on design firm management and marketing.

He has written articles for numerous professional publications. His biennial *Financial Statistics Surveys* have become standards for the design industry. He also serves as a columnist for *Building Design & Construction*, a magazine on management and marketing issues. He has also authored two books, *Building Products Marketing Manual* (with Leonard Robin) and *Texas Society of Architects Professional Financial Management Workbook*.

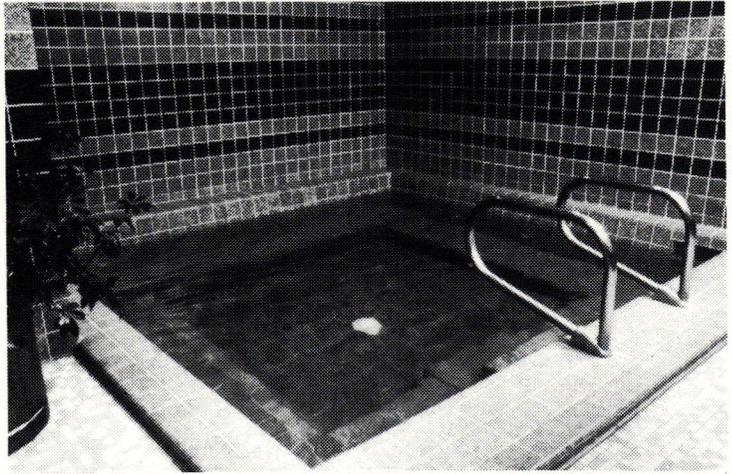
Birnberg's professional activities include: American Institute of Architects, Chicago Chapter; former member, Board of Directors; member, Office Practice Committee; co-chairman, Continuing Education Committee; chairman, Insurance Committee; Illinois Council, AIA; National AIA; member, Practice Management Committee; Professional Services Management Association; member, Interprofessional Liaison Committee.

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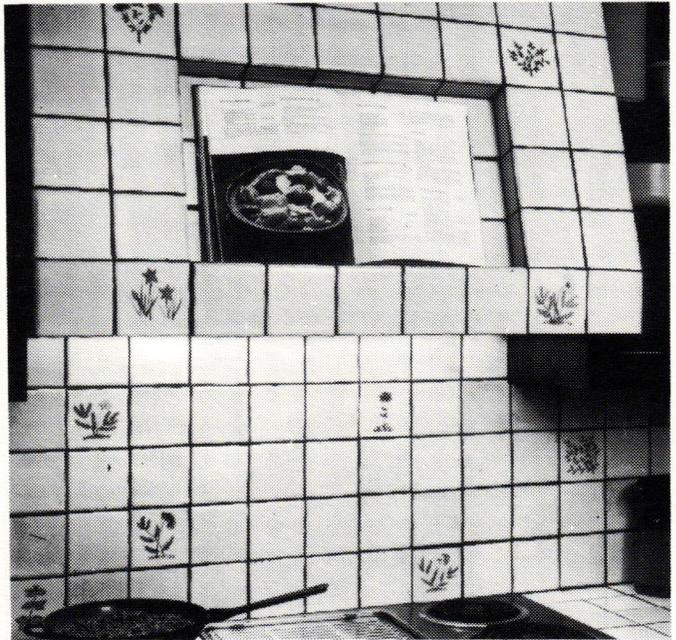
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Walls, Spaces, and Community

by James M. Severson, Jr.
Architects Hawaii

"Architects must be able to plan, organize, and design the necessary infrastructure for a healthy environment which from conceptualization will grow into a thriving, self-sustaining, cooperative community."

When James Severson, Jr. returned to Hawaii after living and working for five years in Brazil, he was disappointed to realize that most residents of Hawaii live in "closed-in," Mainland-style architecture. There is too little integration of interior spaces with the outdoors. Hawaii's neighborhoods generally reflect an alienation of humankind from the land and basic ways of life, while fostering individual lifestyles without a cohesive community spirit. In contrast to Brazil, where local family businesses generate pedestrian flows within each suburb, our streets are almost devoid of human interaction.

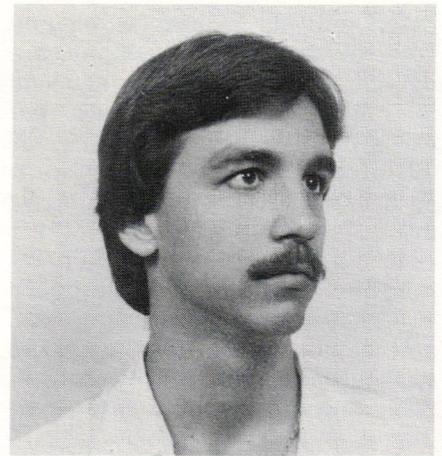
Severson, a graduate of the University of Hawaii with a B.F.A. in Environmental Design, lived in the northeast city of Recife, which with a population of 1.25 million is the fourth largest city in Brazil. Initially employed by Acacio Gil Borsoi at Borsoi Associated Architects as a junior designer, he worked his way up to the position of project architect, coordinating a wide variety of projects including hotels, banks, hospitals, luxury high-rise apartments, and mixed-use developments, as well as low-middle income community developments.

Severson reflects on his Brazilian architectural experiences below.

Brazil is a country whose social structure contains some of the world's richest and poorest people. Strong cultural, ethnic, and familial identities, however, serve as a catalyst to unite Brazilians in spite of political, educational, and financial difficulties.

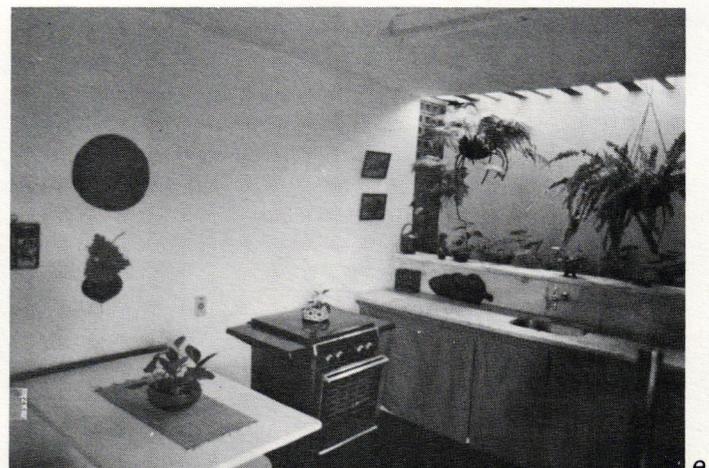
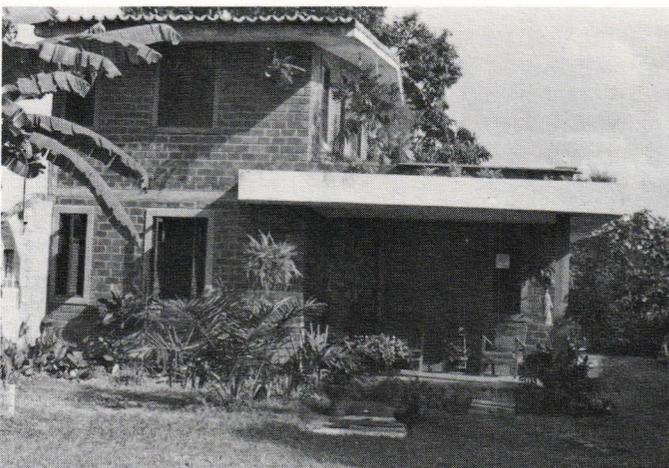
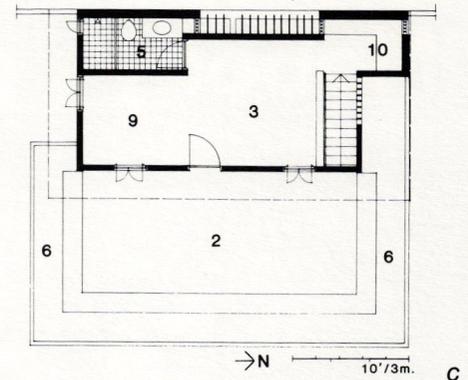
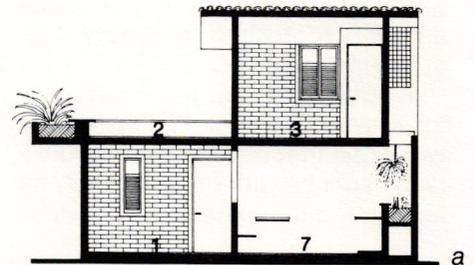
Rather than speak of the traditional and contemporary Brazilian architectural "styles," I will focus on a few design concepts which, due to similar environmental conditions and international human needs, are applicable to our Hawaiian setting.

In response to the large demand for 1,000- to 2,000-square-foot single-family residences, extensive use was made of zero lot line development to better utilize small- and medium-sized lots, and to give homes a more open feeling. As a



Legend: 1. Living room, 2. terrace, 3. bedroom, 4. hall, 5. bathroom, 6. garden, 7. kitchen/dining, 8. service, 9. studio, 10. storage.

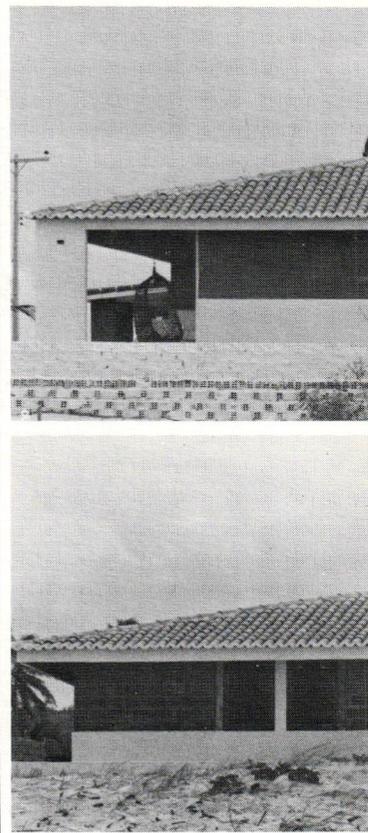
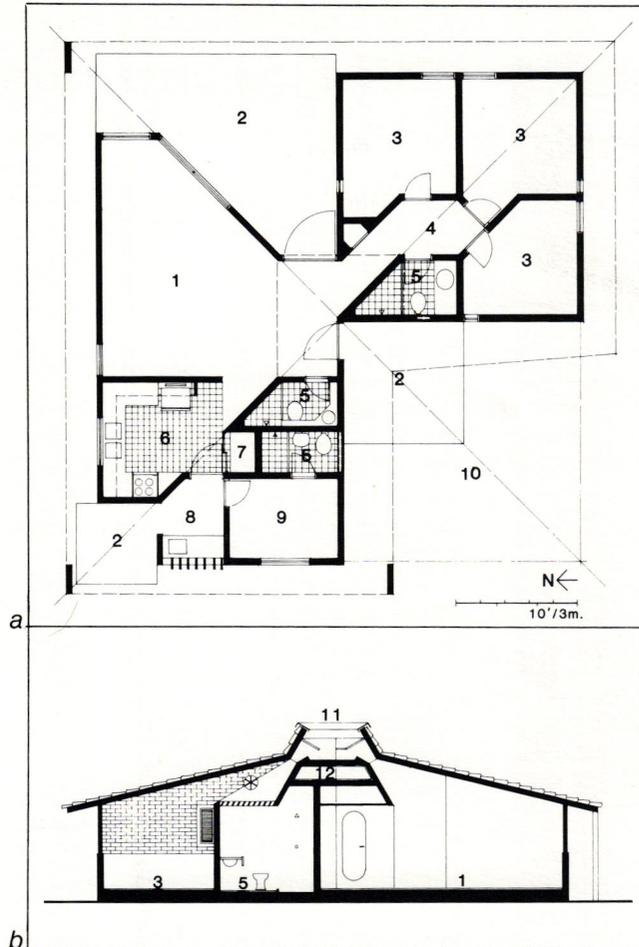
a. Section looking south. **b.** Ground floor plan. **c.** First floor plan. **d. & e.** Severson residence. 75-square-meter house emphasizing free flow of interior to exterior spaces. Built for \$5,000.



result, and with a more flexible and creative setting, floor plans were decentralized on the lot allowing for combination of side and rear yards onto which the living areas were focused, thus giving a courtyard effect to this integral part of the house.

Through the use of non-combustible materials and pergolas, "winter gardens," breakfast patios, and a variety of other innovative spaces were created in zero setback areas, extending and complementing indoor spaces with a greenhouse effect. When used on windward sides of the house, plants naturally cool air currents entering living spaces. When used on the leeward side, the large opening facilitates the leaving of, and consequently entering of, breezes into the house. Wherever located, we gain advantage from bringing little-used outdoor areas and much desired greenery into our living spaces.

Traditionally, the most successful residences here in the Islands are those that have harmonized interior spaces with the outdoors, be it beach, mountains, rain forest, or



Legend: 1. Living room, 2. terrace, 3. bedroom, 4. bathroom, 5. kitchen, 6. dining area, 7. closet, 8. service area, 9. water tank.
a. Floor plan. b. Section looking north.

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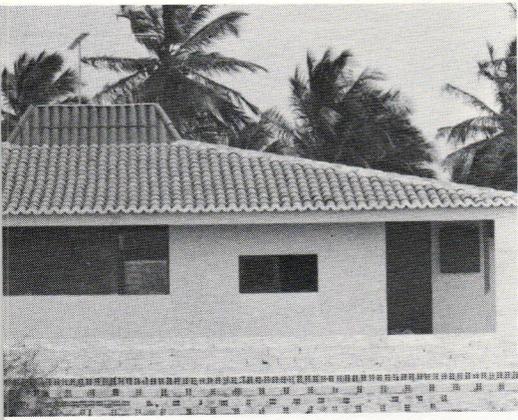


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d

3. bedroom, 4. hall, 5. bathroom, 6. kitchen, room, 10. future expansion, 11. skylight, 12. st. c. North elevation. d. East elevation.

garden. I believe owners of existing "tract" homes could be helped to regain poorly used outdoor areas through new legislative amendments regarding zero lot line development.

For single-family detached and vacation homes, plans were developed from basic geometric shapes which generated structurally clear roof forms with generous overhangs and reflected interior spaces. Rustic materials were used due to economic constraints and the informal nature of the house. The success of these houses lies in the spaces defined. The essential transitional space between indoors and outdoors—the covered terrace—can be opened up to living/dining rooms creating a space which in some houses is about 50 percent of the total living area.

My experience in Brazil also included work on several low-middle income community developments. These government housing programs were traditionally designed to provide "finished" houses of from 50 to 100 square meters, plus necessary schools, shops, roads,

parks, and public amenities. Almost invariably, the houses would be completed, but the necessary infrastructure was not, due to financial constraints. The result was nice, finished houses sitting on hot, bulldozed land within a poorly structured community setting.

As architects and urban designers concerned about developing a compatible social/economic/architectural whole, our office insisted greater emphasis be placed on the infrastructure and setting than on the finished houses. On our most recent community development project (10,000 units on 1,250 acres of land for a projected population of 50,000), we stressed the need for the following road system and land use characteristics:

(1) Along with a landscaped primary and secondary road system, we proposed "humanized local access roads" giving priority to pedestrian flow, children playing, and low construction costs, with a sinuous, one-way road. Only 3.2 meters of the 9.6-meter-wide public way was surfaced, cutting normal total road costs roughly in half.

Continued on page 18

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Pacific Resources, Inc.

PRI, the parent company for The Gas Company, Hawaiian Independent Refinery and other energy related enterprises, required both larger quarters and room for future expansion. The design intent was to provide an environment that reflected a progressive outlook and at the same time an appreciation of



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the elegance of traditional Hawaiian designs and materials.

Primary special requirements were that all vice-presidents have like furnishings and equal-sized offices; security of personnel; privacy of files and conversations; an open look; a large, "state-of-the-art" board room with a command-

ing view and a quiet, low-key color palette.

Executive offices and meeting rooms were given exterior location. Security, controlled entries, and smoke detection were integrated with the tower central system. A skylight was cut into the existing roof to create a garden

court setting for the reception area. In addition to the normally included amenities, the audio-visual room has its own computer to control A-V functions and communications in the adjacent board room. Existing concrete became an important design element by sandblasting to expose aggregate at



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cores and perimeter columns.

To minimize carpeting in sunlight, a slate trim was installed at perimeter walls and, as a visual separator, at concrete core walls. For a desired regional and quality character, wood is koa, finished to

a medium to dark value.

Fabrics were selected for recessive, natural tones. Carpets, desks, and credenzas for the offices were designed by the architect, consultant, and manufacturer, and the architect coordinated the purchase

and/or commission of the finishes, furniture fabrics, and art, including the skylit water sculpture by Fred Roster.

The offices occupy the top floor of Grosvenor Center's makai tower.

HA



FRANZEN

Great Hawaiian Pumpkin Party Set for October 30

The University of Hawaii School of Architecture and the University of Hawaii Foundation will hold the first annual Great Hawaiian Pumpkin Party on Sunday, October 30, 7:00-10:30 p.m. at the Ilikai Hotel's Pacific Ballroom.

This Halloween event will feature a display of more than 150 pumpkins, all skillfully designed and carved by UH architecture students. The pumpkins will be sold during a silent auction at the event. The fun-filled party will include a costume contest, door prizes, traditional Halloween foods, and dancing. No-host cocktails will be served throughout the evening.

The Great Hawaiian Pumpkin Party is a special event for the UH School of Architecture.

Tickets are \$12.50 per person, and children under 12, accompanied by an adult, are free. Tickets may be purchased from any UH architecture student; at the UH Foundation office, Bachman Hall 101, on the UH Campus; or at the HS/AIA office located at 233 Merchant Street, second floor (538-7276). For more information, call 948-7228 or 948-6676. HA



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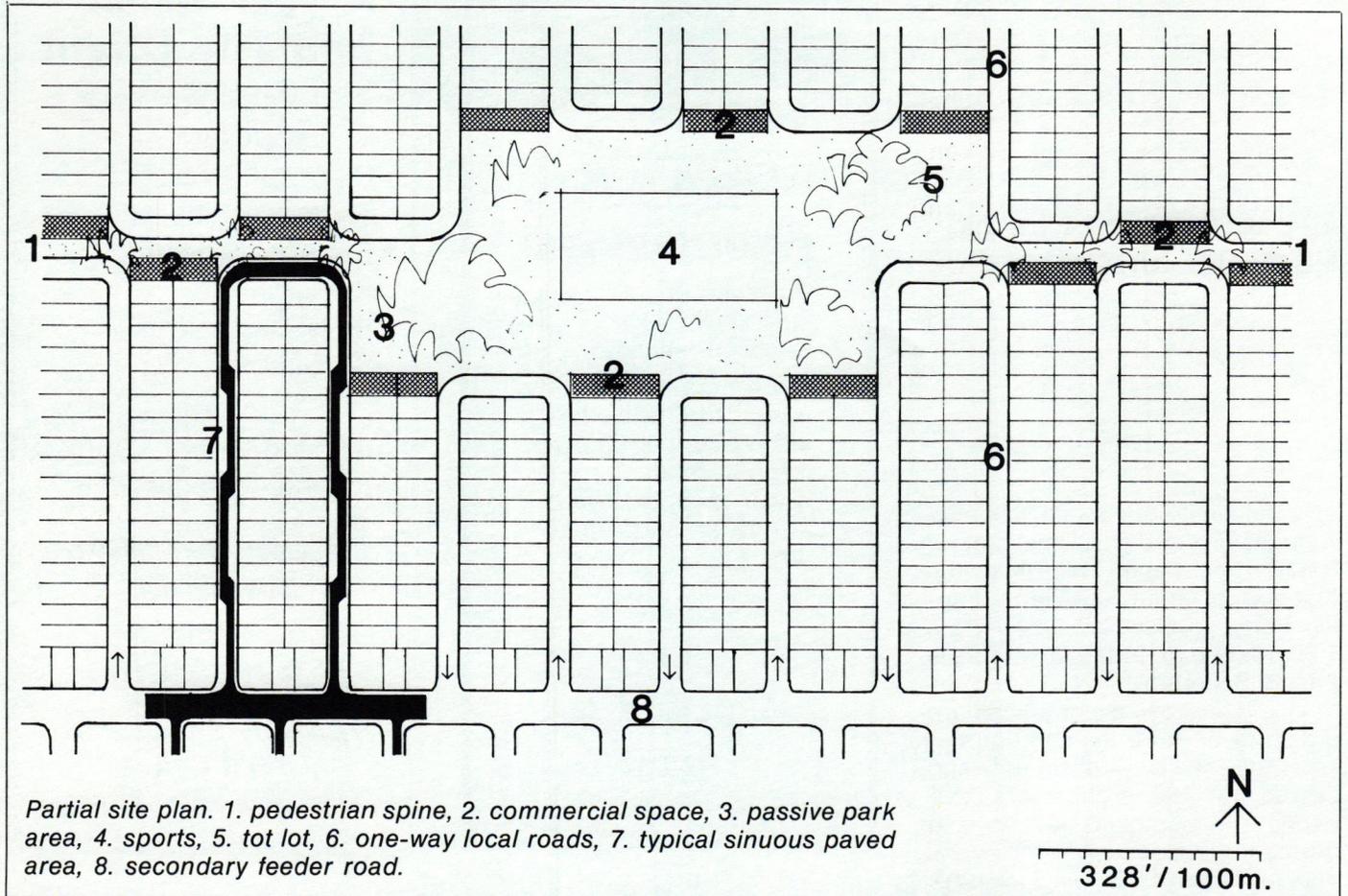
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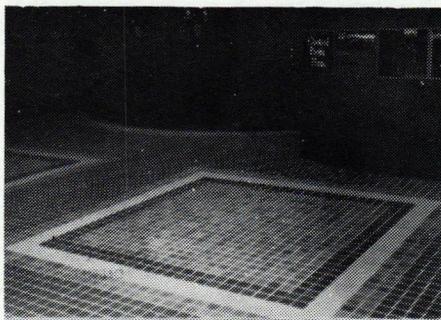
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These U-shaped local roads were based along a mall or park where all local commercial, community, and educational facilities were located, thereby creating a continuous local pedestrian environment enhancing social contact and community spirit.

(2) With a minimum of land movement and maximum preservation of existing trees, units were grouped into socially stratified sectors according to population and proximity dimensions, around the high school which doubled as a community center.

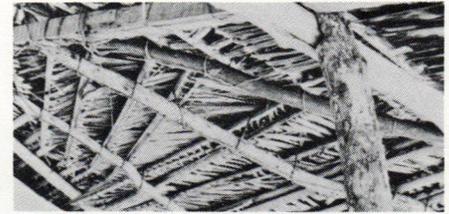
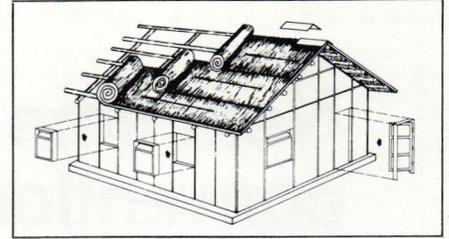
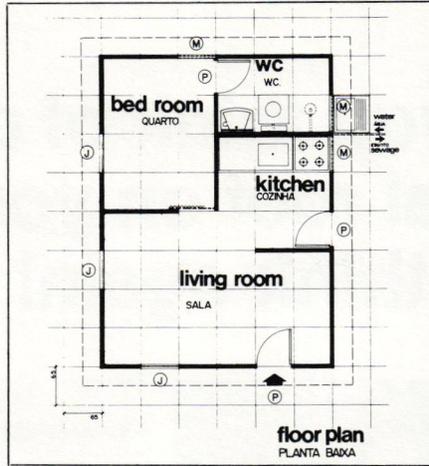
Government and private service agencies were strategically located when regional needs dictated. Primary and secondary school sites were based on government standards, and community-run nursery school sites were provided.

Steep and leftover land was set aside for cooperative truck farming by residents, thus providing the community with cheap fresh produce, and a source of community income from outside marketing of surpluses.

It is important to offer to the occupants of these developments not an economic classification sectorized in nucleuses of the same income standard, but a condition for social aspiration, physically represented by a modulated house able to be built in stages, and inserted on the lot according to initial family income potential, but in conditions for transformation utilizing the workforce of the family and community.

Another low-income development we worked on illustrates the value of providing local solutions to housing needs. For this project, the house design was based on the "taipa," a clay house utilizing local materials and local construction techniques familiar to more than half the Brazilian population. The "taipa" is traditionally constructed of two- to four-inch-diameter tree trunks fixed vertically in the ground and regularly crossed with branches. This forms the framework for clay infill walls. Roofs are structured with the same timber units covered with clay tiles or straw matting. Doors and windows are of cut timber planks and floors are packed clay cement.

A 0.8-meter module was developed as the basis for the house design. This allowed us to standard-



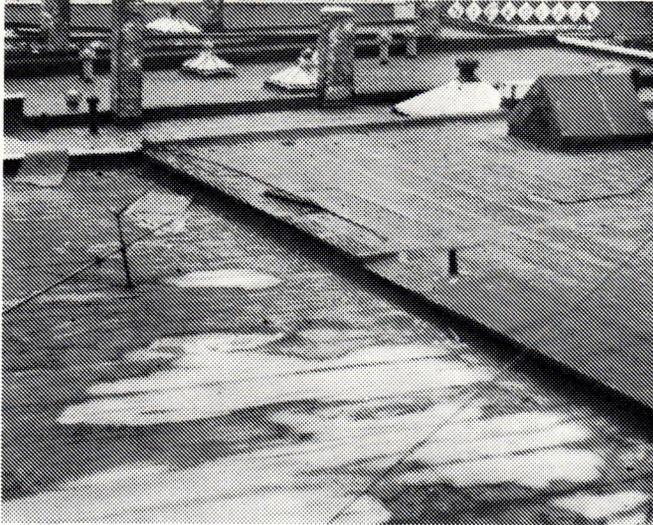
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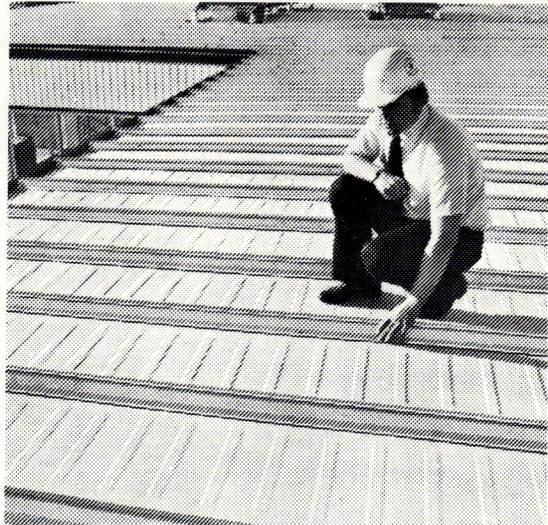
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ize building materials and prefabricate wall framework panels. Wood plank doors and windows of the standard module size were also prefabricated. Straw matting, immunized and treated with water-repellent, was furnished in rolls for the roof. Plumbing and electrical



components were furnished in prefabricated kits.

By way of the government-sponsored community center, it was possible to organize a community cooperative which offered at well below retail prices the needed construction materials for home expansion. The modular floor plan provided the homeowner with a vision of the house's growth, facilitating economic planning.

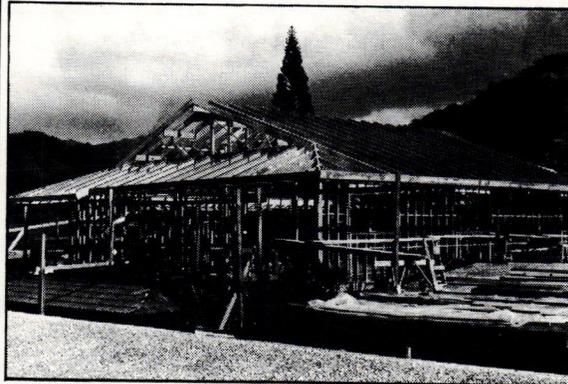
The "taipa," after being organized for modular construction from prefabricated units, provided a workable and economic solution for a low-income community development project. Utilizing their own labor, residents could add onto their initial house module using the inexpensive prefabricated units and local building techniques with which they were already familiar.

We can learn a lesson from Japanese corporate designers who coordinate every aspect of the company's presence which is exposed to the public—the complete visual style ranging from advertising to interior design, packaging, and even product and business directions to meet changing social conditions. As Sensei designer Ikko Tanaka has stated, "a designer is more sensible than business people . . . he approaches his assignment with intuition and subtlety with no overt attempt to convince."

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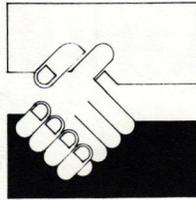
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New Members

by Nancy Peacock

Jane Arader, Associate member, is employed by Architects Hawaii, Inc. She received her B.F.A. (with a major in interior design) from the State University of New York. Her special interests include European history, tennis, and hiking.

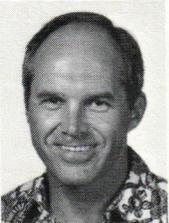
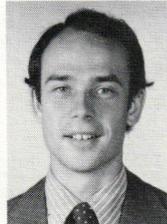
Trajn Broughan, Associate member, received her Master of Architecture from U.C. Berkeley, and her B.A. from the University of Chicago. She enjoys water sports, particularly rowing and sailing.

William Riehle Godfrey, AIA, is employed by Alfred A. Yee Division of Leo A. Daly. He has three degrees from the University of Notre Dame: Bachelor of Arts, Bachelor

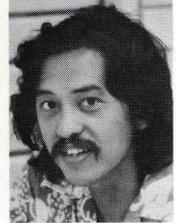
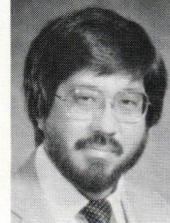
of Architecture from the University of Oregon. He and wife Gratia have lived in Honolulu several years. His interests include surfing, intaglio printing and photography, carpentry, and travel.

Chester Kato, AIA, is employed by Honolulu Community College. He received a Bachelor of Architecture in 1967, and a Master of Architecture in 1974, both from the University of Hawaii. He enjoys photography and gardening. He and wife Karen have two children, Valerie (seven) and Andrew (five).

Douglas Luna, Associate member, received a B.S. from U.C. Berkeley, a Bachelor of Architec-



Arader,
 Broughan,
 Godfrey,
 Granito,
 Huxley,
 Kato, Lund,
 Osato, Unabia



of Architecture, and a Master of Science in Environic Design. He and wife Janet have two daughters, Jennifer (four) and Kathleen (two). He enjoys painting, running, and rowing.

John V. Granito, AIA, has his own business, John V. Granito, Architect, & Associates. He received two degrees from Rensselaer Polytechnic Institute: a Bachelor of Science in Building Sciences in 1970, and a Bachelor of Architecture in 1971. Among his many interests, he is a professional guitarist.

Richard Huxley, AIA, is employed by Ingleson & Meyers, Architects. He received his Bache-

ture from the University of Hawaii, and an M.B.A. from the University of Southern California. His hobbies include physical fitness and photography.

Dennis Osato, AIA, is employed by Media Five, Limited. He received a B.A. from the University of Hawaii. Some of his interests include snow skiing, racquetball, and travel.

F. Gerry Unabia is our newest Student Affiliate member. He works as a student aide at PACDIV, and has completed his junior year at the University of Hawaii School of Architecture. His hobbies include tennis, sailing, and swimming. **HA**

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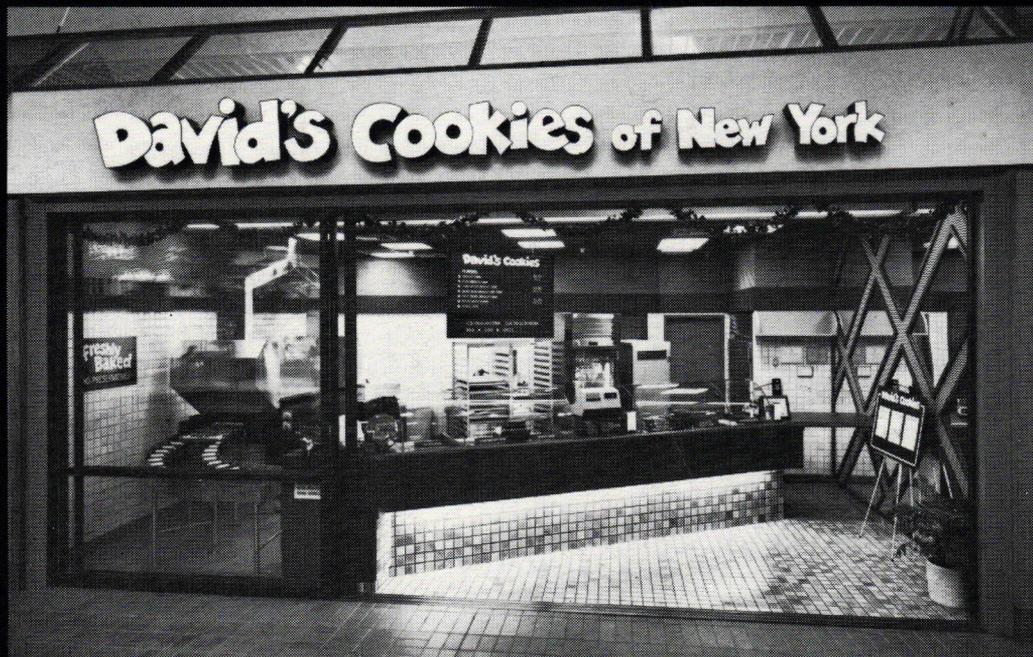
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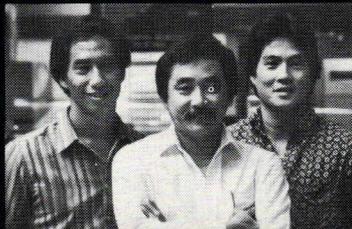
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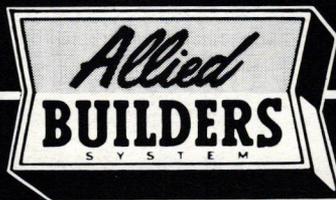
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THE TEAM: Leland Onekea, Architect of Leland Onekea & Partners; Mike Nakahara, President of Allied Builders; Randy Kaya, President of David's Cookies of New York.



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