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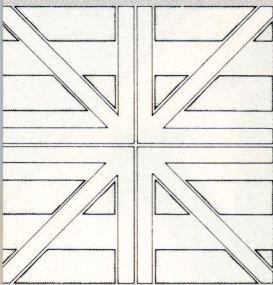
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Volume 16, Number 2

February 1987

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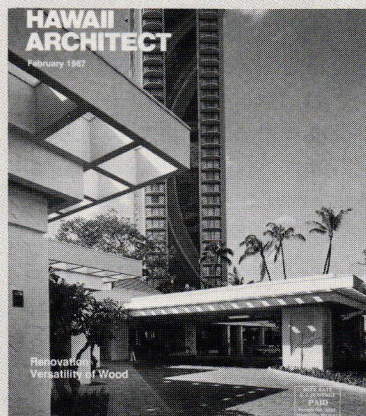
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Cover: The new entry building and porte cochere at the Hilton Hawaiian Village Hotel, sits atop an 8-foot fill. From this elevation, guests will experience an open view to the ocean. Beginning on page 6, project architect, Donald W.Y. Goo, explains how the hotel renovation is being accomplished with minimum impact on hotel guests and operations. Augie Salbosa Photo

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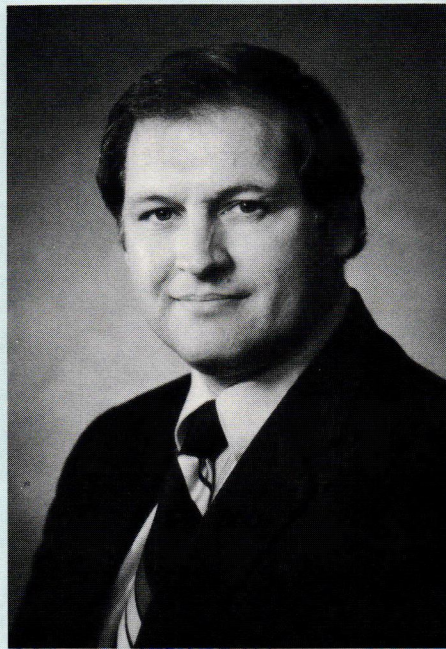
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Call To Arms

by *Evan D. Cruthers, AIA
Hawaii Society/AIA*



Evan D. Cruthers

The first phase is complete, ladies and gentlemen: the 1987 Program and Budget has been approved and published. Each of you should have received a copy as an enclosure to our February MEMO.

Our 1987 Program is a well-thought-out plan; however, plans are just that. A successful strategist once said, "A poor plan well executed is infinitely better than a good plan poorly executed." Based on the hard work of your commissioners, committee chairpersons and society staff, we have a first-class, realistic program and a balanced budget which will provide the guidance and resources for your Society to have many noteworthy accomplishments throughout 1987, as well as provide the needed building stones for a solid future of your Society.

The only variables in our program are manpower and interest. These two vital ingredients cannot be purchased, cannot be ordered. They are needed to propel us toward completion of our objectives and the success of the program we are building for our Society.

If each of you aids and supports our Society program, it will surely succeed. If each of you volunteers to assist, through committee

membership and seeking out new members, our Society will grow, improve and flourish.

We started this new year with "Back to Basics, Forward to the Future." You are the basic ingredient to making the committees productive, which makes the Society productive, which makes the public aware. Together, you are the future of the Society.

Please read the 1987 Program and Budget carefully, cover to cover. Notice the many new and innovative objectives of the standing and ad hoc committees. Telephone that committee

chairperson now, or telephone the Society office for further information. Volunteer to become a member of the committee which suits your talents, interests or aspirations. The Society needs your strength to provide strength to all of our membership. We need you to start the march so your Society can complete the journey.

I promise you will enjoy your personal commitment to your Society. And when the time comes for the critique and the curtain call at the end of 1987, each member who gave of himself or herself, each member who supported the Society's goals and objectives, and each member who helped the Society, will receive a standing ovation from their peers and other members who cheerfully recognize the efforts of so many volunteers.

I personally congratulate and sincerely thank everyone who worked so long and hard to meet an almost impossible deadline with a remarkable plan and budget. They deserve every bit of thanks given them. And, most importantly, they deserve every bit of support each of us can give them to ensure their time and efforts result in accomplishment after accomplishment, success upon success.

Construction Phasing: A Key to Major Hotel Renovation

by Donald W.Y. Goo, AIA
Wimberly Whisenand Allison Tong & Goo Architects

The renovation of a hotel is a constant process. It starts the day the hotel opens and continues throughout the life of the hotel. Sparked by changing needs of guests, revised safety codes, new marketing strategies and competition from other hotels, renovation is inevitable.

Waikiki hotels have changed significantly since the Royal Hawaiian Hotel was built in 1926. In those days, guests arrived by ship with steamer trunks of clothes. Now, they arrive in 300-seat passenger jets which bring more visitors to Hawaii in one day than in a year's arrival of passenger ships. Sixty years ago, guests sent their soiled clothes to a hotel laundry and valet service. Now, wash and wear, synthetic fabric clothing is cleaned in do-it-yourself laundry facilities. Health spas, golf, tennis and other sporting facilities are sought after amenities. Guests have become accustomed to air conditioning. Business guests expect conference rooms, computer terminals and secretarial services. In resort destinations, shopping has become a leisure activity and, retail, an important requirement.

In response to these changes, hotels have been modified. Most renovations are accomplished without significant guest inconvenience. A little change here, a little change there. No big deal. However, certain hotels require major renovation because of



Flexibility and ability to shift gears by the contractor, designers and owner/coordinators, is necessary in maintaining continuous "minimum impact" construction during a major renovation. (Above) The new entry building will be surrounded by a lagoon and lush landscaping. From here guests will experience a panoramic view of the ocean. (Below) The two-story Rainbow Lanai created from first floor and semi-basement.



significant increase in the value of the property or a major change in marketing strategy.

The renovation of the Hilton Hawaiian Village started very simply when owners, Barron Hilton of Hilton Hotels and Don Knab of Prudential, viewed the property from their suite at the new Tapa Tower. They concluded that the older property (low-rise buildings) needed to be cleared and replaced with beautiful open space — pools, lagoons, sun decks and landscaping. It would turn the property into the best resort in the world.) A simple request that recognized many factors: the increasing value of the property, changing guest requirements, revised fire safety codes, under utilized buildings, a need for a more energy efficient utility system, and outdated bathroom, electrical and mechanical equipment of the Ocean Tower building. All this, along with the need for normal remodeling. However, separate projects for each area of change would disrupt

business significantly.

With that concern in mind, the design of a master plan that would remodel the Hilton Hawaiian Village, was carefully divided into four distinct phases. Each phase provided new facilities before existing operations were relocated — a construction game of musical chairs. Approximately 500,000 square feet of building would be renovated in four phases of construction.

Phase I

At the Rainbow Tower, two restaurants were replaced by three restaurants (Rainbow Lanai, Bali Room and Golden Dragon) and meeting rooms facing the Hilton Lagoon. By relocating utilitarian functions of the semi-basement, the property could begin to reach its potential — taking advantage of a million dollar ocean view. Temporary food and beverage facilities were established at the Garden Bar and Tapa Tower during this phase of construction.

Phase II

Demolition of the existing porte cochere was required to make way for the new entry building. Earl McDonough, Hilton's senior vice president in the Hawaii region, recommended relocating the temporary porte cochere and front desk away from the construction to a location that presented the guests with a better first impression of the hotel. (It would also minimize the disruptive influence of the construction noise to the registration of guests.)

Also in this phase, construction of the new Junior Ballroom meeting facilities would replace the existing spaces in the Ocean Tower building. In the Diamond Head Tower, new executive offices were scheduled for construction. The offices deleted the second and third floor guestrooms that would be recovered in the Phase IV remodeling of Ocean Tower. New air conditioning, new fire safety systems and furnishings, coincided with the second and third

(continued)



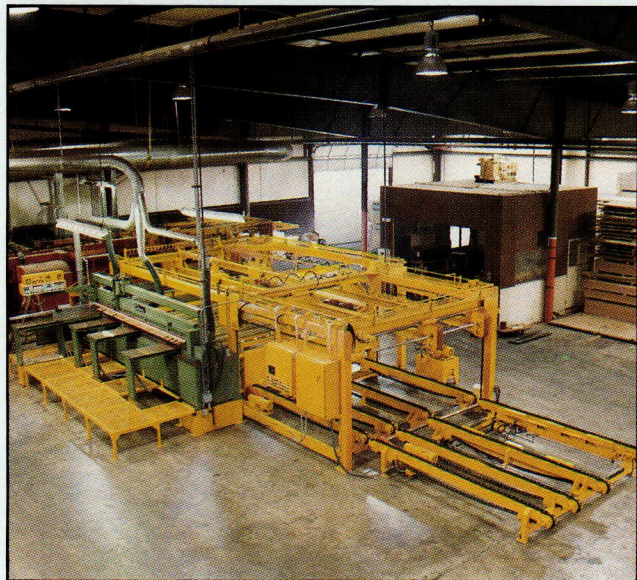
An exterior view of the Rainbow Lanai Restaurant facing the new super pool and beach area at the recently renovated Hilton Hawaiian Village Hotel.

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loor remodeling.

Midway through Phase II, renovation of Coral Ballroom began. Meeting business was redirected to the existing Tapa Tower and Ocean Tower meeting rooms. Schedules for the completion of the meeting rooms were absolute because of the convention commitments that had been made.

Phase III

The utility loop was scheduled for this phase but was combined with Phase II because of unforeseen site conditions and the need to accommodate hotel operations.

After 12 months, (what was to be the end of Phase III) all the work along Rainbow Drive was complete, approximately 200,000 square feet of building area remodeled, a new entry building, 90 percent finished, and a new utility system in place.

Phase IV

Phase IV scheduled construction for a new 8,000 square foot super pool, sunbathing deck, lagoons, a special luau area and a complete revamping of Ocean Tower. Plans for the 300,000 square foot Ocean Tower call for it to be completely stripped to its bare concrete structural frame and to be rebuilt with new wiring, energy efficient air conditioning, new marble surface bathrooms, new furnishings and fire safety systems. Remodeled guestrooms on the second and third floors recover accommodations removed from Diamond Head Tower and will have coveted ocean views. This last phase of construction began last December and will be completed this summer.

During the whirlwind of construction activity, Max DuBeau, vice president, project management for Hilton Hotels, recommended that construction be accelerated by demolishing the Garden Bar and the low-rise buildings along the oceanfront ahead of schedule. This expedited the contractor's ability to complete the new super pool and began the Ocean Tower building remodeling two months in advance. A 20-month construction schedule could now be accomplished in 18 months as the distinct phases

overlapped and meshed.

Remodeling of a property the scale of the Hilton Hawaiian Village is significantly different from designing a new facility. Integration of design requirements and hotel operations into phases of construction need to be well-coordinated. Accommodations need to be made for displaced hotel operations before construction can begin. Simple lines on a flow chart belie the complexity that exists. But

with the right team, a quality job can be done in a timely manner.

Successful remodeling requires a well-thought-out phasing plan, good coordination and knowledgeable people sensitive to hotel operations and construction requirements. Flexibility and ability to shift gears by the contractor, designers and owner/coordinators, are necessary in maintaining continuous "minimum impact" construction during a major renovation. ■■



Fireproofing Quiz

Q: What is the cause of most fire-related deaths — heat, smoke or toxic gases?

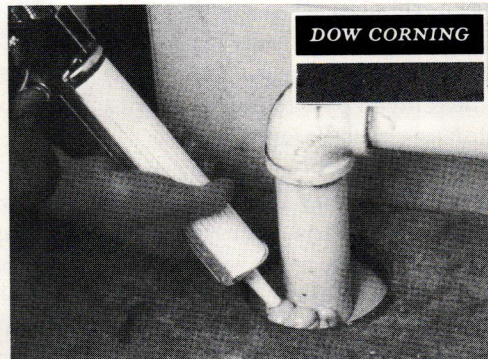
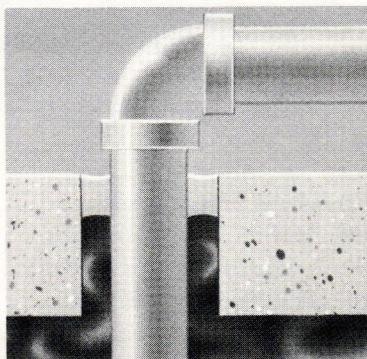
A: Toxic gases. Many victims never feel the fire or see smoke.

Q: What is the leading cause of property damage in so-called minor building fires?

A: Water, closely followed by smoke. Automatic sprinklers and the fire department do a good job of fire containment, but they may use a lot of water to do it. Even a little water — and smoke — can wreck computers, stored records and furnishings.

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Mayor Frank F. Fasi announced the development of Chinatown Gateway Plaza in November last year. The project is located on both the mauka and makai sides of Hotel Street between Bethel Street and Nuuanu Avenue. The plan proposes:

- A 200-unit, 250-foot high, residential tower with commercial use on the ground floor;
- Continuation of two-story commercial shops along Nuuanu Avenue, the design of which would follow the Chinatown Special District Guidelines and be consistent with the design character and appearance of the existing brick storefronts along the ewa side of Nuuanu Avenue;
- A landscaped park/plaza on both the mauka and makai sides of Hotel Street. The park/plaza on the mauka side would have an amphitheater, outdoor dining, retail shops and other pedestrian oriented activities to complement the use and restoration of the Hawaii Theatre; and
- A two- to three-level underground parking garage for approximately 340 cars.

The project cost is estimated at \$25 million. Federal Community Development Block Grant (CDBG) and general obligation bonds will be used to fund the project.

The design concept of the project was developed by the Departments of Housing and Community Development and Land Utilization when Tecon Realty Corp. abandoned its plans to develop the Capital Pacific Plaza, twin high-rise towers for residential and office use, last year due to lack of financing.

The park/plaza concept will provide a focal point and link Chinatown and the Central Business District. This concept is spatially more effective and interesting than the previous plans to develop only the parcel on the makai side of Hotel Street. The new

Chinatown Gateway Plaza

*by Benjamin B. Lee, AIA
Deputy Director, Department of Land Utilization
City and County of Honolulu*



An overall view of the Chinatown District where the \$25 million Chinatown Gateway Plaza project is planned. Photography by Tom Hisamura and Ben Lee.

plan proposes just one square-shaped, "point" tower and substantially reduces the density and visual impact on the site.

Two properties, approximately 15,000 square feet, adjacent to the Hawaii Theatre and Bijou Lane on the mauka side of Hotel Street, are proposed for acquisition. The buildings on the properties are dilapidated, have little architectural or historic significance and will be demolished to create the park/plaza

adjacent to the Hawaii Theatre. The bus stop originally proposed on the Diamond Head side of Bethel Street along this part of the transit mall will be relocated in front of the park/plaza to take advantage of this amenity.

I would like to emphasize that the Chinatown Gateway Plaza is not just another housing project, but an urban design solution intended to stimulate business, enrich cultural opportunities, provide convenient

ental housing for people who work in the Central Business District, enhance the Chinatown Special District, create additional retail opportunities and be a catalyst for the private sector to accelerate redevelopment in revitalizing this portion of our downtown area.

Provision of the park/plaza adjacent to the Hawaii Theatre is a commitment by the City to support the Theatre's efforts in creating a culture and performing arts center for our community. Short skits and vignettes can be performed at the park/plaza during lunch time to entice workers to return to the Theatre for evening performances. I also envision that the park/plaza would be used by merchants and residents of Chinatown to celebrate Chinese New Year, Narcissus festival and other cultural events.

The Chinatown Merchants Association, Chamber of Commerce, Chinese Chamber of Commerce, Historic Hawai'i Foundation, Hawaii Theatre Center, Downtown Improvement Association and the Chinatown Advisory Committee are enthusiastic and supportive of the project.

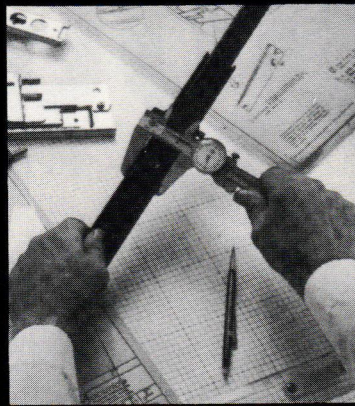
The project will be presented to the City Council for their review and approval in January.

On Dec. 18, 1986, HS/AIA Excom and the Board of Directors (myself excluded) adopted a resolution to encourage the City to implement the project and urge its favorable consideration by the City Council.

The project is especially timely because it complements, but would not delay, planned improvements for the Hotel Street Transit Mall as well as ongoing restoration work for the Hawaii Theatre. The site is also earmarked for the location of the future rapid transit station.

Finally, the success of the project will depend on the design talent and sensitivity of the architects, landscape architects and their consultants. We need to ask ourselves why some city spaces work while others do not. People, restaurants, outdoor dining, sun, trees, fountains, sculptures, places to sit (away from the wind), areas to

(continued)



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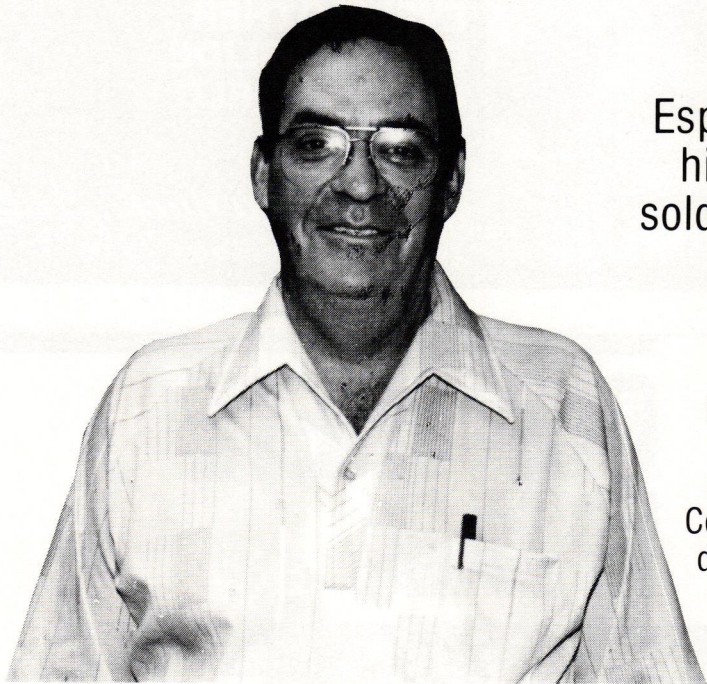
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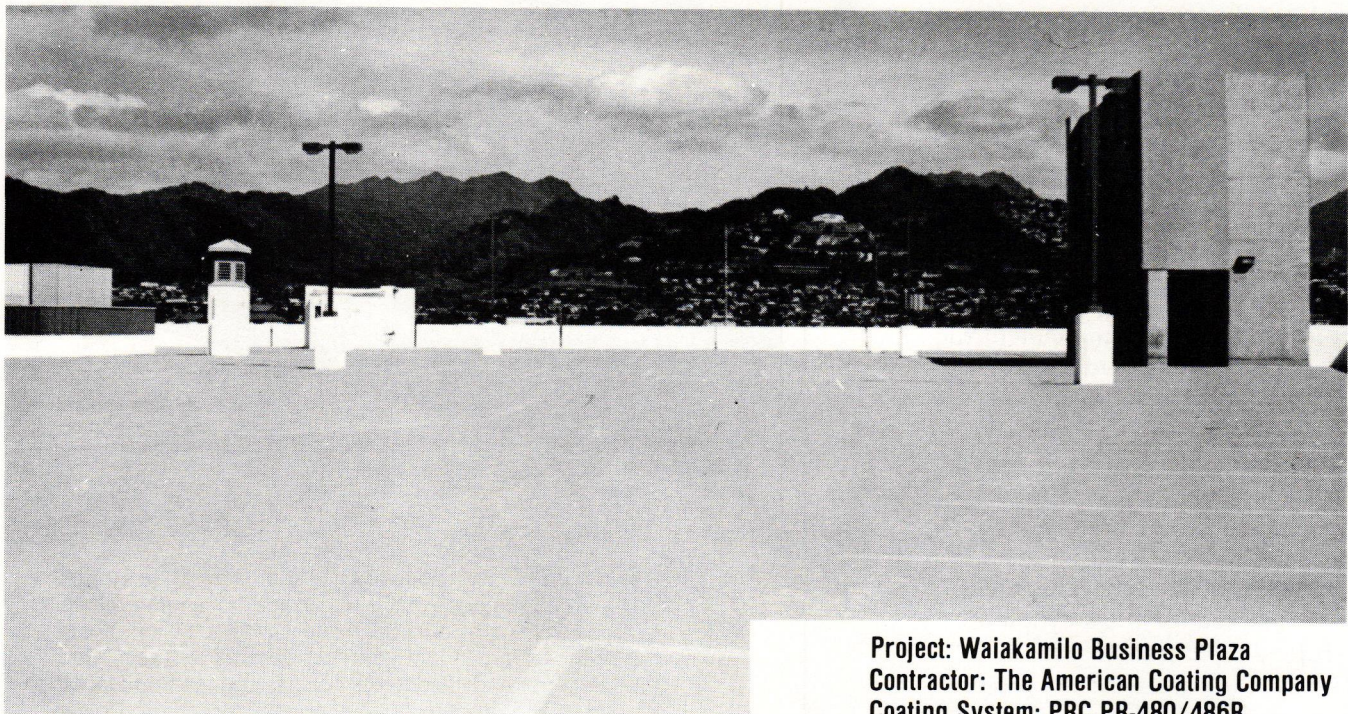
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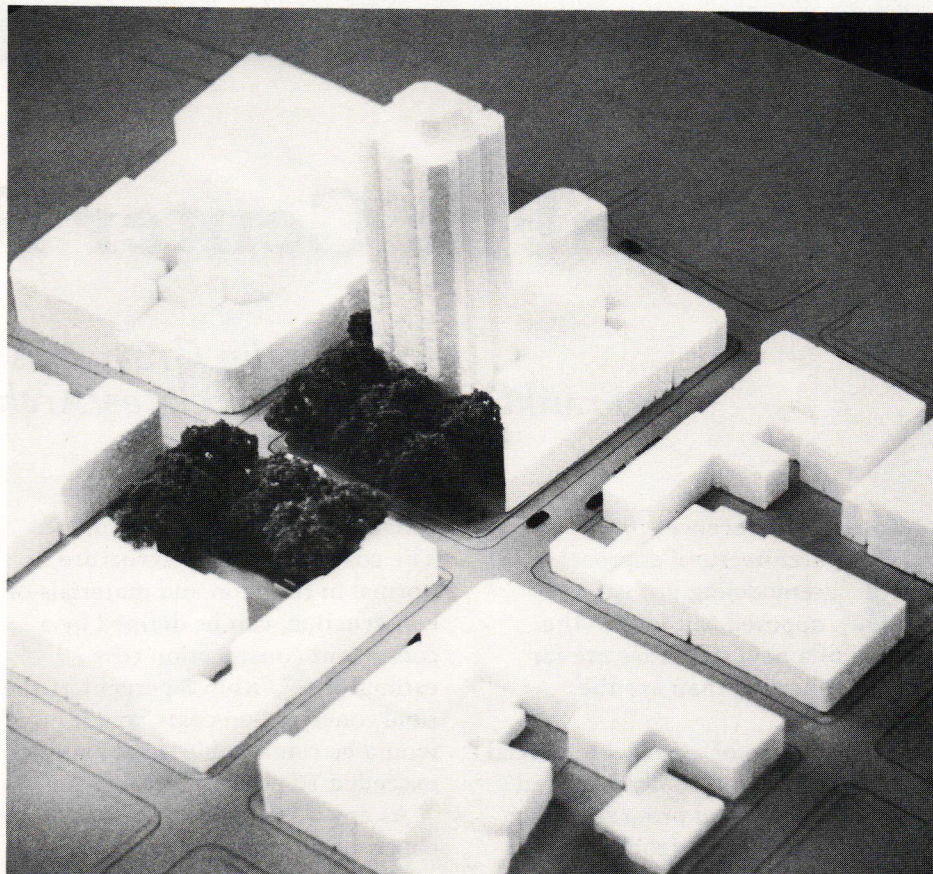
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meet and mingle, attractive bus stops and transit stations, clean and convenient restrooms, retail shops, and theatre performances, are all necessary ingredients in creating a lively and successful urban space.

There will always be the skeptics who believe that we should make our public spaces sterile, easy to maintain, unusable and closely guarded in order to discourage use by vagrants, vandals, street people and prostitutes. Fortunately, this preconceived notion is incorrect and quite the opposite is true. The best way to handle the problem of "undesirables" is simply to design an attractive space for everyone else.

So let's be imaginative and create an urban space that is full of life and vitality. Put in the flowers, trees, sculptures, fountains, seats and benches; provide the hot malasadas, pretzels, croissants and cappuccino, and the occasional Friday afternoon beer bust, and see what happens. Don't be surprised to see a large crowd, for these are the things that make our city a fun place to live and work in, and enjoy! ■■



A study model of the Chinatown Gateway Plaza showing Hotel Street as it intersects with Bethel Street and Nuuanu Avenue.

THE PROBLEM:

Enclosing a U-shaped courtyard without sacrificing lightlevels to all rooms.

THE SOLUTION:

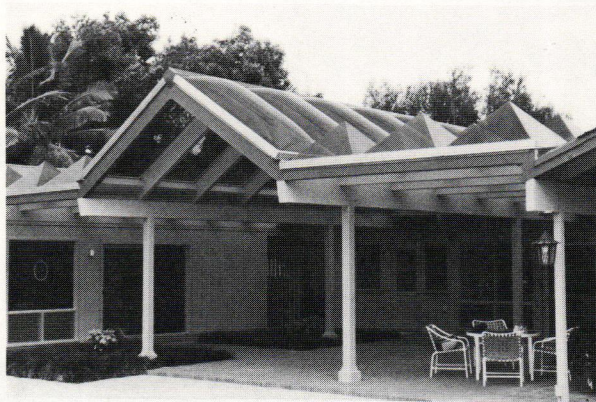
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AmFac Center Reborn

by Franklin Gray, AIA
Franklin Gray & Associates/Architects Inc.

The differences in the architectural approach to a remodeling project as opposed to those in the design of a new structure are far more numerous than are the similarities.

In the design of a new commercial building, you are usually provided with a well-defined program which would include input from a host of experts in the field of marketing, real estate, commercial appraisal,

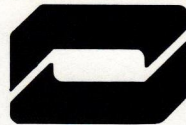
construction cost estimation, etc. The costs of any new structure, if normal in function and materials of construction, can be defined by a competent construction cost estimator to within 5 percent of the final construction costs; and it would be remarkable if they exceeded 10 percent.

As any developer will tell you, the control of this critical expense/reward ratio is indispensable to mental health and

investment survival. In a remodeling project, control of this sort is seldom attainable. It will get very lonely out there if your intent is to establish a firm preliminary construction budget with less than 15 percent contingency factor.

Consider that even in the human body, doctors are aware that the various organs are rarely found in their expected locations, this unpredictability also exists in buildings. The heart, likened to an

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air conditioning cooling tower, can be located without difficulty, but woe to any man who would base future planning on the stated location of all chilled water lines, ducts, air returns, electrical runs and assorted sundries.

The Alexander Young Building, built in 1903, was continually remodeled until its demise in 1982. At one time it had over 125 air conditioning units of various makes, ages and states of decrepitude on two floors alone; a good number of which were lost permanently when the air conditioning maintenance man took sick and died.

The point here being that a major



(Above) A typical shop storefront found at AmFac Center before remodeling took place. (Below) After undergoing remodeling, a typical shop storefront has an inviting and spacious appeal.

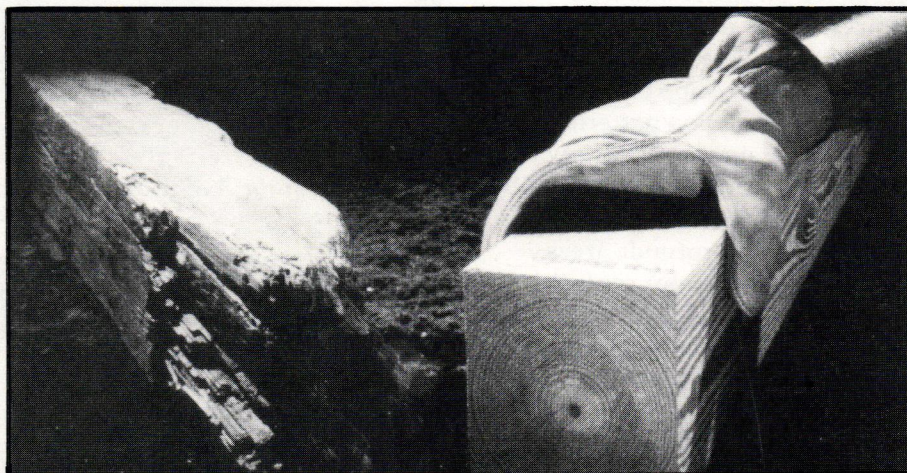


remodeling project is not for those lacking a sense of adventure, and, definitely, not for the faint of heart. On the other hand, rewards are of a nature not found in other areas of the practice. The opportunity to work on a dreary, dismal, operationally deficient building to set things right, brings out the Professor Higgins in all of us.

The AmFac Center remodeling project which we are presently working on, however, did not suffer from any such serious faults. The exterior facade is generally admired

as being handsomely elegant. It has been considered, in some quarters, as being ahead of its time in anticipating our current infatuation with the romanticism of post-modernism architecture.

The exterior surfaces clad in white carrera marble coupled with the neoclassic flat arches has provided the elements which were incorporated in the development of the interior spaces. The interior commercial areas, however, had not fared as well. Any original thematic tie with the exterior elements had



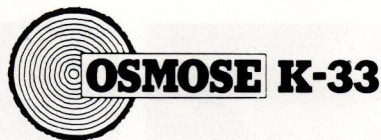
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been lost and was replaced with a random hodgepodge of shop facades displaying undirected tastes and styles.

The agreed upon solution to the interior development required a thorough gutting of all existing improvements. This was accomplished in staged phases of demolition and construction with all interior elements including floors, walls and ceilings being replaced. The interior palate of materials took its cue again from the exterior. White, black and gray marbles were intermixed on floors and wall surfaces, while stainless steel and satin bronzes were combined with mitered glass for shop fronts. The pedestrian circulation patterns were essentially retained, but variety in spatial articulation was enhanced by a staged heightening of the ceilings in the arcade and rotunda areas.

The 50 foot diameter central rotunda is bracketed by four large highly illuminated columns clad in stainless steel. The enclosing wall planes will be complemented by a mural collage now being created by Bruce Hopper. This central area acts as both the focal heart of the complex and as a unifying element connecting the AmFac and Hawaii Towers.

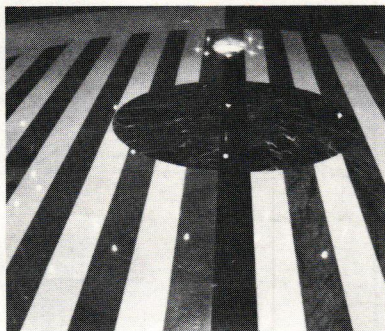
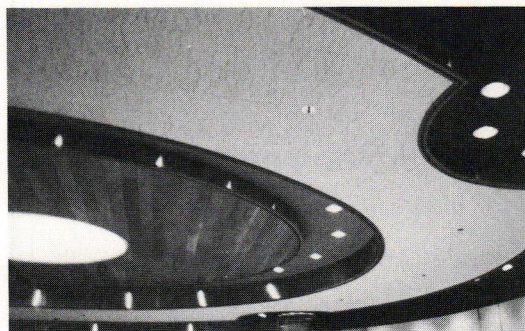
The AmFac Center remodeling project is now in the final stages of completion and has, I am sure, tested the highest thresholds of patience for the client, building manager, contractor, architect and certainly the building tenants. But in architecture, as in life, there would be no conception unless it was felt that the baby was worth more than the pain of delivery. HA



A new look at the AmFac Center shop fronts was achieved with stainless steel and satin bronzes combined with mitered glass.



(Above) A view of the AmFac Center at the corner of Bishop and Queen Streets in downtown Honolulu after the recent remodeling. (Below right) Shows the same corner before the project was started.



(At left) Spatial articulation was enhanced by a staged heightening of the ceilings in the arcade and rotunda. (At right) White, black and gray marbles were intermixed for the rotunda floor surface.

“They Don’t Make ‘Em Like They Used To”

by Dave Puder, President
Kahala Construction

When asked to write an article on renovation, I decided to write about comparisons between how construction was performed before and the kinds of techniques we use today for repair and reconstruction.

I learned the carpentry trade in a historic town on the north coast of California, Mendocino, which is known for its fine woodwork and restoration efforts. Hand tools and older designs flourish in an environment that holds closely to the past and a belief that older woodworkers had a talent and style lost to the new generation. I say this attitude is wrong.

The biggest problems with the older construction technique were the inadequacy of the foundation and termite/dry rot protection. The advent of uniform building codes and government intervention in the safety of construction has improved foundations completely. Rated concrete, steel, earth-to-wood contact and termite treating of lumber has greatly increased the life of a structure and has improved its stability. Double-wall construction with emphasis on sheer strength, specified beams, headers, blocking and bracing is a great improvement over the old-style post and beam, wall hung windows and doors, and use of random lumber and scraps.

Electrical safety and efficiency is the single most noteworthy advancement along with the

structural. Switching, wiring, fault breaking systems and their testing capabilities have dramatically reduced the threat of fire and personal hazard.

“... vast improvement over older times because of the technology and emphasis on safety.”

By comparison, the construction or restoration of the basic “box” today is a vast improvement over older times because of the technology and emphasis on safety. But what people are really saying

when you hear, “they don’t make ‘em like they used to” is the architecture and the completeness of style that is missing in today’s construction.

Years ago, style was everything; cost of material, labor and land was not the factor it is today. A production house was not yet conceived and the demand for housing was still associated with style. Architects and builders were concerned with leaving their mark. If it took six to ten months to complete a normal sized house, there was time for thought and implementation of detail.

For a restoration project, the builder gets to copy and replace the style. If it’s a small job the damaged elements are “dutch-in” with a like material or epoxied then shaped

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to blend (use of car "bondo" or two part epoxie systems have proven very successful). If the damage is more extensive or if the structure is being modified for expansion the duplication of the elements are generally performed in much the time-honored fashion, but with the aid of power equipment. The workmanship is just as good. What is sometimes lacking is the quality and age of the wood stock. The hardware, glazing, and sheet metal elements are very comparable to the

original, plus they are better installed and liable to last longer with the use of modern fasteners,

"They're not making them like they used to, they're making them better."

glues, adhesives, caulking and paints.

They're not making them like

they used to, they're making them better. Better because of the emphasis placed on safety, and durability by architects and engineers, advances in power equipment and vast improvement in fasteners. The real problems are increased costs in labor and materials. Restoration is labor intensive and requires the proper time to do it right. This factor has not changed, nor has the talent or desire of the tradesmen who do it. What has changed is the public's desire or ability to pay for the cost of building it the way they used to.

THE SKY IS THE LIMIT

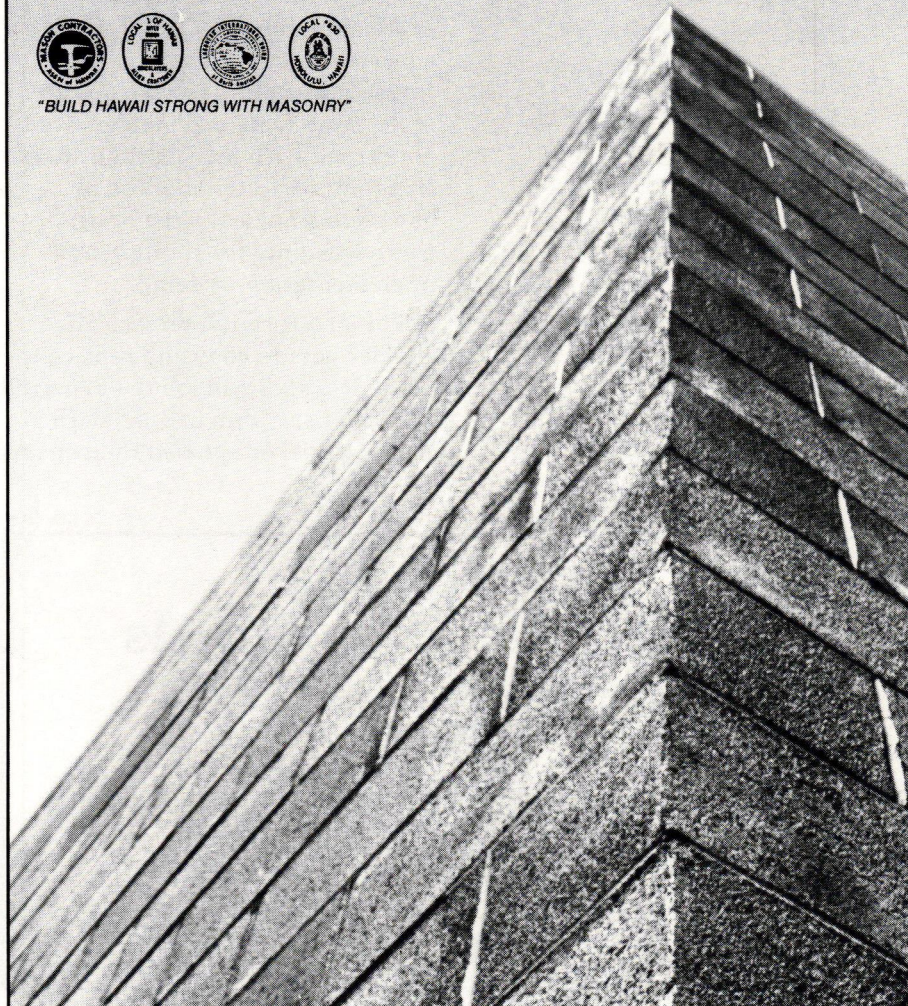


When it comes to building the best project possible, whether it's a home, office building or any other structure, you need to depend on the labor you're using. Depend only on licensed, bonded contractors for mason work such as laying brick, hollow tile, and more. Contact the Masonry Institute of Hawaii for licensed masons you can count on! We're licensed to build for you.

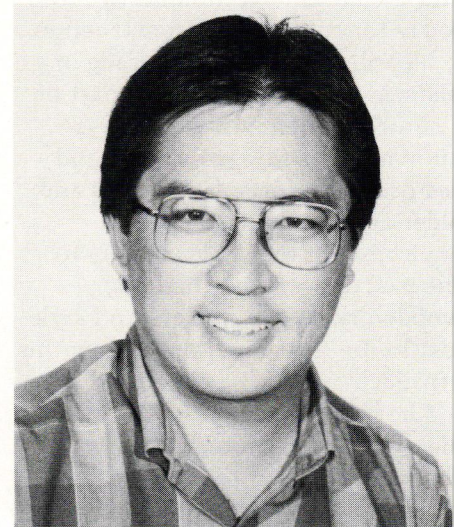
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Benjamin Q.T. Woo, AIA, is with Chapman Desai Sakata, Inc. He received his Bachelor of Architecture degree from Arizona State University.

Garrick T. Yama, AIA, is a recent member. He is one of the architects with Kajioka Okada & Partners, Inc. Yama received his Bachelor of Architecture degree in 1980 from the University of Hawaii, Manoa.

“A View From Diamond Head”

by Robert M. Fox, AIA
Fox Hawaii, Inc.



An overview of Waikiki, the Ala Wai Canal and surrounding communities, circa 1930. The curved canal in the center of the photograph is the terminus of Manoa Stream. Photograph courtesy of Hawaii State Archives.

A *View From Diamond Head* by Don Hibbard and David Franzen published by Editions Limited, 1986, provides an excellent narrative and pictorial documentation of the growth of Waikiki.

I have always felt that Waikiki would have been a wonderful place to visit 50 or 60 years ago. Much of the beach area was still open and many of the older buildings were still in existence. The then new buildings were designed in scale with the tropical waterfront environment. I would have enjoyed

taking a trolley from Honolulu to Waikiki to weekend in a cottage on the tranquil beach. The Waikiki of today no longer resembles that Waikiki of yesteryear.

Many of the changes have adversely affected the feeling of Waikiki that was once represented in the early advertising of the tranquil resorts. This book chronolizes much of this transition and presents a very well researched view in sketch, photograph and narrative form.

It is sad to note that many of the grand houses that were built during

the early development of Waikiki were not torn down until the 1950s to make way for the first new wave of hotels; with more sensitive planning some of these buildings could have been saved to grace Waikiki today. By far, the most grandiose home was the James B. Castle House, demolished in 1959 to make way for the present Elks' Club. The historic photographs of this architectural treasure and others within the text evoke a nostalgic era now gone and is a valuable resource for the

(continued on page 24)

“Kalakaua Avenue 1988” Progress Report

*by John E. Hirten, Director
Department of Transportation Services
City and County of Honolulu*

As you are aware, tourism is Hawaii's number one industry and Waikiki is the most important destination. Statewide tourism, directly or indirectly, produces 25 percent of all the annual State tax revenue — that means one dollar of every four dollars spent by the State comes from tourism. If we didn't have tourism, residents would have to pay 25 percent more taxes to support government operations. In hard numbers, this annual amount

is upwards of \$500 million. Therefore, improvements in Waikiki are an investment in the future of Hawaii's visitor industry.

Since Kalakaua Avenue is the main thoroughfare and transit avenue of Waikiki, the City Administration, with the help of Waikiki business and community leaders, developed detailed plans and specifications for safety and beautification improvements on Kalakaua Avenue. Now, after a great deal of concerted teamwork,

the Kalakaua Avenue Safety and Beautification Project (KASBP) is underway. With funds provided by both the City and State, we have proceeded with implementation of the Plan. Requests for proposals were announced and bids were opened on June 19. An award was made during the summer, with a Notice To Proceed issued in September 1986.

This project for improving Kalakaua Avenue will have a beneficial economic and aesthetic



Construction of the project is now underway in Waikiki and should be completed in about 18 months. Photography by Rom Duran

impact on Waikiki and our island in general. This is the first major public improvement to Waikiki in over 30 years and is long overdue. The residents and business community are enthusiastic and in full support of our program.

During construction, it will be very important to maintain the flow of vehicles on Kalakaua Avenue and pedestrian flow on the sidewalk. Furthermore, it is important that the year-and-a-half construction program move expeditiously and smoothly.

Kalakaua Avenue Project accomplishments since my report in the February 1986 issue of *Hawaii Architect* are as follows:

- The Traffic Simulation Report was completed and submitted to the State Legislature. We testified before the Senate and House Tourism Committee, and were well-supported by the City Council, community and State Department of Planning and Economic Development.

- The final Environmental Impact Statement was completed and was accepted by the Governor.

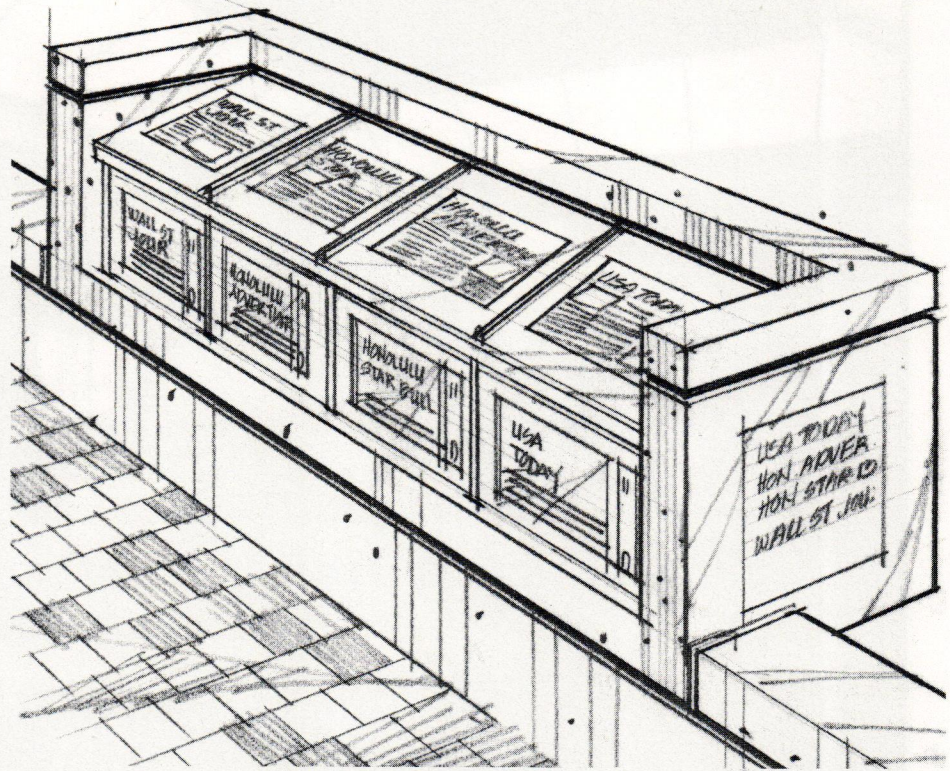
- Special Management Area (Shoreline) and Waikiki Special Design District permits were obtained from the Department of Land Utilization.

- Where appropriate, glottal stops and macrons were added to new street name signs.

- Traffic signals have been carefully studied and synchronized for 22 mph on Kalakaua Avenue.

- Our consultants, Belt Collins & Associates, civil engineering and landscape architecture; Ronald N.S. Ho Associates, Inc., electrical; and Robert Fox, AIA, of Fox Hawaii, Inc., architecture, completed the construction plans and specifications.

- Project was let for bid; and only one bid was received for \$10.5 million — \$3 million over budget. After considerable questioning, City Council approved additional funds needed for the project and Royal Contracting Company was awarded the construction contract. Support of the community aided significantly



Newspaper stands were designed as part of the street furniture for the Kalakaua Avenue Project by Fox Hawaii, Inc.

to overcome Council reservations.

- State funds of \$3.84 million were encumbered.
- The construction phase is designed to minimize the impact on pedestrian and vehicular traffic at all times, particularly during peak tourist periods which occur, generally, between Dec. 15 to March 1, and July 1 to Sept. 1. The contractor is required to provide safe pedestrian and vehicular access to all business establishments and properties fronting Kalakaua Avenue during construction hours.
- Sample brick pavers were placed on Royal Hawaiian Shopping Center driveway sidewalk to demonstrate the proposed new surface. However, we were not satisfied with the semi-smooth finish and the potential slippage during rainy weather, so the brick pavers were removed. Instead, we selected three earth-tone colors of Whitacre-Greer sidewalk 4x4 wire cut nonslip surface brick pavers. The method of installation has been researched and detailed, and installation will be monitored and inspected to ensure that the pavers will, in fact, be a permanent installation.

- Pacific Beach Hotel owners offered to pay for that portion of Kalakaua Avenue improvements between their building and the existing curb. The City's approved brick pavers will be used in the walkway areas to the entrance to the hotel. Most of the property owners on Kalakaua Avenue have expressed an interest in having their front setback areas also improved with our brick pavers.

- A kiosk for Kapiolani Park information was designed by Clarence Lee Design Inc. for the Zoo corner of Kapahulu and Kalakaua Avenue. It was put out to bid and awarded to Richard K. W. Tom, Inc. Construction is scheduled to start in Spring 1987.

- Numerous meetings between the Department of Transportation Services (DTS), Hawaii Transportation Association and Hawaii Food Industry Association were conducted to review a new tour bus and truck delivery parking plan. Once parking is prohibited and enforced on Kalakaua Avenue, the tour buses and trucks will need to agree on a better system or

(continued)

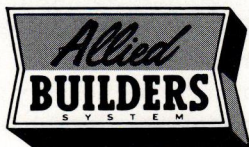


ALLIED TEAMWORK: performs major surgery on a well-known medical clinic

In 1966, when Kaneohe's Kaiser Koolau Medical Clinic was built, it was state-of-the-art. But times changed quickly, and the function of medical facilities changed with them. Twenty years later, the clinic had new goals and needed a new design image as a center for wellness as well as illness. They also needed greater visibility from the road.

Quickly and professionally, Allied complied—with a new high-sloping copper roof to increase street presence, a new multi-purpose seminar room, and a compelling interior atmosphere of warm colors and soft lighting.

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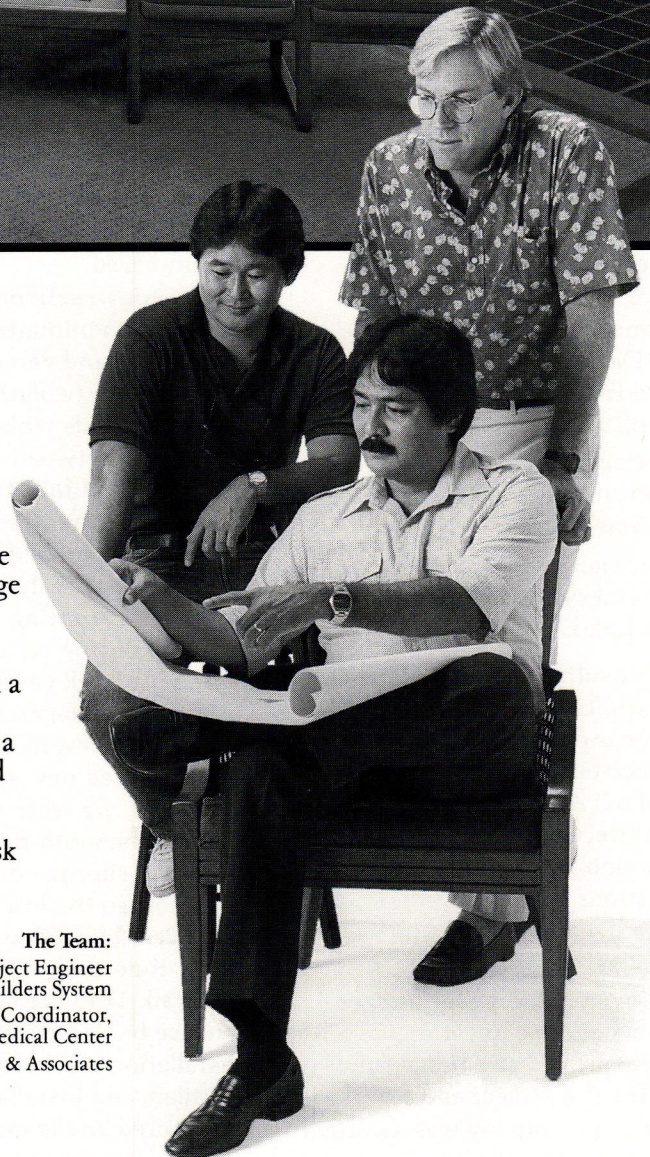


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The Team:

Ed Sakai (L), Project Engineer
Allied Builders System
Roy Sesoko, Facilities Project Coordinator,
Kaiser Medical Center
Philip White, Architect, White & Associates



procedure to use the limited public space.

- Police conducted several "Operation Clean Sweeps" to remove commercial violations from the sidewalk setback areas by issuing citations to alleged violators. Tables, chairs, booths, racks of clothing and jewelry were seized as evidence.

- A skateboard ordinance was submitted by DTS and approved by Council. No more skateboarding or bicycle riding is permitted on Waikiki sidewalks.

- City engineer's and inspector's field offices were established on Fort DeRussy.

- Royal Contracting Company, Inc. started construction in early October on underground drainage facilities. Construction plans and schedule call for work to start on the curb drainage systems; and then, the makai sidewalk widening. Much of the below surface infrastructure, drainage and utilities will be upgraded.

- After 75 percent of the sidewalk widening is completed on the makai side, work can start on the mauka sidewalk. That will be followed by the makai street repaving and pattern designed crosswalks; then, complete resurfacing and crosswalks on the mauka side. Three lanes for traffic are to remain open as much as possible during construction but not less than two lanes. Working hours are 7 a.m. to 3:30 p.m., but not later than 6 p.m., when necessary to complete a task.

- Another Barnes Walk simulation was installed at Lewers Street to allow people to cross diagonally from one corner to another. After evaluation by the City's traffic engineers, it was decided to provide Barnes Walks at all the remaining intersections between Lewers and Paoakalani.

- Street furniture was designed to provide comfort, safety and a sense of order to Kalakaua Avenue. Street furniture includes planter walls, bus seating, refuse receptacles, visitor publication and newspaper display racks and U.S. mailbox enclosures. The concept of the design was to

(continued on page 32)

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The James B. Castle Home was removed in 1959 to make way for the present Elks' Club. Bishop Museum Collection Photograph

(continued from page 19)

reminiscent kama'aina or the interested malihini.

Some of the historic photographs have been published before; and, many are published here for the first time. Never before has such a comprehensive collection of period photographs in and around Waikiki been presented in one publication.

This pictorial history of Waikiki brings more reality to the history of Waikiki than any narrative alone could. The extensive use of old photographs juxtaposed with David Franzen's contemporary photographs chronolizes the transition and establishes a good point of reference between the Waikiki of today and that of yesteryear.

"It was inevitable that Waikiki was to change. . ."

The book's narrative traces the evolution of Waikiki. The section on the area's historical significance by Nathan Napoka is presented in a thorough manner and sets the historical framework for the development of Waikiki. It was inevitable that Waikiki was to change as more and more visitors recognized the idyllic beach and tropical environment of Waikiki. This increase in visitors required the building of high-rise hotels and large commercial complexes; the sad part is that it was not planned and designed better.

The book does not address the question of design and aesthetics of the "concrete jungle" that replaced the grand mansions and picturesque cottages of pre-1950s Waikiki. As an architectural historian, Mr. Hibbard could have devoted more narrative to this critical area of building style and its reflection of society.

The book is divided into three sections: *Yesterday* with its historic photos, *Today* with its strong color photos of contemporary Waikiki by David Franzen, and *Tomorrow* with planning proposals and projections for the future. The *Tomorrow* area is too brief and the graphics are not

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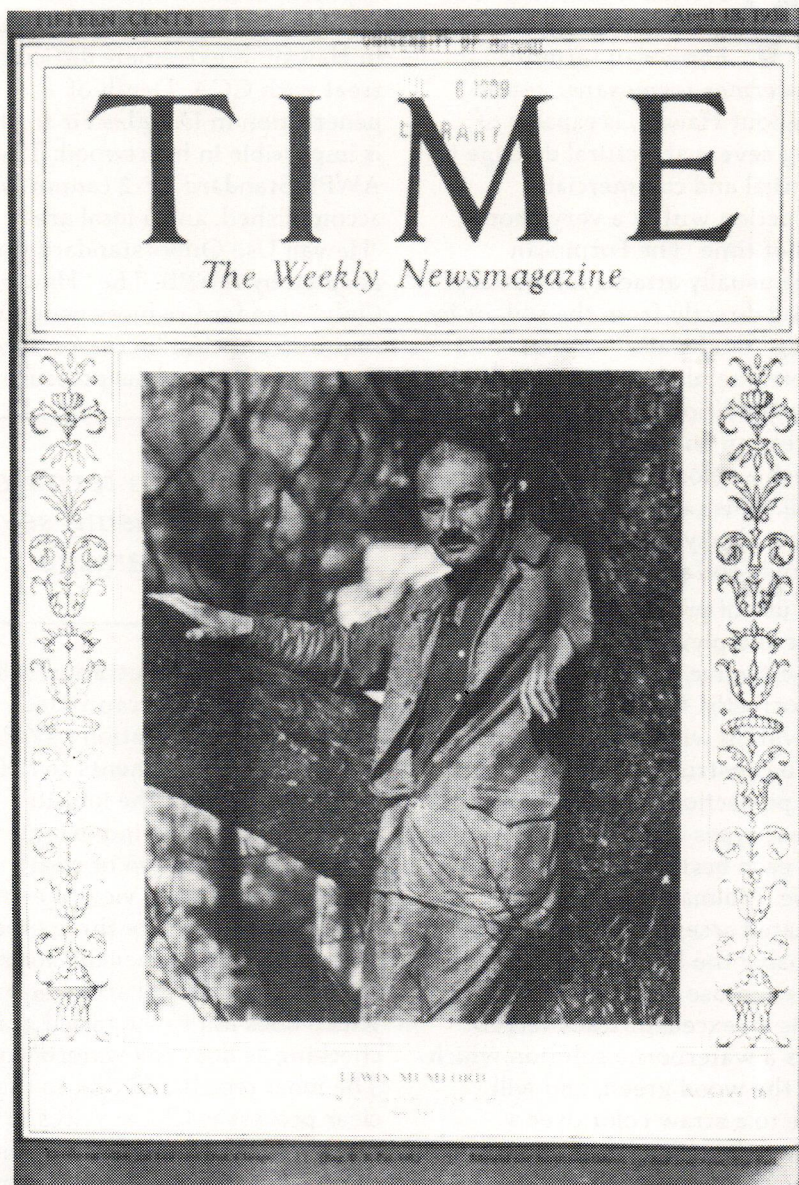
A view of Kalakaua Avenue as seen from the top of the Moana Hotel, circa 1920. The Honolulu Rapid Transit Company's trolleys serviced the Waikiki area from 1903 to 1941, when they were replaced by bus service. Bishop Museum Collection Photograph

well-presented. The 1938 planning report by Lewis Mumford *Whither Honolulu* is discussed in the book which states the planning principles in "the report unfortunately did go unheeded." If only someone had had the courage to put into practice Mumford's foresight and visions, Waikiki and Honolulu could have been one of the great planned cities of the world.

From a design standpoint, the book is visually crowded. Some of the photographs could have used more space. Captions are excessively detailed and not distinguishable from the text in many areas. More attention to the layout of the text and photographs could have improved the quality of the design.

The basic value of the book, however, is the excellent chronology in narrative and pictorial form of the evolution of Waikiki and presents strong visual images with the excellent historic and contemporary photographs. Despite its few design shortcomings and omissions in certain areas, *A View From Diamond Head* is a good book capsulizing the transition of Waikiki from a Hawaiian village to the mega-tourist resort of today and a must for every architect's book shelf.

The book is presently in its second printing and is available at bookstores throughout the state. ■



Lewis Mumford made the cover of Time magazine just prior to coming to Hawaii in June 1938. Reproduction by Franzen Photography

Wood Preservation in Hawaii

by Rick Hernandez
Honolulu Wood Treating Co., Ltd.

Wood preservation in Hawaii is essential. The ground-nesting Formosan termite (*Coptotermes formosans*), found throughout Hawaii, is capable of causing severe structural damage to residential and commercial construction within a very short period of time. The Formosan termite usually attacks lumber and plywood directly from the soil, or by building "mud trails" to span concrete, metal plates, etc. Under certain conditions, a swarm of termites can enter a building and establish a colony, never going into the soil. This can happen if moisture (such as a leaky roof, bathroom, etc.), and food are available.

The use of pressure treated lumber and plywood in construction offers effective protection when used correctly. Coupling wood preservation with soil treatment prior to construction offers even better protection. There are several different types of pressure treated wood, each best suited for a specific end use. Wolmanize, a copper chromated arsenate (CCA) solution, is probably the best known of all. It has been in use for over 50 years, and has an excellent track record. CCA is a waterborne solution which colors the wood green, and will change to a straw color over a period of time. Because it is a waterborne solution, treated material will show raised grain and some checking. It is well-suited for

structural use — concealed or exposed, decks, trellises, etc. Douglas Fir, the major species used in Hawaii, is extremely difficult to treat with CCA. Depth of penetration in Douglas Fir to .4 inch is impossible in heartwood. Thus, AWPB Standard LP-2 cannot be accomplished, and a local area "Hawaii Use Only" standard was adopted by AWPB. The "Hawaii Use Only" standard reduces penetration requirements but increases other requirements, such as pressure

"... Formosan termite... capable of causing severe structural damage..."

period. Because penetration is less than desired, American Wood Preservative Association (AWPA) and AWPB requirements to field treat wood cut on the job site becomes extremely important.

Wood preservation of clear material exposed to view is equally important. There are three types of pressure treating available locally for this purpose. All are oilborne, which does not cause raised grain or checking as does the waterborne. The most recent addition to the clear process is Chlorpyrifos/IPBC, a combination of ingredients which address environmental concerns, yet is an effective preservative against both termites and fungus. Test data

shows penetration in excess of 1¼ inches. It is colorless, can be painted or stained, and is safe to use. As with any preservative, treated wood should be allowed to dry before handling or machining. Once the oils have evaporated, treated wood is virtually odorless.

Another preservative for clear material is TRI-N-BUTYL TIN OXIDE (TBTO), also an oilborne product. Like Chlorpyrifos/IPBC, this product is colorless, can be painted and stained, and is odorless when dry. It is a very good fungicide, but is not as effective against termites as Chlorpyrifos/IPBC.

Pentachlorophenol, better known as WR Penta, is also available for clear treatment. Penta was one of three wood preservatives reviewed by the Environmental Protection Agency (EPA) through the RPAR Process, and does have some significant restrictions. Penta is a "restricted use" pesticide which requires the user to possess a "Certified Applicator" permit, issued by the State of Hawaii, Department of Agriculture. This is a disadvantage since the other clear preservatives are not "Restricted Use" pesticides. The EPA RPAR list a number of areas, in both residential and commercial construction, where Penta *should not* be used. Pentachlorophenol leaves a slightly discolored appearance, has an unpleasant odor and is difficult to paint or stain.

The three wood preservatives reviewed by the EPA through the RPAR were Pentachlorophenol, Creosote and CCA (Arsenicals). Creosote and Pentachlorophenol has restrictions placed on their usage while CCA had virtually none. One restriction placed on each is that the treated wood must be free of residue (blemishes are acceptable in small or isolated spots).

The final category of pressure treated woods is the Fire Retardant for interior or exterior use. Both uses must be inspected and approved by a third party Quality Control Agency, usually Underwriters Laboratory (UL), and must meet the UL, AWPA and National Fire Protection Agency (NFPA) Standards for FR-S flame spread rating of 25 or less, and smoke developed. DRICON®, the trade name of a locally available interior fire retardant, is a low hydroscopic and low corrosive material. Being a low hydroscopic product, DRICON® FRTW does not



take on moisture in humidities up to 95 percent and therefore does not have excess moisture to expel. The lack of moisture movement results in less corrosion to building

hardware. Not all species of wood may be treated with fire retardants. Only certain species have been tested by the UL and are allowed to carry the UL stamp of approval.

Before you buy a new home, insist on the proper foundation.

When you're surrounded by beautiful cabinetry and crown molding and terrazzo foyers, you sometimes forget to ask your builder about the things you *don't* see.

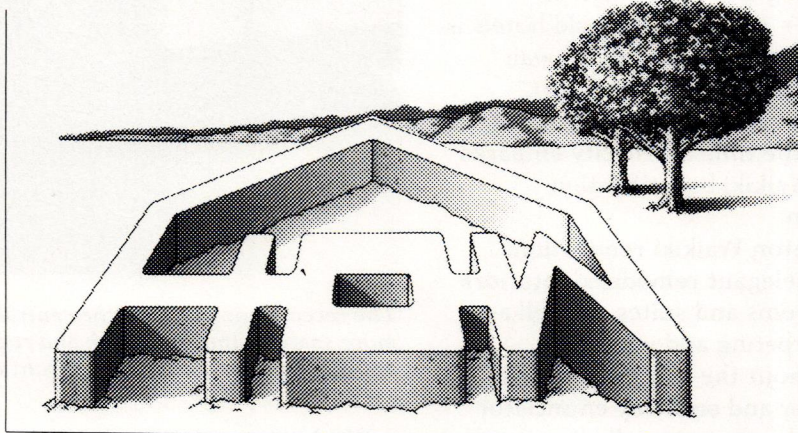
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Sheraton Waikiki Renovation

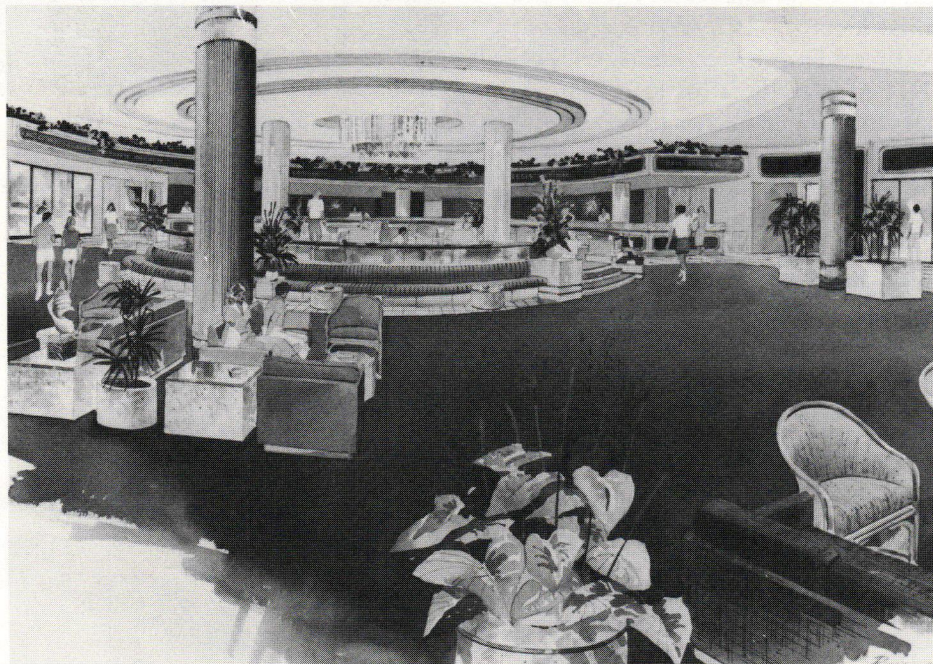
The final phase of the \$50 million renovation of the Sheraton Waikiki Hotel was completed in January as scheduled.

"We see our renovation efforts as the forerunner of necessary improvements to Waikiki's visitor plant" said John Brogan, Sheraton Waikiki's managing director and senior vice president of Sheraton Hawaii-Japan Division. "The upgrading and renovation of Waikiki's 10- to 15-year-old hotels is a necessary step to keep Hawaii competitive with other resort destinations." It also comes at an opportune time as the city embarks on its Waikiki beautification program.

Sheraton Waikiki renovations include elegant remodeled interiors in all rooms and suites, as well as new carpeting and wallpaper throughout the hotel. A new fire sprinkler and one-way enunciator system has been installed.

The lobby now provides more space in the front desk and registration areas. A lobby cocktail lounge and raised seating area in front of the registration desk has been built.

The Sheraton Waikiki has more than 39,000 square feet of meeting and convention facilities with the 29,000 square foot Hawaii Ballroom and 16 individual meeting rooms ranging from 580 to 1,400 square feet. New linens and china complement the new design on the Banquet and Meeting floor.



The recent renovation of the central lobby of the Sheraton Waikiki Hotel provides more space in the front desk and registration areas. There is a raised seating area and a lobby cocktail lounge in front of the registration desk.

Work is currently underway at the hotel's Porte Cochere and a major re-tiling project is taking place in the two pool areas. The hotel's former Oahu Bar reopened as Esprit, an entertainment lounge with a more sophisticated setting and blessed with glorious views of Diamond Head. Finishing touches are being given to shop spaces, elevator landing areas and elevator cabs.

Sheraton Waikiki employees are now sporting uniforms in the hotel's new teal blue and warm peach color scheme and reflect a

contemporary design statement.

An Inn-Loc Electronic Keycard System has been installed to service all guest rooms in the hotel, providing a high-performance network that protects guests around the clock. In-room safes and refrigerated mini-bars have also been installed in all guest rooms.

CIAO! An Italian Restaurant opened in November in the lobby of the Sheraton Waikiki. Under the direction of newly-arrived Chef Armando Danini, the restaurant features contemporary Italian dishes which include a wide choice of

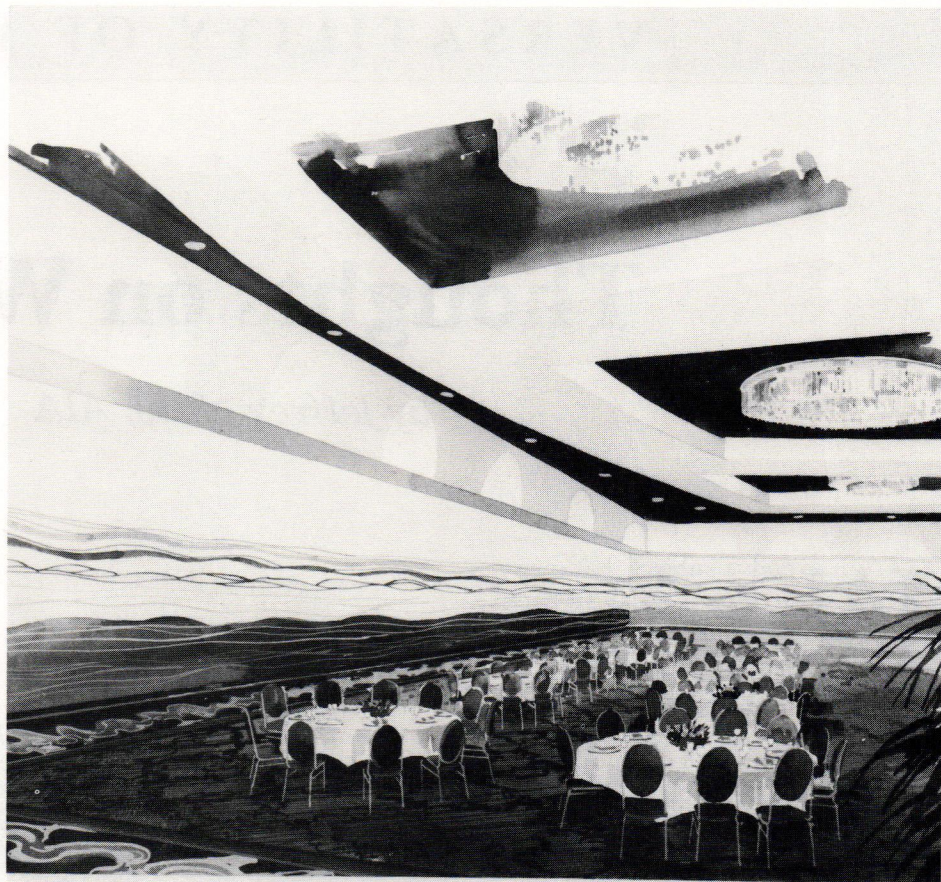
pastas and pizza. The Italian restaurant is located at the site of the former Safari Steakhouse.

The Hanohano Room and the Kon Tiki Restaurants have also undergone refurbishment.

"We are excited about making Waikiki's best hotel even better. The new Sheraton Waikiki has an open, contemporary look and makes a refreshing, sophisticated statement about Sheraton Hawaii's flagship hotel," said Brogan.

"We started the project in 1982 and spent over \$25 million in the next two years stripping and refurbishing all our 1,852 guest rooms and suites. The 1986 program took expenditures to just under \$50 million."

The interior design firm of Charles Heen & Associates Ltd. was in charge of the Sheraton Waikiki project. Project Director was Jackson Beccard, ASID, and Project Interior Designer was Joyce Walzak, ASID. Architectural consultants were Wayne Date, AIA, and Kirk Yuen, AIA, of the firm Takeo Matsumoto & Associates, Inc. HA



An elegant new look for the Hawaii Ballroom was part of Sheraton Waikiki's recent renovation.

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Thoughts on Wood

by Jeffrey Nishi, AIA

Wood: a subject that many architects today sit back and start their "In the good old days" talk.

We speak of a time when a carpenter would be expected to "read" the grain of the wood and place each seasoned piece into its proper place.

We remember painters who were interested in enhancing wood grain and toning the wood to reach its ultimate appeal. We romanticize of a time when notching and joinery of wood connections were detailed for both its structural integrity and ornamental quality.

Remember when wood was stacked on a site to air dry in order to acclimate itself to the particular area? There was a time when a two-by-four was not only a nominal size but an actual size (a subject that I do not have direct experience of).

Today, we are in an era when framing a house takes six days, air guns have replaced hammers and the sound of a handsaw is unknown.

What Do We Have To Know About Wood?

We should know that wood that comes from the treatment plant is rarely dry and, consequently, rarely straight.

We should know that rough sawn lumber is milled green and, as a consequence, is not dimensionally constant.

We can expect our wet wood to shrink, and settle over the first few years of a structure's life.

Contractors, today, have created a



Wood double-wall framed gypsum interior with external siding. A design and form, using an accepted building technique. Photos by Jeff Nishi

standard method of construction using a wood frame, gypsum interior surface and a siding on the exterior. This standard is further being locked in by real estate appraisers who use this

construction technique as a basis of value.

Like the old single-walled plantation houses with emphasis on corners, large window trims and girth beams, this newer technique

shares the acceptance of its time period and will imprint its look on the community by being a dated style of this time.

Unfortunately, the characteristic style created does not share in the expression of efficiently crafted use of wood.

The new style shows an oversized support system with a lot of "slop" in order to tolerate poor craftsmanship and imperfect materials. The system is primarily based on speed. I, for one, would not like to see this as a sign of my time.

I would like to share some thoughts on wood:

► Single-wall wood partitions can be placed quickly and are ready for finishing as soon as the carpenter has completed his work.

► Wood walls will tolerate movement in the framing and settlement by slipping at the joints; and will not show cracks.

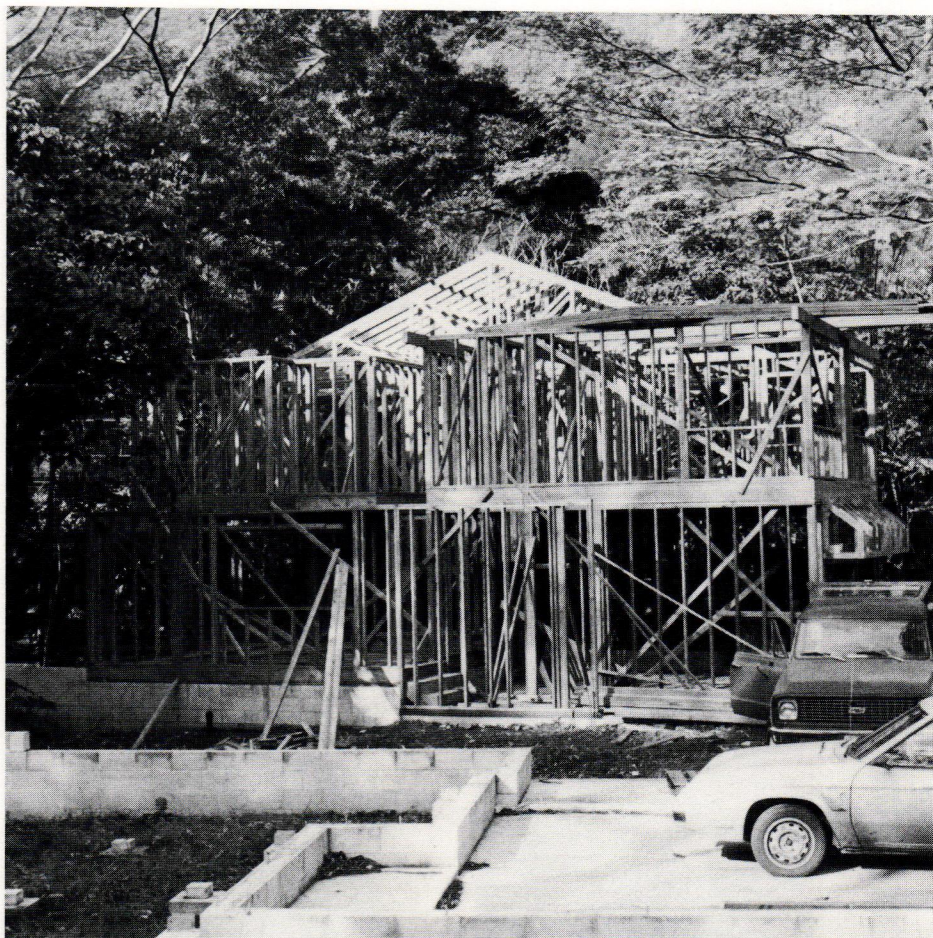
► Tight wood joinery can reduce leakage and rot; penetrating water expands wood to seal water out, like a wooden barrel expands to hold its liquid. As a consequence, a well-fitted wood structure increases resistance to leaking and rotting that may be caused by water infiltration.

The workable characteristics, structural characteristics and availability of wood has not changed that much. Wood has retained its position as a dominant building material in the residential industry.

Construction techniques developed to increase speed of construction have eroded the use of quality workmanship with wood.

Architects should have the ability and sensitivity to re-examine the use of wood in the context of the changing labor force. This continued development of more sensitive solutions to economically use wood in all of its facets as a structural and a decorative material should be encouraged.

It will be unfortunate for our generation to lose the character and natural qualities that wood construction can exhibit due to standards set by carpentry schools and lending institutions. HA



An example of the standard structural framework. Strong, easily made and well-entrenched in the industry.

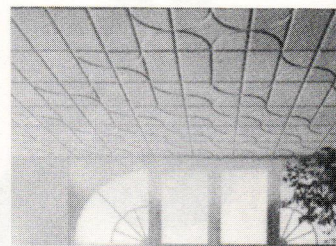
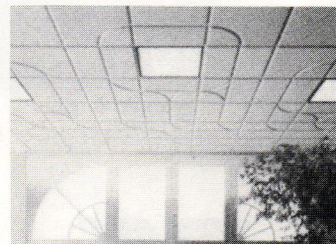
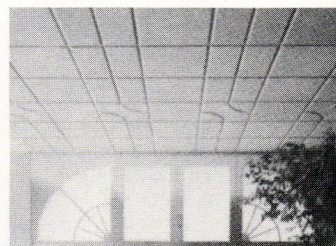
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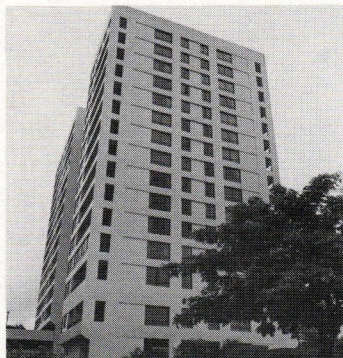
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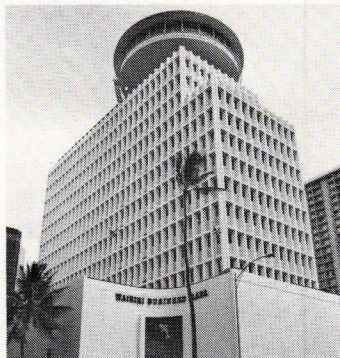
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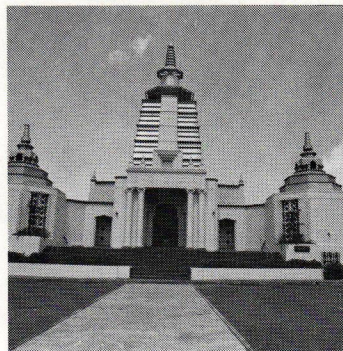
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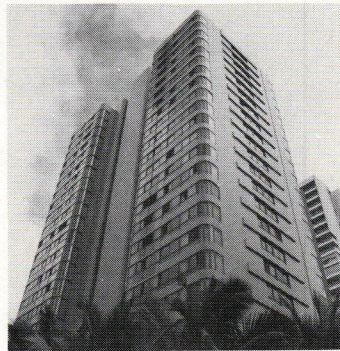
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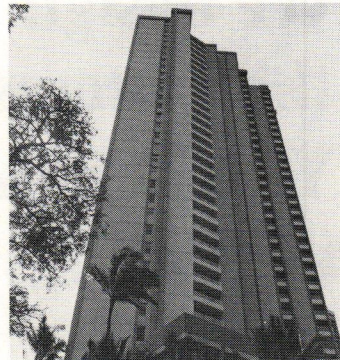
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(continued from page 23)

Kalakaua Avenue Project Report

create a vocabulary of forms, textures and materials which would be compatible to each other while still portraying the individual function for each component. The finish will be an exposed coral aggregate in a beige color.

- Extensive landscaping will be incorporated in the overall design. The concept is to bring greenery to the sidewalks of Kalakaua Avenue. In some areas, the landscaping will extend along the roadside allowing buffer between the heavy street traffic and pedestrian areas. A variety of colorful and green plantings were selected which will require low maintenance and be durable to the extensive traffic. Shade trees will provide relief from the sun as a continuing design element along Kalakaua Avenue.

- Crosswalks have been designed to incorporate an incised tapa pattern to consist of bars and triangles. These concrete walkways, the wide curb and gutter will have a beige color similar to that used in the street furniture. Most intersection crosswalks will have a Barnes Walk configuration. The design was selected to provide a strong sense of identity with the unique paving pattern strongly identified with Hawaii.

- Don Bremner, executive director of the Waikiki Improvement Association (WIA) and full-time volunteer to the City's KASBP task force, leaves WIA after 17 years of service to Waikiki. Sophie Ann Aok has taken his place.

If you happened to recently drive into Waikiki and notice the traffic a little more congested around Ala Moana Boulevard, Kalakaua Avenue and Kuhio Avenue intersections, you are aware that our Kalakaua Avenue project is underway. However, not without the usual problems which have resulted from rushing to complete the final construction plans and specifications in order to bid the project before the

tate funds of \$3.84 million lapsed on June 30, 1986. We have experienced more surprises than anticipated when almost every "puka" the contractor started, uncovered an unidentified utility duct or line. Consequently, while utility engineers were deciding how best to resolve the problem, the contractor's workers had to move to the mauka side of the street to keep busy and on schedule.

The two-month schedule for installing the drainage system has been expanded to four months and should have been substantially completed by the end of January. A section of the new drainage system between Saratoga Road and beachwalk requires a major relocation of a telephone cable. It may take six months just to receive the cable from the mainland. Demolition and reconstruction of the new three-foot wide Riverside buff-colored curb and gutter began in January, slightly behind schedule. Our contractor should complete the

makai curbs and sidewalks by June 1987 and get started on the mauka side at Kuhio.

When the mauka sidewalks are near completion, the makai half of the old asphalt and concert roadway will then be removed and replaced with new pavement and concrete patterned pedestrian crosswalks and full intersection Barnes Walks. Then, construction will move to the mauka half of the roadway to do the same reconstruction and complete the project.

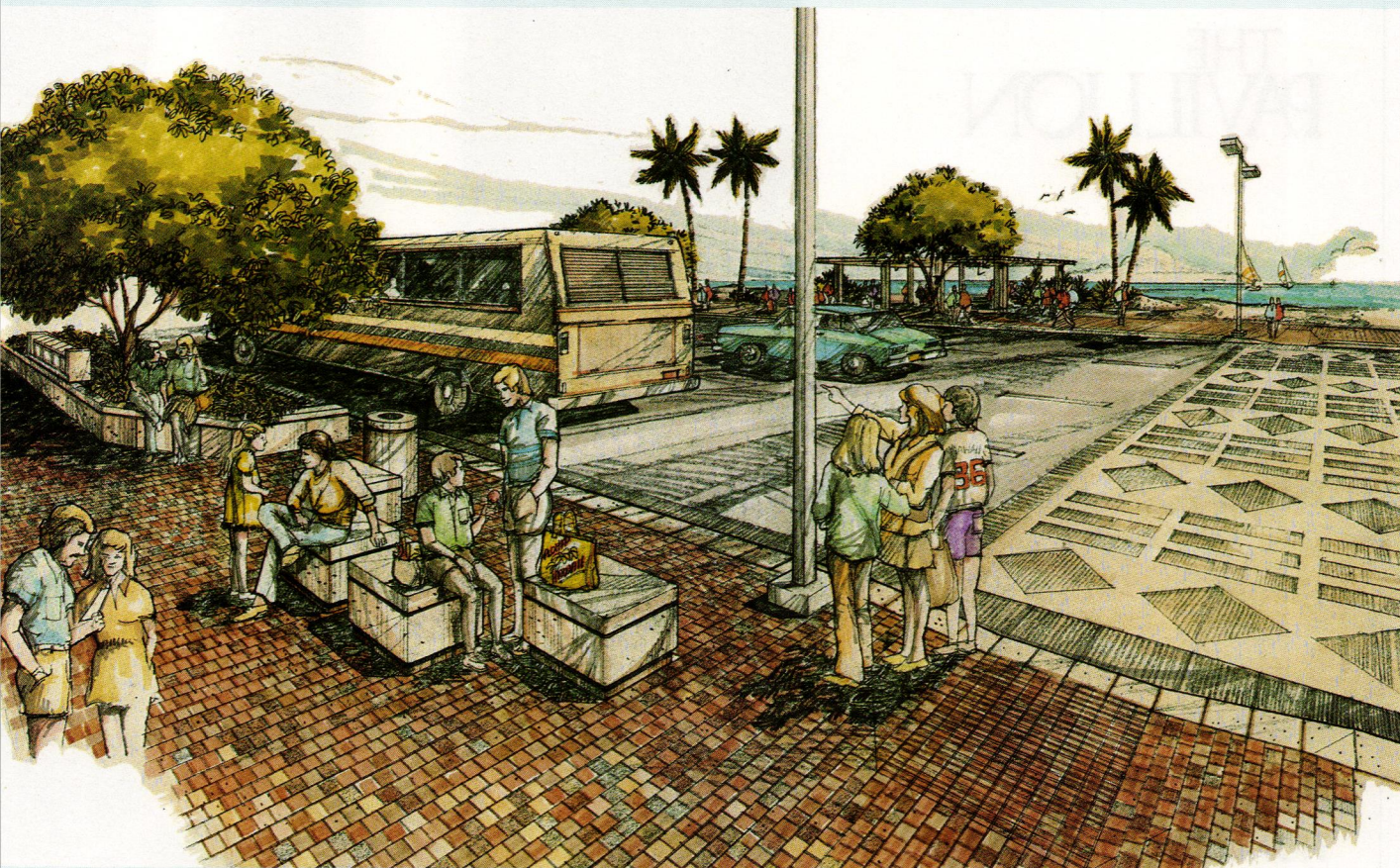
Actually, almost one-half of the expenditure for the project will, in fact, be underground improvements. This includes storm drains, electrical and fire alarm systems, waterlines and other related utilities. The most visible part of the project, however, will be those elements which contribute to pedestrian comfort and safety.

However, physical improvements alone are not enough. We will soon submit a package of Bills to the City Council to implement the operation

of the project that will:

- Eliminate slow-moving nonmotorized vehicles from the street. They are dangerous to other drivers when switching lanes to pass and are unsafe to passengers of these slow-moving vehicles and pose potential accidents.
- License and regulate handbillers and assign areas of the public sidewalk where pedestrian traffic and handbillers will not cause congestion.
- Regulate the number of locations and types of daily newspaper and visitor publication dispensers on Kalakaua Avenue. Modern multiple dispenser racks will be constructed to hold the publications. Dispenser racks will be enclosed in containers made of aggregate concrete that will match other street furniture.
- Eliminate the non-conforming portable commercial uses in the 10-foot setback area. Jolly Rogers Restaurant has agreed to vacate the front 10-foot setback, and

(continued)



Architect's rendering showing the new image for Waikiki as part of the Kalakaua Avenue Safety and Beautification Project. Fox Hawaii, Inc.

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McDonald's and Pizza Hut have tentatively agreed also.

Permit the establishment of Maintenance Benefit Districts similar to Improvement Districts that will equitably provide quality daily maintenance of Kalakaua Avenue's sidewalks and landscaping.

Our project is scheduled to be completed by June of 1988. Perhaps a year from now, *Hawaii Architect* will have a quarter page article updating the Kalakaua Avenue Safety and Beautification Project progress, indicating, we hope, that all our legislation has been adopted by City Council, and that the project is on schedule with no significant problems. All this is made possible because of tremendous citizen support. Thanks for your help.

The following is a list of organizations supporting the Kalakaua Avenue Safety and Beautification Project:

Waikiki Neighborhood Board No. 1, John W. Stunkard (1984) and

- Walter Flood (1985), Past Chairmen
- Waikiki Residents Association, Georgia E. Miller, President
 - The Outdoor Circle, Betty Crocker, President
 - West Diamond Head Community Association, David Sterrett, President
 - Chamber of Commerce of Hawaii
 - American Automobile Association of Hawaii, Thomas R. Crosby, General Manager

- Hawaii Transportation Association, Paul Findeisen, Managing Director
- Waikiki Improvement Association, Lawrence Clapp, Past President
- The former Oahu Development Conference, Aaron Levine, Past President
- American Institute of Architects, Hawaii Society, Design Committee
- Hawaii Hotel Association, Clement Judd, Executive Director HA



Kim Giovonnella
Copy Technician

Advice from Kim...

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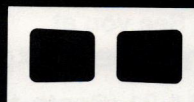
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New Aluminum Drainage Pipe

Jorgensen Steel Company recently announced the introduction of Spiral Ribbed Aluminum. Primarily used as drainage pipe, it is now manufactured in Hawaii. The pipe is a new development and is currently available in only a few markets in the United States.

Spiral Ribbed Aluminum pipe is made of aluminum coil which is ribbed, giving the pipe a smoother interior than the traditional corrugated metal type used widely in construction of drainage systems. This ribbing gives the pipe strength while greatly improving its hydraulic capacity. The aluminum used to manufacture the pipe has a proven record of corrosion resistance in drainage pipe. It is also much lighter than the corrugated

steel and the reinforced concrete pipes, which makes it less expensive to install.

"We're hoping to be real competitors with the concrete pipe market," said Mike Durant, manager of the manufacturing division. "I'd like to see contractors using the spiral ribbed pipe as a substitute over the traditional types of pipe. This is a great opportunity to give them a choice," he added.

The first project in Hawaii to make use of the new product is Mililani Town Center, a Castle & Cooke development. The general contractor, E.E. Black, is using the 36-inch, 30-inch and 24-inch diameter pipe as drainage for the project. Waianae Agricultural Park is slated to use the pipe in its project.

Jorgensen Steel Co. is a national steel service center with over 23 locations. In Hawaii, Jorgensen

specializes in galvanizing, manufacturing metal drainage pipe, metal roofing, and fasteners in addition to its steel service center.



Michael Scott

Scott Joins Long & Associates

Michael Scott from San Diego, California, recently joined the staff of Long & Associates, AIA, Inc.

A graduate of the Cal Poly School of Architecture in Pomona, Scott brings to the firm a diversified portfolio of international projects ranging in scope from Saudi Arabian housing to a factory in Scotland. His recent design for the Eastlake Swim and Beach Club, located in the 3,000 acre, master planned community of Eastlake, California, is presently submitted in a San Diego area competition.

Currently, Scott is involved with several Long & Associates projects. Included is a beachfront home at the base of majestic Diamond Head Crater which is being designed for a Japanese client.

Other Long & Associates projects include a number of Hawaii Loa Ridge residences on Oahu, a ten-acre estate on the Kohala Coast of the Big Island for California clients and an Arizona retreat located in the breathtaking mesas of the high desert.



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BIA Annual EXPO in March

The 17th annual Builders' EXPO hosted by the Building Industry Association (BIA) of Hawaii is planned for March 11 and 12 at the Neal Blaisdell Exhibition Center.

This year's event will offer the newest products, materials and services that the construction industry has developed for home and commercial applications.

Innovations in materials used for the roofing and siding trades will be featured, along with products for insulating with cost efficiency and energy conservation. Designers will find water resistant and fire-roofing substances strongly represented in exterior and interior insulating materials of particular importance to Hawaii's climate. Safety and durability are major themes this year, along with emphasis on security systems and acoustical privacy.

The American Society of Interior Designers Industry Foundation will feature its own exhibit section, offering displays of the latest furniture and fixtures for home and business use.

Visitors attending can expect a wide range of exhibits, demonstrations and information on the many services and products which the building industry offers to homeowners and businesses. The BIA is in its 31st year, and has contributed significantly to the strength and development of the professional building trades throughout the state.

Exhibit hours are 4 to 8 p.m. on Wednesday; and 11 a.m. to 8 p.m. on Thursday. Admission is free to members of the building trades. Convenient downtown shuttle service to and from the exhibition hall will be provided. In addition to hourly and grand prize drawings, there will be a cocktail reception between 4 and 8 p.m. each evening.

The BIA of Hawaii is affiliated with the National Association of Home Builders, a federation of

approximately 800 state and local builders' associations throughout the United States. Local members represent the diverse ranks of building trades which compose Hawaii's construction industry. Builders, contractors and subcontractors, suppliers, interior and architectural designers, and engineering groups form the body of membership which currently numbers 380 individuals and businesses.

AIA Kemper Award To Architect in Government

New York architect Joseph Monticciolo, FAIA, who has championed design creativity and the expansion of architects' stature and influence in government, has been selected to receive The American Institute of Architects' highest service award, the Edward C. Kemper Award, for 1987.

Monticciolo was chosen by the AIA Board of Directors in recognition of his service to both the profession and the Institute. He has worked as an architect in government for 25 years and now serves as regional administrator of the Department of Housing and Urban Development's (HUD) Region II (New York, New Jersey, Puerto Rico and the Virgin Islands). Monticciolo has served in elected and appointed offices for the AIA for 15 years, as a member of the AIA Board of Directors, director of the New York State Association of

Architects, president of the Long Island Chapter/AIA and chairman of the AIA Convention Committee in 1985.

The Kemper Award, named in honor of the late executive director of the Institute, will be presented at the 1987 AIA National Convention in Orlando, June 19 through 22.

"As an architect in government, Monticciolo has been instrumental in expanding the role of the architect and consistently advancing the need for design excellence in HUD housing programs," said his nominators. "He serves as a true role model for what an architect can accomplish in government.

"The members of the AIA and the public are the beneficiaries of his creative programs...In a system that frequently discounts creativity, Joe has consistently devised strategies to elevate the authority and increase the influence of architects."

New Name for Honolulu Firm

To more clearly identify the architectural partnership of The Kober Group, Inc., and Hanssen Wyse Mitchell, Inc. the group has been renamed Kober/Hanssen Wyse Mitchell architects and planners. The newly-named partnership is part of The Kober Group, which has offices across the country and in London.

Principals of Kober/Hanssen Wyse Mitchell are Charles Kober, FAIA, president of The Kober

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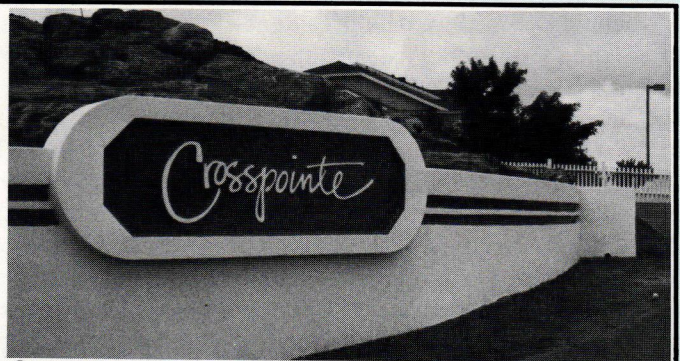
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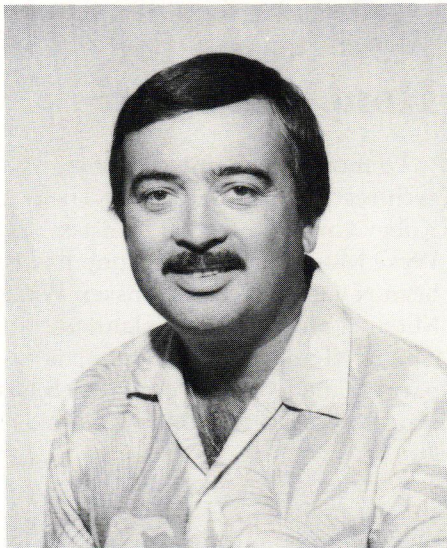
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Group; Charles J. Wyse, AIA, vice president of Hanssen Wyse Mitchell, Inc.; and Kurt H. Mitchell, AIA, secretary-treasurer. Managing principal is Clifford E. Hanssen, AIA, who is also president of Hanssen Wyse Mitchell, Inc.

The Kober Group, represented in Honolulu by Kober/Hanssen Wyse Mitchell recently rose to 8th place from its 1985 12th place position, among U.S. architectural firms on *Building Design & Construction's* annual listing (July 1986) of the top 300 design and construction firms. The Kober Group's position was based upon revenues of \$20,300,000. Another Honolulu firm represented on the list was Wimberly Whisenand Allison Tong & Goo, ranked as 25th based on revenues of \$10,000,000.

Design Ideas for Kitchen and Bath



Michael L. Smith, CKD, president of Kitchen Concepts Plus, Inc., recently attended the 1986 National Kitchen and Bath Conference/West in Anaheim, California. The conference, sponsored by the National Kitchen & Bath Association, included 18 seminars on a variety of design, management and sales topics, as well as the major annual trade show of manufacturers of kitchen and bath products.

Smith noted that there was a particularly large variety of new products at the show. Over 500

exhibitors from the U.S., Canada and Europe showed new styles, designs and colors in cabinetry, appliances, fixtures and equipment for the kitchen, bath and laundry. Many products were shown which are designed for or adaptable to use as furniture and storage in every part of the home, he said.

According to Smith, traditional is still number one in cabinet styling, but contemporary, with the European or high-tech look, is growing in popularity, especially in the West. Laminates are being shown a great deal both for cabinets and countertops because of their cleaning ease and low maintenance. Kitchens are featuring many built-in convenience accessories such as roll-out racks and trash containers, as well as cutlery, spice and cookbook racks. Tilt-out sink fronts are also very popular in the West. "We are really excited about the new products and design ideas, and plan to incorporate many of them into our showroom," Smith concluded.

Whitney M. Young Jr. Citation Awarded

New York architect J. Max Bond Jr., dean of City College and past member of the New York City Planning Commission, has been named the 1987 recipient of The American Institute of Architects' Whitney M. Young Jr. Citation.

The award, named in honor of the late civil rights leader and head of the Urban League, is conferred by the AIA Board of Directors on an architect or an architecturally oriented organization "in recognition of a significant contribution to social responsibility." The citation will be presented at the 1987 AIA National Convention in Orlando, June 19-22.

A founding partner of Bond Ryder James Architects P.C., Bond is active in practice today. At the same time, he serves as dean of City College's School of Architecture and Environmental Studies.

"He has made outstanding, perhaps unequaled, contributions to

architectural education, architectural practice, and architecture in the service of government," said his nominators.

Bond was professor of architecture at Columbia University for 16 years and chairman of the division of architecture at Columbia's Graduate School of Architecture and Planning. As a professor, "his design studios were always sought out and he personally spent endless hours informally advising both minority and majority students," it was added.

"Max has conducted his entire professional career as a role model to younger minority students," said his nominators. "His intelligence and talent, combined with discipline and energy, have enabled him to contribute in many different ways to the fields of architecture and planning."

New Text for Architects

Van Nostrand Reinhold recently announced a new publication *Form and Structure in Architecture; The Role of Static Function* by Alexander Zannos.

Form and Structure in Architecture explores the relationship between the aesthetics of architectural form and the mechanics of statics. It is the first book to survey the effects of loadbearing mechanisms on the evolution of architectural forms, from vaults and post and beam to cantilevers, shells, plates, grids and trusses.

The text discusses the development of the science of statics, examines intuitive perception versus scientific analysis of statistical function and reveals how the aesthetic appeal of an architectural form ultimately depends on our understanding of the way the form functions statically.

320 pages, 8½" x 11", 569 illustrations, hardback, \$38.95.

The book is available from Van Nostrand Reinhold, 115 Fifth Avenue, New York, NY 11023.

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