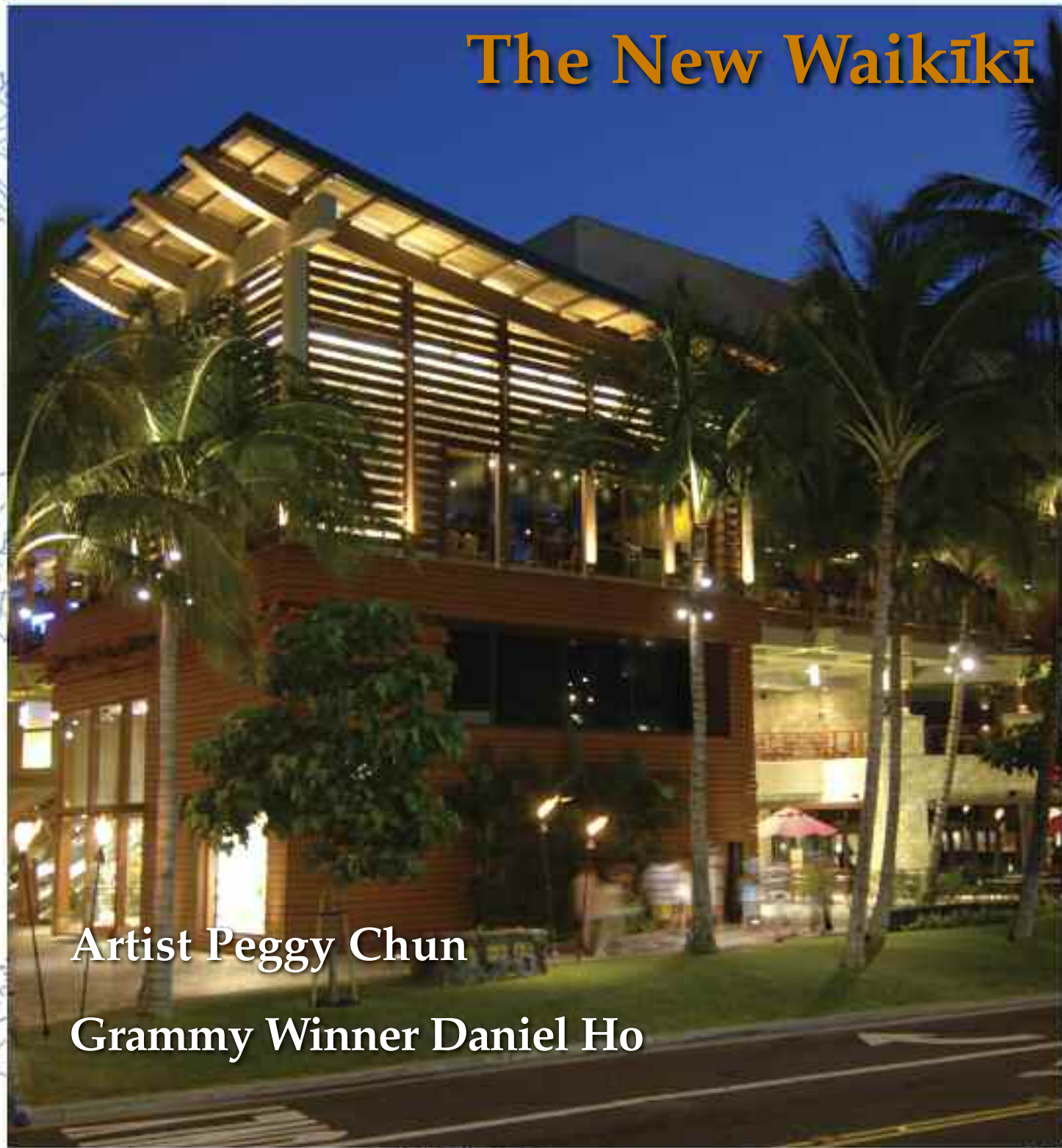


# HAWAIIAN STYLE

THE ELITE PUBLICATION OF HAWAII

VOL. 5 No. 3

## The New Waikīkī



Artist Peggy Chun

Grammy Winner Daniel Ho

# Understated Impact



OPPOSITE: From the front, the unassuming house nestles into its surroundings while alluding to the elegance within and the views beyond.

ABOVE: A basalt pathway leads one over an exquisitely appointed koi and water plant pond from the entry pavilion to the front door.

THIS STUNNING CUSTOM HOME AT THE BIG ISLAND'S KUKI'O RESORT  
CONVEYS A SERENE HAWAIIAN SPIRIT THROUGH  
LOCALLY CREATED ARTWORK

Architecture by/ Zon Sullenberger, H & S International  
Interior Design by/ Gina Willman & Toni Knudson, W Interiors  
Text by/ Sharon Harris  
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SOMETIMES IT'S THE SMALLEST TOUCHES THAT CREATE THE largest impact. For example, take the new four-bedroom, luxury custom home that stands on Lot 82 at Kuki'o Resort, on the Kohala Coast.

Yes, the Big Island views of the Pacific are stunning—after all, how could the tropical ocean horizon fail to be stunning? But what makes this home distinctive and compelling is its masterful integration of a traditional Hawaiian feeling with tasteful contemporary themes and styles.

And, what makes it all come alive are the artworks found in each room. The pottery, carved pieces, and paintings are uniformly unobtrusive. But each communicates a calm sense of the Island spirit with an understated vibrancy.

Local artisan Puanani Van Dorpe created Kapa artwork, a style that uses handmade dyes and hand-beaten bark. Another young local artist, Hiranani Orme, created semi-abstract paintings that depict Hawaiian legends.

Kuki'o, the name of the resort where this home was built, means "standing pond"...and the artists, along with the home's

developer, architect, and interior designer, have caught the still, timeless tranquility of a peaceful pond. The residence is quietly resonant with native Hawaiian traditions and culture at their most serene and reflective.

That quiet sense of taste and beauty begins with the surrounding community. The exclusive resort is modeled after mainland private country clubs. There's no hotel, but there is a beautiful members-only private golf course facility. Actually there are two courses, both designed by Tom Fazio: a championship 18-hole golf course on the mauka side of the highway and a short course on the makai side.

The 9,368 square foot home occupies a lot nearly three times that size (and it comes with an eight-figure price tag...the custom spec home is available for immediate occupancy). Architect Zon Sullenberger of H & S International in Kailua-Kona blueprinted the contemporary single-story layout that features an open floor plan and the wide, overhanging roofline that is so typical of Hawaiian home design.

Responsible for the color schemes, textures, furnishings—



ABOVE: In the great room a Mark Kadota triptych evoking Ocean, Land and Sky hangs above a Holly Hunt sofa flanked by coconut trunk base lamps with seaweed shades. A large 16'x17' hand knotted rug by Tibetano rug carries a grouping of water hyacinth/wood armchairs. The console table is handcrafted from Zebra wood and African Oak.

LEFT: A mica and bronze light fixture from Fine Art Lamps illuminates the great room. One questions whether this fixture or the Steinway rosewood piano takes the 'star' role.

and for the selection of local craftsmen, artists, artisans, and artwork—were interior designer Gina Willman and partner Toni Knudson of W Interiors in Kamuela. Their projects typically intertwine a setting's natural colors and materials with the look and feeling of a home in that venue—and Lot 82 is no exception.

"Toni and I are passionate about exceptional luxury home design," says Willman. "We use local artists and craftsmen who incorporate the Hawaiian lifestyle into their work."

The home features a subtle and delicious palette of rich chocolate browns, sandy-beach tans, and creamy off-whites. This color scheme adds up to a sophisticated visual statement that flows strongly from the entry gate to the floors, ceilings, walls,



Donghia swivel chairs sit around an African spiders nest table creating a cozy conversation grouping. Avi Kiriaty's 'The Ulu Harvest' adorns the woven display wall above a coconut cabinet.



The table is a Berman Rossetti Helios with Puff dining chairs sitting under the Corbin Bronze 'Totem' fixture. A counter flanked by SubZero wine caves enable convenient wine service. A Stephen Freedman sculpture graces the corner.

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LEFT: A sitting area and dining table offer comfortable space to enjoy the outdoors.

tiles create a woven backsplash to the 48” Viking range and custom hood. Cabinets are Aframosa wood with oil rubbed bronze lineal pulls. The island has a shroud of Flamed Absolute Black granite.

ABOVE: Hand glazed matte ceramic



and fabrics. For example, the wooden front gate’s decorative herringbone pattern is repeated throughout the residence. All doors, baseboards and molding are made of African teak, or Aframosa, wood.

The half-bond style stone flooring is light walnut Turkish travertine, accented by area rugs in individual rooms. Chiseled edges of each 18-inch-square tile enhance the rustic feeling. “All rugs are custom colored and woven in Nepal, and 75 percent are custom-designed,” says Willman. Rugs were by the Indich Collection, Azadi Fine Rugs and Tibetano.

As a fully furnished spec home, this property includes all furnishings, artwork and accessories. The trick for an interior designer is to give such a residence enough uniqueness to feel warm and personal, but not so much as to make the home seem eccentric.

In this case, the result is an aesthetically pleasing design that achieves that fine balance of individual style and universal appeal. By trusting the details to the experts, a buyer may instantly fall in love with the design and décor.

“It takes months and great expense for customers to select and order furnishings,” Willman says. “This home offers everything imaginable. We made several ‘accessory runs’ to the other Islands. Buyers only need to bring their clothing...we supplied everything else.”



ABOVE: Custom TV cabinet in Zebrawood by Dovetail Gallery with Puanani Van Dorpe's kapa above. Two sofas and ottoman sit on an Azadi hand-knotted rug in wool/silk with Phil Gallagher watercolor above the sofa.

LEFT: A dream game room has an eight-foot pool table with a tan felt cloth. Cues are housed in custom cabinet made by Dovetail Gallery. A.Rudin sofa's and swivel's make the TV viewing area "divinely comfortable."



ABOVE: Tom Adolph's " Waipio Valley" hangs above an Aframosa workstation with floating chiseled shelves. Indich Collection fabricated the custom rug which reflect Petroglyph's reflecting Kukio's leisurely pursuits.

BELOW: Desk chair upholstered in combination of suede and leather awaits at the Wendell Castle desk. Katie Simmons Palm Triptych hang over a walnut, steel and slate credenza. The office also overlooks the rear courtyard and ocean.





Master Bedroom grouping of hand carved furniture, Indich Collection's custom hand knotted rug and custom designed linen bedding created by W Interior. A vaulted Lauhala ceiling.



ABOVE: The home glows at night in warm tones, contrasting the cool color of the pool. K.C. Knudson of Knudson Development of Hawaii coordinated the home's journey from idea to reality, and the blueprints took life under the supervision of GM Construction contractor Gregg Todd.



OPPOSITE FAR LEFT: A basalt tub sits in organic shaped bed of ili'ili rocks. Bi-fold doors open to outdoor showering courtyard with 'antique soil tiller's' landscape installation.



OPPOSITE LEFT: In a cozy sitting area of the master bedroom, a Madge Tennent original watercolor from 1954 hangs above a Ted Boerner chair and ottoman with Off White Castle Studios Nu'uaniu fabric.

The great room offers two sitting areas and features a Rosewood piano, textured wall coverings and a vaulted Lauhala ceiling, which inserts matting into the ceiling material. Pocket glass doors open from the great room to a lānai. The furniture's special fabric resists sun damage. An outdoor dining pavilion showcases rock carvings of Indonesian sandstone.

Adjacent to the great room are the kitchen and pantry. This gourmet's delight includes a stainless steel Viking gas range, sub-zero refrigerator/freezer with custom wood paneling, four Fisher & Paykel dishwasher drawers, and an Absolute black granite countertop with a flamed finish running down the side of the island. Honed Securi granite is on surrounding kitchen countertops. The adjoining dining room has a vaulted Lauhala ceiling and overlooks the pool and ocean. It also has two sub-zero wine coolers.

Indoor-outdoor living is a hallmark of the Hawaiian lifestyle and the best interior design and architecture strive to create opportunities for just that blend. Here, the master bathroom

has a freestanding basalt, or lava, stone bathtub that is surrounded by ili-ili rocks. It looks out on a courtyard through bi-fold glass doors, which open to an outdoor showering garden. It features soil tiller garden art sculptures. Soothing ocean breezes enhance the tranquil ambiance.

To ensure maximum privacy, a separate guest quarters is located across from the master suite. Unique textured wall coverings from Phillip Jeffries decorate both guest bedrooms.

The home's exterior offers more examples of understated elegance. Adjacent to the pool and hot tub spa is an exterior wall that secures privacy, but is low enough to provide an endless horizon vista. Meanwhile, the home's entry hints at the cultivated grandeur within, through a front walkway that crosses over a koi fishpond, surrounded by organic rock formations.

In the soft Hawaiian breezes of the resort of the still ponds, a remarkable home silently beckons to its future occupants—"Come within, where beauty, peace and tranquility abound."



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