

HAWAII

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STRUCTURED EVOLUTION

A home designed as a teaching vehicle for architect Vladimir Ossipoff inspires a new group of collaborators.

A circular seal with a blue border and a light blue background. The text inside the seal is arranged in four lines, reading "AIA EDITOR'S CHOICE AWARD".

AIA
EDITOR'S
CHOICE
AWARD



BY **Sabra Morris** • PHOTOS BY **Dana Edmunds and Olivier Koning**

FEATURED ARCHITECT: **Sandi Guildon of PQ Architects**

FEATURED INTERIOR DESIGNER: **Reiko Lewis of Ventus Design**

This year, the Honolulu chapter of the American Institute of Architects gave *Hawaii Home + Remodeling's* editors a first peek at its 2010 Design Competition Awards submissions. As we looked through more than 50 inspiring project summaries, one entry caught our eye. Possessing unique structural features, stunning interior design and a story unlike any other, we knew this remodeled home would serve as an inspirational example for our readers. We're proud to present "Residence at Paiko Ridge," our first AIA Design Competition Editor's Choice award.



John and Reiko Lewis spent 20 years admiring their future home from afar.

"We would see the house on the hill as we drove down Kalaniana'ole Highway, and I would always look at it and say, 'You know, that's an interesting-looking house,'" John says.

The couple lived in Japan and made frequent visits to Hawaii for vacation. Each time they came to the Islands, they would notice the structure. Then, in 2005, the Lewises decided to move to Hawaii permanently. And the "interesting" house became their home. "A friend of ours is an agent and we happened to see this house in the listings," John says. "Turned out it was the house on Kalaniana'ole. We basically fell in love with it."

The Lewises loved the home's location, its overall design and its history: It was built 45 years ago as a teaching vehicle and design project for University of Hawaii architecture students working

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BEFORE



AFTER



BEFORE: On the upper level, the master bathroom was tiny, giving way to space for a large walk-in closet. On the lower level, the kitchen entry openings were small and the circular space felt cramped.

AFTER: The master bathroom footprint was increased significantly and now includes a Japanese-style tub and walk-in shower. The kitchen-entry openings are wider, which give the cooking space a more open-concept feel.



THIS PAGE: The front door area, which features a spiral staircase, lets light into the kitchen. **OPPOSITE PAGE, TOP:** The kitchen's curved shape called for custom cabinetry. It also required that the vent hood be installed without interfering with the soffit lighting above the stove and cabinetry area. **OPPOSITE PAGE, BOTTOM:** A roll-away shelving unit doubles as a kitchen island and holds pots and pans for easy access.



New energy-efficient layered lighting added to the kitchen, dining room and entryway creates a tranquil, warm feeling at night.

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under architect Vladimir Ossipoff. The front of the structure featured original, 25-foot, floor-to-ceiling windows, expansive enough to feature a panoramic view of Maunaloa Bay. The main living area had an open-concept floor plan rarely found in homes built in Hawaii in the 1960s. Rather than a more conventional square or rectangular footprint, the kitchen was designed in the shape of a circle. From the driveway looking in, an expansive lanai and interior spiral staircase add to the visual interest.

The place still left a few things to be desired, however. On the third level, the master bedroom connected to a tiny master bath, while the guest bedroom featured a much larger bathroom. The front door took visitors immediately into the living space instead of allowing them to linger in the entryway. The outdated kitchen's countertops sat at awkwardly high levels (48 inches high), rendering their surfaces unusable. The flooring and staircase needed a facelift as well.

Reiko, a certified interior designer,



began drawing up the plans. The couple made a few improvements themselves. But they quickly realized they'd need an architect to coordinate and execute the renovation. Enter Sandi Quildon of PQ Architects. "I heard she and her firm had quite a good reputation," Reiko says. The couple interviewed three architects before choosing Quildon. It turned out to be a great move. "Before Sandi, we had a problem finding the right team," John says, but once Quildon was on board,



things got a lot easier.

"I like to call it 'Before Sandi and After Sandi,'" says Reiko. Before Sandi, the couple waded through multiple high and low contractors' bids. "We had bids ranging from \$150,000 to \$500,000," John says. To cut down on the confusion, Quildon helped the couple narrow down their contractors' list to a few bidders she believed were worthy of the project. Quildon also made sure the contractors in consideration would be willing to take out the necessary permits for the job. In the end, the group chose Darcey Builders. "Once we found the contractor, everybody was on the same page," John says. "Everyone wanted to do the best they could."

The group addressed the kitchen early in the renovation. The contracting team gutted the original space and opened it even more by adding new entryways. In keeping the circular shape intact, they worked with Quildon to make sure modern touches, such as LED soffit lighting and adequate ventilation could be installed without disturbing the curve. The team also lowered the countertop to make the workspaces functional for Reiko and

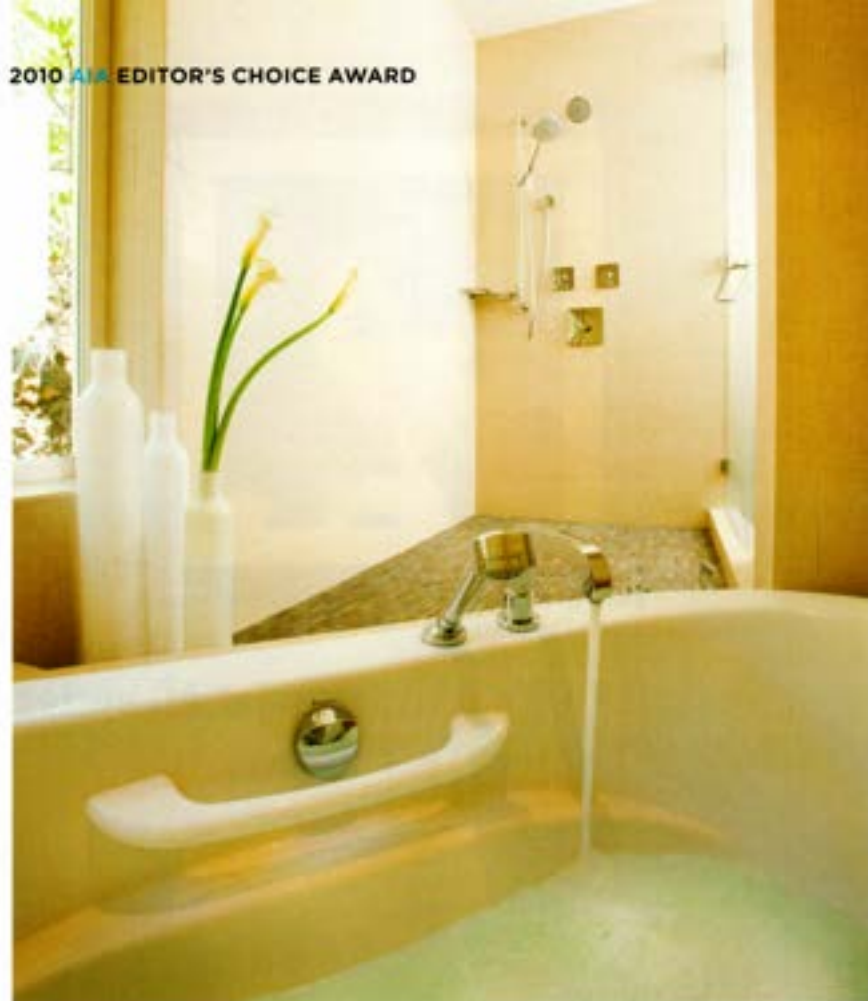
The lanai features the same clean lines as the rest of the home and an expansive view of Maunalua Bay.

her mother, Michiko, who also lives in the home. They replaced old cabinetry and appliances with newer models and gave the countertop and backsplash new surface treatments.

"Being true to the vision required everybody on the team to care about the details," Quildon says. Therefore, everything, down to the intricate tile work, was done with the utmost care and with quality and longevity in mind. "In 10 or 15 years from now, what has been done will still be here," says John, "and everything will be functioning quite well."

Also on the main floor, the team replaced outdated carpet with new,

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Brazilian teak hardwood floors. They updated finishes and fixtures in the powder room, with a modern, clean-lined ceramic sink, low-profile toilet and sleek cabinetry. They also sectioned off the entryway by installing a hand-carved Asian lattice-work wall insert. Finally, the team refinished the spiral staircase that joins all three floors.

When it came to the living area's design, Reiko kept both her husband's aesthetic and her own in mind. "I've always specialized in hotel design," she says. "So I had fun doing my own home."

In the beginning, the couple suspected they might be challenged to blend their tastes. "She likes modern design. I like more traditional," John says. However, having spent a combined 60 years in Japan (she was born and raised there and he was a resident for 28

LEFT: A large window lets natural light into the master bath. Updated finishes and fixtures contribute to the clean, bright feeling.

They expanded the master bath to include part of the original guest-bath space. It now features a Japanese-style walk-in shower, a sunken Jacuzzi tub and a new vanity with his-and-her-sinks. The team also installed a large window

Upstairs, the team reconfigured the bedrooms and bathrooms for a more appropriate master/guest arrangement. The crew decreased the size of the guest bathroom by one-third of its original size and updated finishes and fixtures for a spa-like look.

modern dining table and pendant lighting feel equally at home in the space.

ABOVE: The master bath flooring is tile made to look like wood, which will stand up to wear and tear from water. Electric mirrors add a custom touch.

In the living room, painted white walls showcase traditional Asian artwork and artifacts with gallery-like simplicity. A white sectional couch provides clean lines and adequate seating while highlighting a traditional rug just beneath it. Antique furniture pieces and a

worked well together. both drawing from Asian influences, years), the couple found their tastes,





to let even more light into the master bath. Sleek details, such as tile shower flooring and glass shower doors, round out the modern look.

Reiko redesigned the master bedroom interior with the same traditional-modern Asian blend in mind. According to the project design statement, "The master bedroom echoes the design concept and intent of the overall project." The bedroom is warm and inviting, featuring wood flooring, layered lighting and an original-design Asian lattice-work headboard. According to the statement, the room creates "a canvas to feature the owners' antique furniture and artwork."

Aesthetically and functionally, this house has been brought up-to-date. Its discerning owners are ecstatic with the results. Quildon and the Lewises credit their like-mindedness for the project's overall

success. "I think being able to bounce ideas off of one another, even down to the details, was important," says Quildon. "We had so many challenges but somehow we always came up with a solution that made the design look better."

Pendant lighting at the top of the three-level staircase gives an elegant feeling to the home.

The home continues to fulfill its original intent: to be a collaborative vehicle, whose design inspires architects and designers to make things better. Quildon is confident Ossipoff and his students would approve of the changes that have been made. "I think they would be pleased that we honored and complemented the integrity of the style of the home," she says. [more](#)