

An Island Within An Island

KAHALA HOME IS HALF-ENCOMPASSED
BY WATER FEATURES AND LAP POOL

Lead architect/ Kristian Eiserloh
Architecture design by/ Christopher Belknap
Interior design by/ Kathy Merrill and Associates
Developer/ Donald T. Eovino
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"People want a turn key property that is all ready to move into," says Eovino. "All they have to do is bring their toothbrush." OPPOSITE: This Kahala house was designed as an island on an island.

RIGHT: Soft light-colored African anigre wood kitchen cabinets, together with the "gold and silver" Italian granite countertops, offer a balancing contrast to the darker Southeast Asian pinkado interior and African mahogany sliding doors (the latter designed by Pella). The kitchen is equipped with Viking appliances and wood panel Subzero 48" refrigerator.



KNOW-HOW, GOOD TIMING, AND LUCK ARE NEEDED TO FIND THE highly-coveted sunrise shells, once considered sacred and worn only by Hawaiian royalty. Similar qualities are needed to find an undeveloped lot along O'ahu's prestigious Kahala Avenue—especially a site that was once frequented by Hawai'i's kings and queens.

Perhaps it's not surprising that the person who recently achieved this crucial combination of knowledge, timing and luck would be a veteran Honolulu-based developer. Donald T. Eovino acquired a magnificent site at Royal Place, just off Kahala Avenue, east of Diamond Head.

"The *ali'i* (Hawaiian royalty) used to come here to fish, which is how the street got its name," says Eovino. Once the setting of modest beach houses in the 1950s, today Royal Place is a leafy side street where milo, ulu and hala trees stand. There, Eovino has completed a five-suite, six-and-a-half bath home.

Built as a "turn-key" residence, the home deftly melds Hawaiian beauty and style with exotic East Asian themes and the elements of earth, water, fire, air and light. Eovino and his design team traveled to Bali and Cebu in search of furnishings, art pieces and inspiration, starting with the natural stone free-form paths that lead towards the house like cooling lava flows.

"Using smooth river stones, lava rock and tropical hard woods alongside the water features and lap pool which surrounds half the house, makes the house itself look like an island," Eovino explains.

And for all its indoor beauty, the house beckons guests outdoors. First, there is the 1,600 square feet of covered lanai space

BELOW: A lava wall with ornate inset hard carved and painted wood design, greets visitors and home owners.





and two outdoor lava rock showers. Mirroring the entire eastern half of the house is a 160-foot long, canal-like lap pool which feeds into an ocean view pool. And when the sun gets too hot, slip into the shade of a Balinese *kubuku* (cabana) with its stone trim, black bottom jacuzzi and flawless views of Maunalua Bay, from Black Point to Koko Head. The hand-stitched thatched roof of the *kabuku* is supported by columns of native Hawaiian ohia lehua wood. The ohia trunks were sized, cut, sanded, stained and shipped from the Big Island specifically for the cabana.

On the spacious lanai, a guest's eyes follow the property which juts into the sea at a 45 degree angle, creating a broader ocean view while retaining privacy. Framed by two tiki torches stands a black basalt replica of a moai, the famed giant stone figures of Rapa Nui (Easter Island). Eovino, an experienced marathon runner, completed the Rapa Nui marathon in 2004 and was inspired by the giant monoliths. "You need a marathon mentality and stamina to take on a project like this," he says.

Eovino's newest residence, which he calls the culmination of his dreams to create the perfect Kahala home, is a sensory

symphony for the eyes, ears and yes, the feet. Living practically barefoot in Hawai'i, as many do, residents appreciate soft green grass, cool flat stones, hand-selected Selvaggio tiles from Ann Sacks and deep, rich koala koa wooden floors. Truly, these materials are windows to the soul.

At the grand entry, a three-tiered, honey-colored Indonesian fountain bubbles an ebullient welcome. From there, double pinkado wood doors open onto a limestone and pebble threshold. Beyond the threshold lies a long, light-filled corridor that draws the eyes to the sea, visible at the far end of the house.

Inside the foyer, dramatic mixed-media paintings by O'ahu artist George Woollard combine acrylic yellows, golds and blues with floral stamps and collage patches of Tibetan script for an accent of unexpected exotica.

Off the main corridor lies a party room with a pool table. Custom-made chairs from Cebu (rattan and brushed stainless steel) give a sophisticated, contemporary Island look to the room. Wall-sized mahogany sliding doors open onto a water feature and lap pool opposite one another.



ABOVE: Wall-sized mahogany sliding doors open the family and dining room to a pool and the ocean. Custom-made chairs from Cebu (rattan and brushed stainless steel) give a sophisticated, contemporary Island look to the room.

LEFT: O'ahu artist George Woollard's work and local flora fills the home from the front entry way to the master suite.



ABOVE: Furnishings selected by Eovino's interior decorator Kathy Merrill and Associates incorporate bamboo reed accents, brushed stainless steel and leather chairs, Asian-inspired solid teak tables, and bold ceramic pots.

LEFT: Monstera leaves are used throughout the home as tropical decoration.

“Like art on a canvas, so many different elements have to be brought together to realize this home,” says Eovino.



TOP LEFT: A hand-carved chair sits near a hand-woven reed artwork. Kathy Merrill selected and placed all the decorations in this custom home.

ABOVE: A seating area and writing desk near the master suite offers a quiet space for reading, watching the sunsets or writing letters.

LEFT: The upstairs master suite offers a separate study space with tropical decor.



LEFT: The second floor, is dominated by the grand master bedroom suite. With 1,800 square feet of interior and 860 square feet of lānai, the suite has the feel of a sunlit penthouse atop the bow of a yacht. “Disappearing corners” reveal views of Maunaloa Bay.

OPPOSITE BOTTOM: Gold silk pillows accent the red bedding of the master suite giving the room a regal treatment.

Above the pool table, hanging from the ceiling and pointing towards the sea like an outrigger canoe, is a balsa wood surfboard hand-made by local craftsman Mark Jackola. The board is decorative but can be ridden. Jackola claims that “No house in Hawai’i is complete without a surfboard.”

The morning sun shines into a second set of sliding doors in the main corridor which offers glimpses of the lap pool. Off the corridor is an expansive ground floor master guest suite. This suite, ideal for houseguests or those who can’t climb stairs, features a generous bathroom. Like the second story suites, this facility features a European spa-style shower, inlaid tile work, and honed marble slab counters. A pinkado and glass door opens onto an outdoor shower, walled with lava rock.

An open plan kitchen and adjacent dining and living room look out onto the pool and oceanfront infinity yard. Furnishings selected by Eovino’s interior decorator, Kathy Merrill and Associates, incorporate bamboo reed accents, brushed stainless steel and leather chairs, Asian-inspired solid teak tables, bold ceramic pots, and Venetian glass light fixtures from Murano Island.



LEFT: The master bath showcases a ceiling-filled bathtub. Three walk-in closets offer ample room for any couple.



BELOW: Orchids and fragrant candles decorate the edges of the large bath.

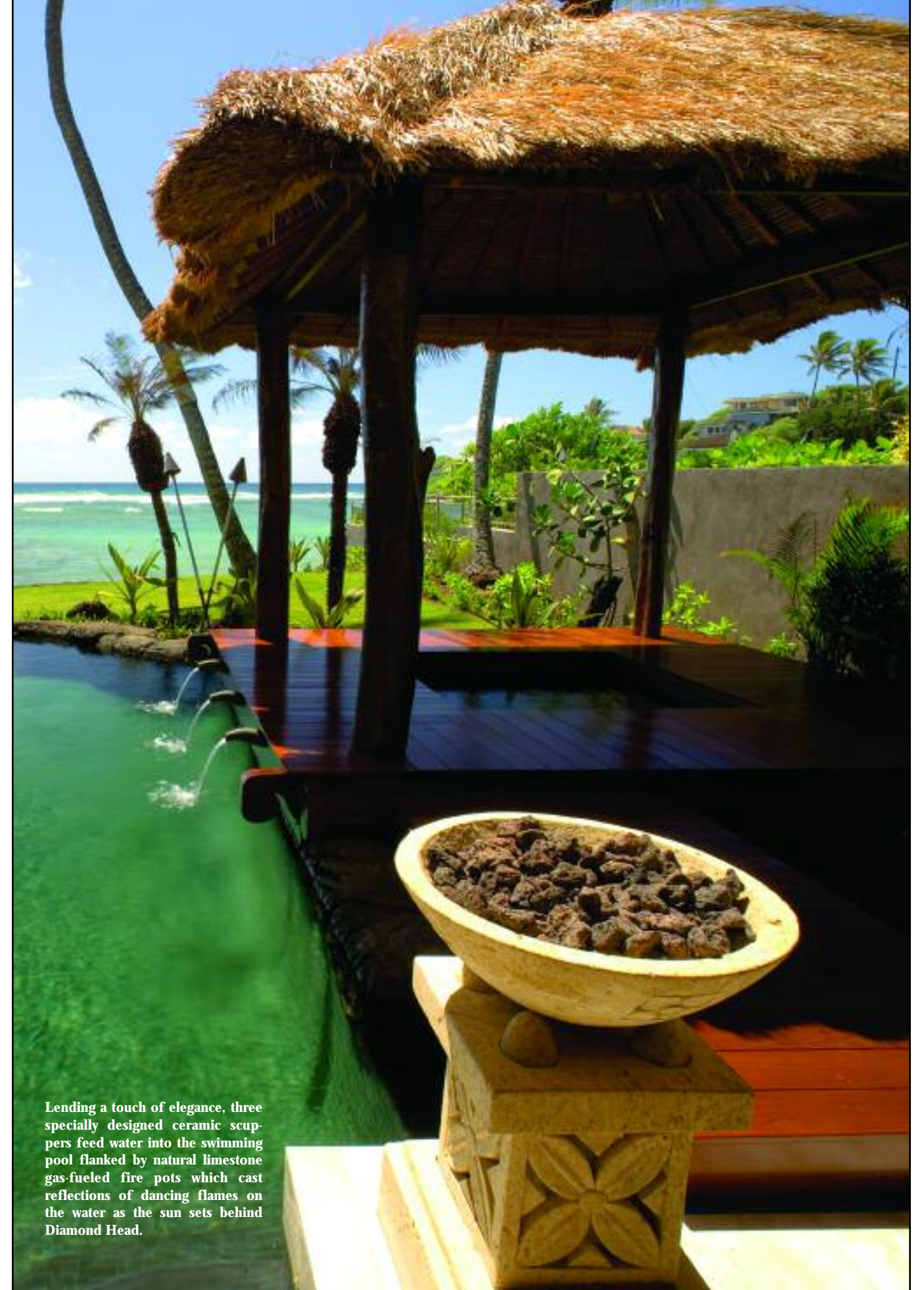




ABOVE: The 1,600 square foot covered lānai offers a relaxed sitting or area for dining with two outdoor lava rock showers and a gas grill.



LEFT: A Balinese kubuku (cabana) with its stone bottom Jacuzzi offers shade from the sun and flawless views of Maunalua Bay, from Black Point to Koko Head. The hand-stitched thatched roof of the kabuku is supported by columns of native Hawaiian ohia lehua wood.



Lending a touch of elegance, three specially designed ceramic scuppers feed water into the swimming pool flanked by natural limestone gas-fueled fire pots which cast reflections of dancing flames on the water as the sun sets behind Diamond Head.



ABOVE: Eovino's Kahala house is perched at the edge of the sea, and the constant sunshine and cooling trade winds are a great part of its appeal. Eovino selected yacht wire instead of metal bars on the second floor lānai because it offered unobstructed views of the ocean and is more resistant to the harsh island elements.

LEFT: At the home's grand entry, a three-tiered, honey-colored Indonesian fountain bubbles an ebullient welcome.



Soft light-colored African anigre wood kitchen cabinets, together with the "gold and silver" Italian granite countertops, offer a balancing contrast to the darker Southeast Asian pinkado interior and African mahogany sliding doors (the latter designed by Pella). The kitchen is equipped with Viking appliances and features a large walk-in pantry, built-in 57-bottle wine cooler, wet bar and wood panel Subzero 48" refrigerator.

Other interior features include inlaid swivel spot lighting by Honolulu-based Lighting Elegance, all of which can be adjusted to accentuate art pieces or other interior features. Low UV ray bulbs prevent light damage. The home is equipped with a custom stereo system that allows music to be adjusted from all main rooms.

Double-wide stairs ascend to the second floor, which is dominated by the grand master bedroom suite. With 1,800 square feet of interior and 860 square feet of lānai, the suite has the feel of a sunlit penthouse atop the bow of a yacht. "Disappearing corners" reveal views of Maunalua Bay, complemented by the graceful arch of mature coco palms bending in



"It takes too much work and money to bring all the different elements of interior and exterior together on your own," says Eovino, "especially in Hawai'i where everything has to be shipped in. We have done all the leg work for the buyer." **ABOVE:** With tiki torches lit the evening ambiance is set for this ocean front property.

"Designing this house was a combination of artwork and theater production," says Eovino.

the trade winds.

The suite has a separate workout/study space, a master bath with a whimsical ceiling-filled bathtub, double skylights, and three walk-in closets for her and two for him. Toilets and a bidet are separate.

Additionally, two smaller suites with attached bathrooms offer similar comfort in a size suitable for children or guests, also with ocean views. In a separate building, a caretaker's cottage occupies 544 square feet above a three-car garage.

Eovino's Kahala house is perched at the edge of the sea, and the constant sunshine and cooling trade winds are a great part of its appeal. But even in paradise, over time nature's forces take their toll. To minimize the effects of sun, wind, salt and rain, Eovino selected the heartiest of materials like natural

cedar for outdoor ceilings, yacht wire instead of metal bars on the second floor lānai, stainless steel coated bronze fixtures, and a roof of wood shingles (chosen over shake for its sleek look and durability).

In this Kahala house, designed as an island on an island, Eovino has completed a property where the synergy of the architects, contractors, decorators and all the specialized craftsmen has been orchestrated like a theater production to create one unified, beautiful, harmonious piece. Eovino likens his own role to that of the captain of a pirate crew. In this case, it is the house that rests like a treasure chest on a beach, waiting for someone to come along and find it. When they do, they will discover a property that would make anyone feel like modern Hawaiian royalty.