



Windward Wonder

A Kahaluu remodel connects a home to nature.

Article by Merideth Kimble, Featured Supplier: Pella Architectural Products, Featured Contractor: Tommy O'Donnell, of O'Donnell Construction, Featured Designer: Debi Bodinus, of D'Bodinus Eco-Luxury

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Photo by David Croxford

O'Donnell Construction worked hard to seamlessly connect the new and old portions of the home, both structurally and visually. For example, they special-ordered siding to match the existing home.

When two Kahaluu empty-nesters decided it was time to add on to their existing home, they got more than just 1,400 additional square feet. They also got an ecofriendly addition from their interior designer, plus devoted service from their contractor. Recipients of the Hawaii BuiltGreen and Carl Reppun awards at this year's Building Industry Association of Hawaii's Renaissance event, the renovation team offered more than just an ecofriendly addition. They created a whole new way for the homeowners to enjoy their space.



Photo by Ryan Siphers

Windows Bring the Outdoors In

While carefully crafting the addition, the design team worked to create a flow from indoors to out. Their solution: lots of windows.

The homeowners turned to Pella Architectural Products, Hawaii's exclusive dealer of the Pella window systems. The company prides itself in its selection, including windows in almost every shape and size, wood, vinyl or fiberglass frame options and a myriad of accessories.

For the project, Pella completed three spaces with unique options in each room.



As another addition to the designer's plan, O'Donnell suggested the installation of a Sonos entertainment system during construction. The system pumps music into six zones, including the outdoor area.

The homeowners first teamed up with interior designer Debi Bodinus, of D'Bodinus Eco-Luxury. She supplied the architectural and interior design, which included a gourmet kitchen, a dining area and a master suite complete with meditation and exercise rooms. Bodinus then joined forces with veteran contractor Tommy O'Donnell and his team at O'Donnell Construction to carry out the project plan.

"The kitchen was the homeowners' first concern," says Bodinus. The old kitchen was tiny—more of a food preparation closet than the gathering place they desired. "They wanted a much larger, open space. They entertain people from all over the world."

While planning for an open space that flowed around a large, central island in the kitchen, Bodinus was also able to incorporate a showcase for the homeowners' collection of colorful glassware. She planned for a large window wall behind the sink, with glass cabinets to store the dishes. Natural light would flood through the windows, showing off the colorful pieces inside. "It was a little bit of a challenge to get it installed," Bodinus says of her plan to hang cabinetry on a glass wall. Luckily, challenges like this one are why O'Donnell loves remodeling. "That is what remodeling is—addressing issues and discussing options along the way," he says.



Photo by Augie Salbosa

Special features such as a large glass wall above the sink were added to make the kitchen a one-of-a-kind place.

One of the homeowners' requests was cabinetry with a painted finish. This posed a problem, thanks to Kahaluu's humid environment. The solution? Bodinus installed Downsvie Cabinetry, which comprises high-density MDF (a smooth, uniform composite wood product that doesn't warp) with a baked-on paint finish. She chose honed marble countertops to complement the cabinets, with a Norfolk pine block to cover the island. To highlight the classic cabinetry and marble, Bodinus covered the walls with Italian limestone plaster, dyed a warm coral color.

The addition continued upstairs, where Bodinus and O'Donnell created an expansive master suite that suited both homeowners' needs.



Photo by Augie Salbosa

The dining room, adjacent to the kitchen, is now a large eating area with generous views of the outdoor space beyond.

Photo by David Croxford

The bedroom features an etched window, with detail work by Bill Gricks. "Etching is a popular trend, and many times the design plays off the natural environment," says Jana Goo, of Pella. Floral and plant etchings on the windows reflect Hawaiian style, while the design also offers privacy.



Photo by Ryan Siphers

The wall of windows in the home gym, as well as the expanse in the meditation clubhouse (see p. 28), were also provided by Pella.



Photo by Augie Salbosa

Downstairs, the homeowners wanted a quiet place to enjoy the breeze, without the interference of bugs. Pella enclosed a side porch area with sliding screen doors (created by sister-company Pacific Architectural Millwork), complete with Vivid View screens. "Vivid View screens are practically invisible, providing a sharper view," Goo notes.



Photo by Augie Salbosa

This sitting area is located in an enclosed lanai just off the dining room. It allows the homeowners to enjoy a beautiful view of their property without exposure to the elements.

While addressing the homeowners' wants and needs, the builder and designer also worked hard to build green. The limestone plaster in the kitchen is a breathable, nontoxic covering that inhibits mold growth. Paints that contain low-volatile organic compounds were used throughout.

Formaldehyde-free insulation and sustainable cork flooring round out the environmental aspects. "I'm not willing to design or sell products to my client that I know pose a threat to their health or to the environment," Bodinus says. All in all, the project was deemed a success. The contractor and designer enjoyed the process, and the homeowners love their ecofriendly addition.

"All [he] wanted was a home gym," says O'Donnell. The room, with an elliptical cross trainer and a wall-mounted flat screen, features floor-to-ceiling windows. His wife requested a meditation room. "She calls it her clubhouse," Bodinus says. This space is full of light and color. The walls are painted soft lavender, and the floor is covered in aqua-tone glass tile that gives the impression of water. Brightening the room even more is a row of windows that face east. "The windows are on the corner of the property, so she can have early-morning sun," Bodinus says. Mitered-corner windows make sure every ray gets through.

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Photo by David Croxford

Just outside the sliding doors, Bodinus installed a fountain so the homeowners can enjoy the sound of trickling water.