

WEST HAWAII TODAY | MAY 2015

# at home

LIVING WITH STYLE IN WEST HAWAII

## A STELLAR REMODEL

**Couple's Condominium at Mauna Lani  
Gets a Zen Makeover**

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## COVER STORY

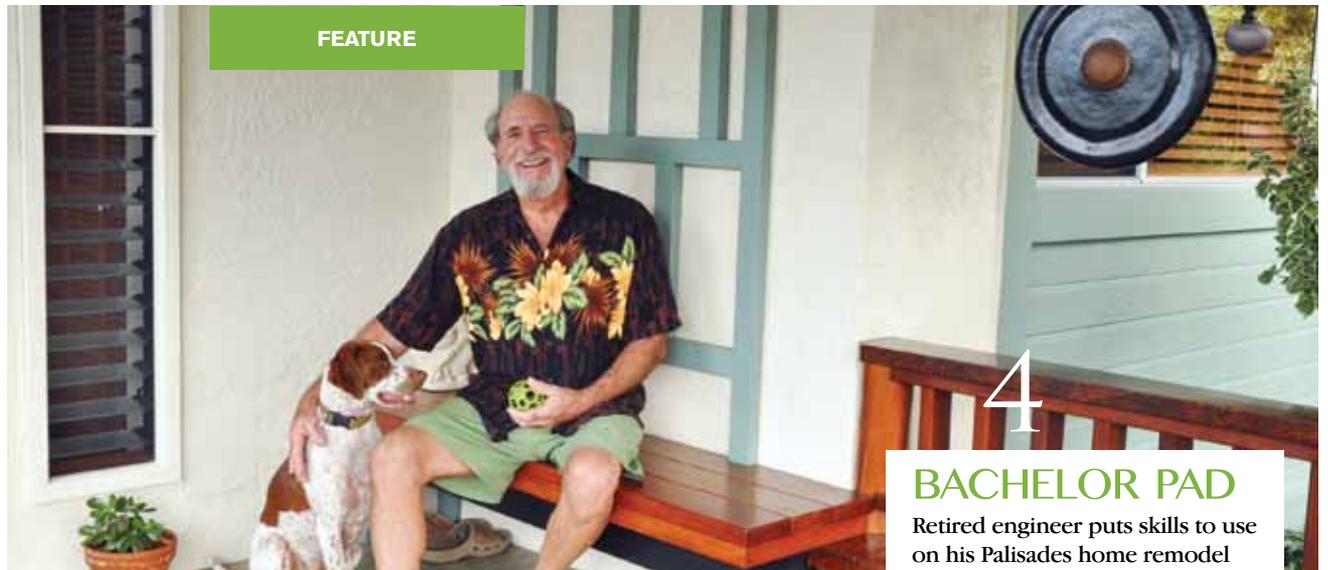


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### ZEN MAKEOVER

"Then-and-wow" renovation of Smith family condominium at Mauna Lani

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### BACHELOR PAD

Retired engineer puts skills to use on his Palisades home remodel

PHOTO: KAREN ANDERSON



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**A STELLAR REMODEL**  
Couple's Condominium at Mauna Lani Gets a Zen Makeover

**On the Cover:** Rick and Pam Smith's renovated condo overlooks the 13th hole at Mauna Lani. The condo is next door to Pam's father, who has lived in his unit since the mid-'80s.

PHOTO: GISELLE THOMPSON

## IN THE KITCHEN



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### TRACY'S FAVORITE COOKWARE

Spoon Shop owner gives tour of her own kitchen

PHOTO: KAREN ANDERSON

COVER STORY

The Smith's recently completed a "Zen" makeover of their 1,100-sq.-ft. condo. The custom entertainment center and kitchen cabinets were designed by Henderson Design Group, based on the Kohala Coast.

# "THEN-AND-WOW"

## CONDO AT MAUNA LANI POINT

"You should have seen the 'before' photos," remarked Pam Smith when recounting the "then-and-wow" transformation of the beautifully stylish condominium she shares with her husband Rick at Mauna Lani Point.

Overlooking the 13th hole of the Mauna Lani South Course, the 1,100-square-foot condo, built in the mid-1980s, featured some

misguided and dated additions by a previous owner. An awkward half-wall, for instance, had been inexplicably added to the middle of the living room, blocking the natural light and ocean view. An oversized Jacuzzi tub took up half the bathroom leaving only enough room for one small sink. Floor-to-ceiling mirrors created glare and distraction.

Completed last year, the renovation was a long time coming for the Smiths, who purchased

the unit in 2006. They decided to gut the condo and start anew.

"The space was originally meant for vacation renters or people just coming and going, but we wanted something we could live in comfortably," said Pam. "We decided to open everything up for a lighter feeling. Now when you walk in, you can see the view."

The couple purchased the condo to be close to



Installed by Davis Tile & Marble, the honed-granite counter includes a second sink that can be used for chilling wine. The faucet swivels 360 degrees to serve both sinks.

*Smith family completes remodel of previously dated '80s-era condominium*

Pam's father, who has lived next door to the unit in his own condo since the late '80s. It's the ideal setup for family reunions, says Pam.

"Our condo shares a wall with my dad's," she said. "We have our own little family enclave here in the corner of the complex. Dad can see the signature 15th hole from his place. He still plays regularly at age 90. From our lanai, we can see the entire 13th hole from tee to green. We get to watch some of the pros come through here. We love it so much."

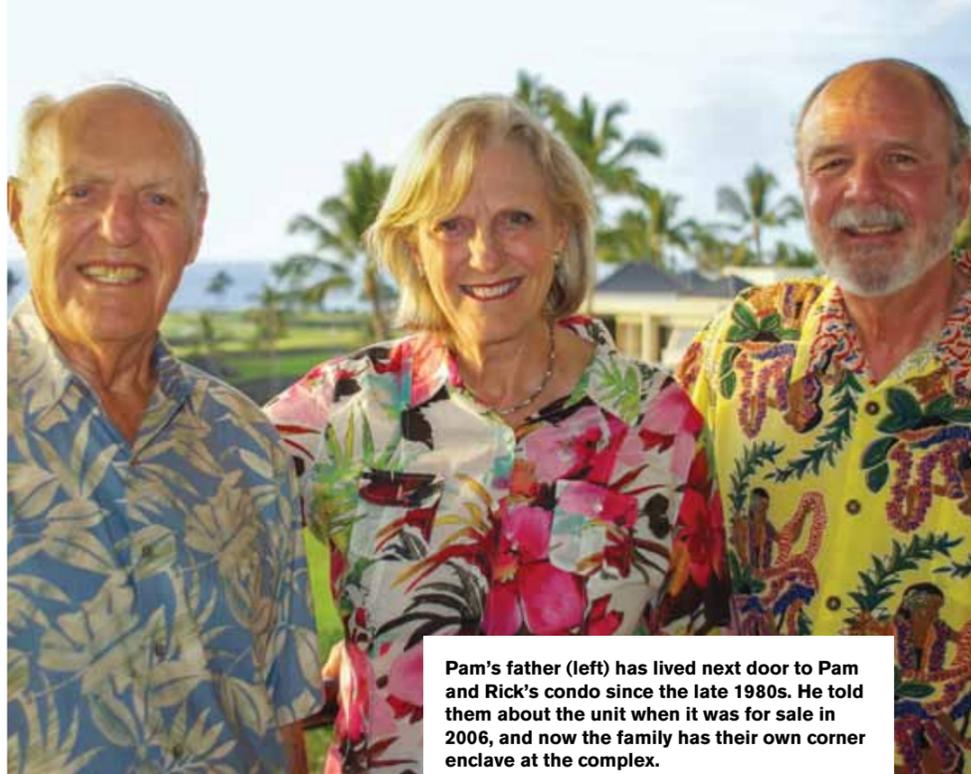
To help with the re-design, the Smiths hired local interior designer Eric Henderson, of Henderson Design Group located at The Shops at Mauna Lani. Eric designed the beautiful, built-in entertainment center complete with sliding panels that conceal the flat-screen TV. Pam had the panels customized with natural-fiber from Windochine, a company founded by Pam's friend from her days of living in Hong Kong.

The couple reconfigured the kitchen, where custom cabinetry designed by Eric takes center stage. Honed "Wild Sea" granite from Davis Tile & Marble (Kailua-Kona) gives a soft look and feel to the counters. Doubling as a beverage center, the main counter is one solid slab that features cutaways for two separate sinks. The faucet swivels 360 degrees to the secondary sink, which can be also used as a chiller for wine.



The master bathroom showcases glass backsplashes, lighted medicine cabinets, travertine counters, and deep drawers in the vanity.

PHOTO: COURTESY PAM SMITH



Pam's father (left) has lived next door to Pam and Rick's condo since the late 1980s. He told them about the unit when it was for sale in 2006, and now the family has their own corner enclave at the complex.

“I like to mix Asian antiques with contemporary. I envisioned this to be a Zen and super calm place.”

— Pam Smith, homeowner

“I didn't want highly polished surfaces; I wanted it to be understated,” said Pam. “The honed granite is ideal, but it has to be done properly so that it doesn't retain water spots or stains. Davis Tile did a fantastic job.”

In the bedroom, parchment wallpaper above the bed mimics the look of slate. Sourcing fabric herself, Pam enlisted local upholsterer, Loretta Johnston, of Upholstery by Lormax, to fashion the headboard and sew the bed cover. Woodworker John App, of Miloli'i, built the bed, as well as the “floating” mango desk in the small office adjacent to the bedroom.

The transformation of the master bathroom unveils a dual vanity with deep drawers made of white oak and topped by “White Jasmine” limestone counters. Medicine cabinets light up from the inside. The abstract glass backsplash is duplicated in the shower.

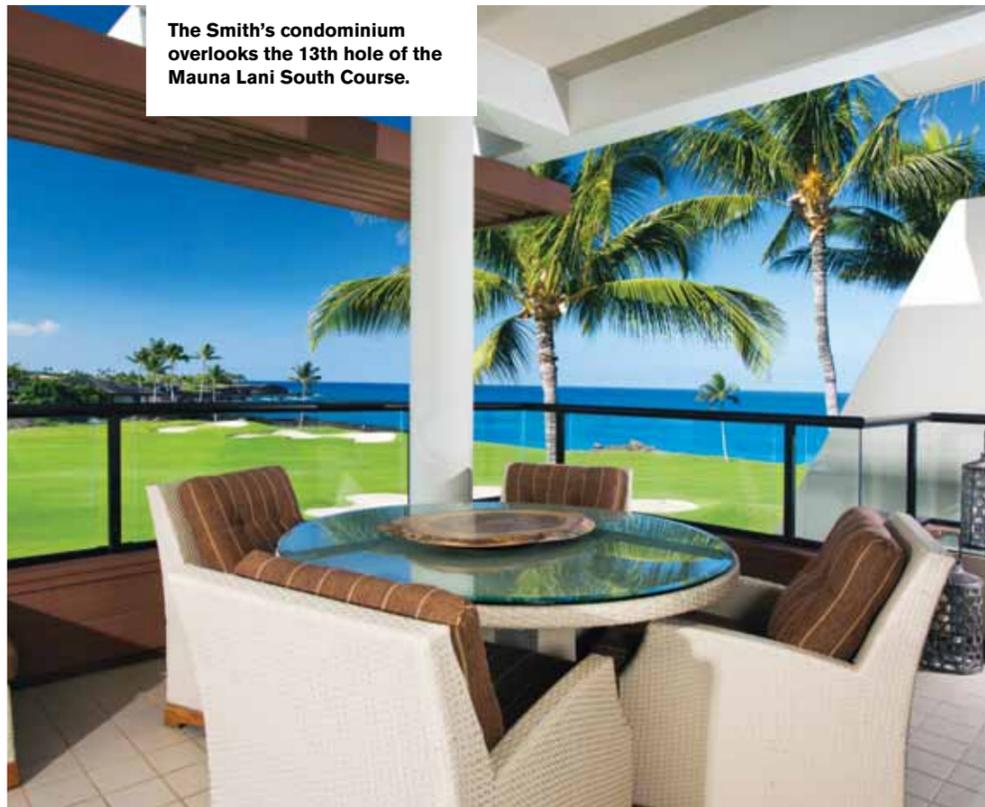
“We yanked out that big old tub that took up half the bathroom,” said Pam. “I love deep drawers for a vanity. They are so much more practical than doors.”



The Smith's condo is filled with antiques and furnishings from their days living in Hong Kong. The wall carving is an architectural element from China.



**Kona fabric specialist Loretta Johnston upholstered the headboard and hand-sewed the bed cover.**



**The Smith's condominium overlooks the 13th hole of the Mauna Lani South Course.**



**Pam made hanging lights out of Chinese birdcages from Jeanne Marie Imports.**

**“We decided to open everything up for a lighter feeling. Now when you walk in, you can see the view.”**

— Pam Smith, homeowner

Pam enjoyed working with local vendors to achieve her vision for the remodel. SJ Communication, in Kailua-Kona, installed the electronics including a hidden stereo system that can be controlled by smartphone. Speaking of automated, mechanical shades installed by Rohner's Interiors of Kailua-Kona, reduce glare while maintaining visibility.

“There are five shades that operate independently, but together they look like one solid shade behind the pillars,” said Pam. “It’s amazing how they were able to install them to fit the space, plus you can actually see through them.”

Rick’s profession as a pharmaceutical executive has taken him and Pam to worldwide locales including Geneva, Vienna, and Hong Kong, where they lived for 16 years. Their extensive travels throughout Southeast Asia and Europe are reflected in their international décor — whether the woven-silk wall hanging from Laos, the 1920s torchiere floor lamp from Italy, or the Chinese wood carving that hangs at the entry.

“I like to mix Asian antiques with contemporary,” she said. “I envisioned this to be a very Zen and super calm place.”

With an eye for design, Pam was able to incorporate her favorite old sofas into the living room, proving the point that well-made furnishings can stand the test of time.

“These were the first sofas we ever bought when we had our first house,” she said. “They have traveled the world with us and we’ve never had to re-upholster them. They come apart in different configurations. They fit this spot perfectly!” ■

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