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THE HOME OF DESIGN & ARCHITECTURE

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new thinking





## THE DAY THE STARS

# ALIGNED

Returning to the place that first brought them together, a couple have built the holiday home of their dreams on the inimitable shores of Maui

Photography Matthew Millman

For many of us, it's Hawaii's palm-lined sands and thalassic soul that draws us to the paradisaic isle. But for a San Francisco-based couple, its pull is a little more meaningful. These are the shores where fate stepped in and they met for the first time. Years later, with an empty nest in tow, they decided it was time to build their dream holiday home, and where better to set up camp than the island that had first brought them together. And though this ocean-side abode embraces the relaxed soul of its surrounds, this is no straw-topped beach hut. It is an architectural expression of site that has brought together some of the most inspiring names in design; Walker Warner Architects, Leverone Design and landscape masters Lutsko Associates. Together they've created a Pacific-side palace of natural materials, playful lighting strategies and a floor-plan that expands and contracts based upon the clients' needs. It's spectacular and truly a marvel to behold. Built on a down-sloping plot, the extravagance of its two floors is concealed from street view behind a seemingly single-storey concrete mass. Greg Warner explains, "the front of the house is respectful to the neighbourhood, presented as a modest structure, relatively inconspicuous, refusing to dominate the landscape." As you enter however, the largely timber living spaces open up generously to a glass facade that makes the most of the ocean panorama. Luxury surely abounds, but not in the diamond-encrusted manner one might expect. Instead it is found in the microscopic examination and fine-tuning of every last detail, from the hand-loomed textiles to the wooden slats that filter the afternoon sun. Here is a celebration of love; a love for architecture, for nature, for art, for materiality and light, for this extraordinary tropical haven of Maui, and of course, the love the clients have for each other.





"THE EXPERIENCE OF THE LAND TOOK  
CENTRE STAGE IN THE DESIGN PROCESS"



#### OWNER'S BRIEF

A couple with roots in the tech and fashion industry wanted to build a meaningful holiday home on Hawaii's coast. While the retreat needed to feel comfortable for two, it also needed to have enough space to accommodate staying guests as well as their much-loved and rather impressive art collection.





"Leading to the front door, a perforated metal canopy casts a starry pattern of light and shadow against the rich texture of the adjacent board-formed concrete wall. The dramatic play of light serves as a transition to reveal upon entrance the vast seascape beyond," says Greg Warner

"THE ARCHITECTURE HAS A PLAYFUL RELATIONSHIP WITH SUNLIGHT"





"THE HOME FEELS LIKE A TREEHOUSE, PERCHED IN THE  
PERFECT SPOT WHERE LIGHT AND AIR MOVE THROUGH IT"







"THE HOUSE FEELS LIKE A BOAT IN ITS DETAIL, PURPOSE AND EFFICIENCY"

"For the furnishings, they wanted the interiors to fit quietly within the surrounding beauty, so we selected subtle colour palettes in off-whites. We chose fabrics where you can see and feel the artistry; hand-woven, hand-loomed and stitched," says Matthew Leverone of Leverone Design





## HOME PROFILE

Set upon a sloped site, this is a home of two halves. From the front it appears as a single concrete-fronted storey but upon entrance, a dramatic two-storey programme unravels and opens up to the ocean panorama. The main floor functions as a one-bedroom home which feels appropriate in scale for a couple to live in. Additional bedroom suites however are scattered below for guests. Reclaimed teak flooring leads out from the interior, over flush thresholds to the external deck and infinity pool. Finishing touches include hand-loomed fabrics, tailored furnishings, sourced artworks and limited edition design icons.

**LOCATION**  
Maui, Hawaii



## ARCHITECT'S QUESTIONS

### What role did natural light play?

*The architecture of the home has a playful relationship with sunlight. At the front, a perforated metal canopy casts a pattern of shadows against a board-formed concrete wall. Inside, providing natural daylight to all spaces took priority in the design process. Skylights and clerestories perforate the minimalist structure from all sides to flood the interior with light that moves subtly throughout the day, activating textures on both concrete and cypress walls. Vertical wood louvres elegantly separate spaces while filtering sunlight into rooms. Beyond chasing light, the architecture had to also counter it. The 10 foot roof overhang facing west acts as the primary defence to the intense sun exposure and heat gain, providing protection like the bill of a cap. Additionally, a separate system of pocketing slatted screens at corner windows provide the ability to filter afternoon sunlight through west-facing windows.*

### Was sustainability a consideration?

*Mechanical cooling is minimised by designing for cross ventilation, allowing the Hawaiian ocean breeze to flow through large operable doors and motorised clerestory windows. Thermal comfort is maintained with an efficient highly-insulated building envelope, while heat gain is minimised by large roof overhangs and high-performance glazing. The roof is outfitted with a photovoltaic system which further reduces the energy demand from the utility. Draped from the roof are two narrow copper mesh rain curtains that manage rainwater run-off. All of these measures, taken together, culminate in a building that harnesses the elements and achieved a LEED Silver certification for its sustainable design strategies.*

### Talk to us about materials.

*Knowing our clients would experience their new home mostly barefoot, every surface was meticulously considered for aesthetics and texture. Tailored materials including board-formed concrete, bald cypress, basalt and lava stones— have a three dimensional quality, and are used for both the interior and exterior surfaces.*



"EVERY SURFACE  
WAS CONSIDERED  
FOR AESTHETICS  
AND TEXTURE"

## PROJECT NOTES

**ARCHITECT**  
Walker Warner  
Architects

**INTERIOR DESIGN**  
Leverone Design

**LANDSCAPE  
ARCHITECT**  
Lutsko Associates

**STRUCTURAL  
ENGINEER**  
GFDS Engineers

**CONTRACTOR**  
Dowbuilt

**EXTERNAL**  
Rain curtain,  
Cascade Coil; brass  
canopy, Zahner  
and Padilla Designs

**DOORS &  
WINDOWS**  
Arc Wood & Tim-  
bers; Vitrocsa

**FLOORING**  
Arc Wood &  
Timbers

**CABINETS**  
Maui Custom  
Woodworks with  
inlaid brass pulls by  
Padilla Designs

**KITCHEN**  
Union Studio  
custom island and  
pendant, MARCH;  
fridge and wine  
storage, Sub-Zero;  
range, La Cornue;  
counter, Calacatta  
Delicato; fittings,  
Watermark

**BATHROOM**  
Tub, Boffi; fittings,  
Watermark