



**AWARD OF  
EXCELLENCE**  
RESIDENTIAL

**FIRM** Walker Warner Architects

**INTERIOR DESIGN**  
NICOLEHOLLIS

**LANDSCAPE DESIGN** Lutsko  
Associates

**LIGHTING DESIGN** Eric Johnson  
Associates, Inc.

**CONTRACTOR** Ledson  
Construction

**LOCATION** Kona Coast, Big  
Island, Hawai'i

PHOTO: DOUGLAS FRIEDMAN  
PHOTOGRAPHY: LAURE JOLIET  
PHOTOGRAPHY

## Kua Bay Residence

**D**ESIGNED FOR AN ACTIVE FAMILY OF FIVE, this Kua Bay residence encompasses duality. It is open to the lush, natural surroundings, yet, with its strategically embedded structures, remains tucked away for ample privacy.

For Greg Warner, AIA, LEED AP, Principal of Walker Warner Architects, one of the goals was to capture the stark contrasts between land and sea.

“To provide ample architectural program for the family, but not to overcrowd the property, given the limited parcel size,” he says. “We were able to bury portions of the building into the hillside, which allowed for gracious outdoor spaces.”

The muted color palette complements the clean form of architecture, creating a harmonious connection to the natural surroundings that is at the same time both humble and stunning. The family has a strong appreciation for the natural surround, according to Warner, who drew his inspiration from the features of the site.

On the mauka side, the dark lava formations create a dramatic backdrop that give way to the oceanfront adjacent to the land. The team blended the contrasts in a way that allowed for a series of transitions throughout the property: the sunken autocourt surrounded by lava, the step up on axis to the elevated courtyard and the dramatic reveal of the ocean panorama at the main hale.

“This project represents our interest in advancing contemporary, regionally appropriate design in Hawai'i,” Warner says.



**“A delicate response to the landscape, the house is meticulously detailed to thoughtfully transition between the natural and manmade, interior to exterior, and heavy and light.”** -JURORS' COMMENT