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\$80K Kitchen Remodel
Adds Livability to
Hawaii Kai Home

Issue 11



Hawaii Home & Garden Network

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Aloha Hawaii Home & Garden Network,

As we enter the holiday season, I'm mindful to reflect upon Mother Nature's recent devastation to American families and homes. Hurricanes Harvey, Irma and Maria and the Northern California wildfires remind us that there's little we can do to protect ourselves when forces of nature go out of control. I was recently made aware of a website that reviewed homeowners insurance companies. It provides some insightful information on the types of insurance policies offered by insurance companies for a number of different categories. Well worth researching for perhaps the one thing you can do in situations like this. Protect your most important financial investment. Here's the website: <https://www.reviews.com/homeowners-insurance>

We have another great issue for you in November. A Mililani couple wanted to open up their small, cramped kitchen and update their bathrooms. To get a really good idea of how small their kitchen was, check out the "before" photos. You'll be amazed by the transformation. Referrals from a friend and a contractor led the couple to Homeowners Design Center who helped them see how the kitchen and living area could flow together better by turning an under-utilized space into a utilized space. By knocking down three walls, the couple was able to triple size the area of their kitchen. They even got a pantry that would do a walk-in closet proud.

When it comes to walls, there was a similar theme for homeowners in Hawaii Kai. Living in an older house, many of which were constructed in the 1960s, many of the homes were built partitioned by thin walls. Whenever family members and guests were in a room, the homeowners felt disconnected when they were in the kitchen or in any of the other rooms, which were all completely cut off from the main living space. In order to make things work for the family, Brenton Liu of Design Trends Construction knew he was going to have to knock down walls and combine three rooms into one. By doing so, they created a larger kitchen, a media entertainment center and a dry bar connected to the dining area, which were all tied together by the expansive new kitchen.

Do any of you have that home cook, or cooks, in your life that can whip up some amazing home cooked meals? I certainly do, and whenever they invite me over to feast on their home cooking, I almost never turn the invite down. Now that we're entering the holiday season and you're thinking about gift ideas, wouldn't it be great to be able to help that home cook friend with their cooking wizardry? Hawaii Home & Garden's home garden guru Kellie Coyle has a flavorful holiday gift idea to help you to help your home cook do their magic (and help delight your taste buds in the process). The holiday herbs gift bundle: rosemary, thyme and sage will help that special cook begin their very own organic produce garden.

As we close out the last issue of the year, we're all thankful for what living in Hawaii contributes to our quality of life. We hope you and your families have a safe and wonderful holiday season!

Mahalo,

*Rick Presser
Publisher
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Kitchen Remodel Triple Sizes It

Featuring Homeowners Design Center • Written by Rob Zendejas • Photographs by Ryan Siphers



Recently, a Mililani couple planning a kitchen remodel visited Homeowners Design Center in search of a complete upgrade of their bathrooms and kitchen. The homeowners had been referred to Homeowners Design Center from two separate sources—a contractor and a friend—so they had high expectations from the start.

Their kitchen in Mililani was dated and very small. So small and cramped that two people working together in the kitchen would easily bump and crowd each other. They wanted the kitchen remodel to open up the space, install more storage and restyle the room to better match their tastes.

During the kitchen remodel, three walls separating two other under-utilized rooms were removed, which virtually tripled the size of the kitchen. This dramatic transformation turned their once tiny room into a massive space, perfect for entertaining and preparing family meals.



The original kitchen was so small, two people could barely work in the kitchen without bumping into each other.

To replace the old countertops, Homeowners Design Center installed an elegant white engineered quartz called torquay made by Cambria. They chose this material for the kitchen remodel because engineered quartz is known to be low-maintenance and easy to clean, and because the snowy color with streaks and patches of light gray perfectly complemented the warm cherry wood cabinets in a Shaker style by Diamond. To add some contrast to the wooden cabinets, several of the cabinets featured glass doors.

For the flooring, the homeowners selected Engage brand vinyl planks. The clients were attracted to this vinyl flooring for its moisture resistance and durability, but its striking resemblance to all natural wood cinched it for the kitchen remodel because it matched perfectly with the cabinets.

Installation of recessed lighting in the soffit and pendant lights above the island helped illuminate the space. To achieve their storage goals and to break up the shape of the kitchen, the homeowners must have item was a spacious walk-in corner pantry with a glass door. The finishing touches of this kitchen remodel were stainless steel KitchenAid appliances.

“ *With taking the walls down, we now had (load bearing) posts that were exposed and we needed to incorporate them into the design to make them look like they belong.* ”

JESSICA OMOTO
KITCHEN DESIGNER,
HOMEOWNERS DESIGN CENTER



The vinyl plank flooring has an uncanny resemblance to real natural wood flooring.

The bathroom remodels involved the hall and master bathrooms. Both were refinished with acrylic solid surface by HI-MACS for easy cleaning and maintenance and included soap & shampoo caddies. The tub in the master bathroom was replaced with a walk-in shower and included aging-in-place features

like grab-bars and a foot rest to make leg-shaving easier and also a sit-down area in front of the vanity space so the lady of the house can make herself up for the day or a night out. The cabinets in both bathrooms were the same cherry wood Diamond cabinets featuring open shelves for additional storage.




The master bathroom features solid surface countertops by HI-MACS and aging-in-place features such as grab bars and a walk-in shower.



The hall bathroom also featured solid surface HI-MACS countertops and grab bars, with Shaker style cherry cabinets from Diamond.

The homeowners began with a dream of changing their kitchen and bathrooms into functional, usable, attractive spaces. They also wanted easy to maintain and elegant kitchen and bathroom features. By working closely with the homeowners, Homeowners Design Center was able to help them achieve their kitchen remodel dream.

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\$80K Kitchen Remodel Adds Livability to Hawaii Kai Home

Featuring Design Trends Construction

Written by Meg Fry

Photographs by Design Trends Construction

Renovating a space can make a home more livable in ways that go beyond the typical kitchen remodel. Because older homes weren't always constructed to today's standards, tearing down walls and adding new ones can result in an upgrade in quality and comfort.

That was true when home builder and general contractor Design Trends Construction (DTC) renovated the kitchen and family room of the Hee residence in Hawaii Kai. Typical of

many older houses in Hawaii Kai, the Hee home consisted of smaller rooms separated by thin walls. That wasn't working for the family's lifestyle. According to Brenton Liu of DTC, "They felt that when people were in the living room, they had no idea what was going on and everything felt more or less disconnected." The kitchen remodel would involve combining three spaces.

To make the kitchen/living area a place where the entire family could be together, DTC completely

reconfigured the space, tearing down one wall, while removing a window that used to look out onto the carport. The kitchen remodel also involved turning a closet into a dry bar.

In the family room, DTC created a custom entertainment center but they faced a challenge in that a bedroom was located on the opposite side of the media wall.



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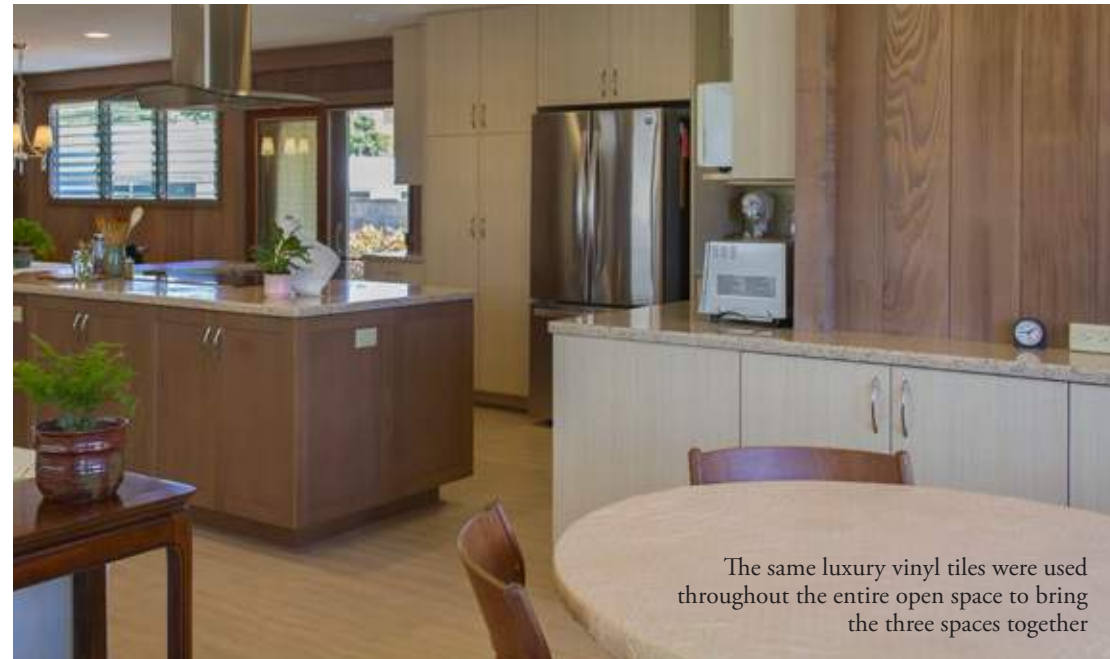
Before the kitchen remodel, that wall was a thin sheet of redwood. "They had a single wall style construction, which is common for Hawaii; old homes having one-inch redwood walls," explained Liu. "One of the requests from Mr. Hee was to actually make this area more soundproof, so less noise would be transmitted into their son's

bedroom." DTC solved the problem by turning the media wall into a sound barrier of sorts. "So what we ended up doing was putting a rubber sound dampener sheet over the single wall, and then putting drywall on top of that."

The kitchen remodel converted a closet into a dry bar, adjacent to the dining area.



Creating the media entertainment center involved adding a rubber sound dampener sheet over the single wall separating the media center and a bedroom.



The same luxury vinyl tiles were used throughout the entire open space to bring the three spaces together



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Another thing DTC did in the kitchen remodel to change the feel of the room was using luxury vinyl tile for the flooring throughout the entire space. Liu says that today's vinyl flooring has come a long way. It creates the look of wood or tile, while being durable and easy to care for. "We connected it through the hallway, the living room, dining room and it makes it easy for them to maintain," commented Liu.

In the kitchen, cabinets by Canyon Creek feature a custom matte finish. While the majority of cabinets are a natural shade, the island cabinets are in a contrasting alder taupe. The kitchen remodel used solid surface LG HI-MACS countertops in a cream color to complement both cabinet choices, and an angled bookshelf gave the island a custom style.

DTC also changed the lighting throughout the area, using recessed canned lights. The effect is a much cleaner look than with the old fluorescent lighting.

The end result of the kitchen remodel is a home that brings everyone together and multiple spaces together, while also providing privacy where needed. Liu sums up the family's feelings: "They love the space and they love the overall function."



Holiday Herbs Gift Bundle – Rosemary, Sage & Thyme

Featuring Hawaii Home & Garden

Written & Photographed by Kellie Coyle

Do you have a special cook in your life who might not have their own organic home garden? The home chef who prepares those delicious and memorable meals you look forward to all year. Why not give that special person or persons, if you're lucky, a unique and useful holiday gift? Herbs! Your friend will appreciate having these abundant herbs handy in their own home garden as they grow year round in Hawaii. No need to run to the market to buy expensive herbs only to find there are none in stock.

There are too many herbs to mention here, so I am going to concentrate on the trilogy of fall herbs; rosemary, sage and thyme.

These are featured in many fall soups and stews and let's not forget roasted turkey and homemade dressing.

One gift option is to plant these hardy herbs in a decorative planter or planters, perfect to start off your friend's very own home garden. If your friend is just bad with plants, cause let's face it, some of us really are, dried herbs in nice containers make a great gift, too. Another option is to give both. After all, some recipes call for fresh herbs while others require the milder dried herbs.

Pots, starters and soil ready for planting.



Herbs can be planted in separate and coordinated containers.



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Before: rusty thrift store treasures.

After: a little spray paint turns pots into a lovely gift



Gathering the basics for planting.

Unlike most plants that require time, care and a little luck to produce vegetables, herbs can be harvested right away. However, care and luck are required to keep them healthy and producing well into to the future. Provide full sun and moist soil for success. If the herbs are kept inside or on a lanai home garden, make sure they receive proper light. As these are gifts, you may want to include a brief note with care instructions.

After: the fall herb trilogy – rosemary, sage and thyme. A great holiday herbs gift package with the personal touch.



For a bug reminder, treat your herbs with organic neem oil products sold at local home improvement stores. If you are not familiar with neem products, check out this article from the National Pesticide Information Center <http://npic.orst.edu/factsheets/neemgen.html>. For other useful and beneficial uses of neem oil, you can read this blog: <https://www.tipsbulletin.com/39-fascinating-uses-and-benefits-of-neem-oil/>.

Planted Herbs

For planted herbs in an organic home garden, you'll need a decorative and functional container. There are many alternatives. If you are feeling artsy, you can take a

run of the mill container and make it special. I love spray painting inexpensive terra cotta pots vivid colors. The containers usually can be picked up for less than \$10, depending on size, and a can of spray paint is less than \$4. It's easy to do. Just remember to avoid inhaling the fumes.

If you want to go with a unique container why not check out local thrift stores. I found three old metal flower pots and a metal bucket for less than \$15. I spray painted each a separate color. Consider your friend's tastes. Do pastel colors make sense, or will bold, bright colors be more appreciated?

Whatever container you settle on make sure there is a couple of ¼ " holes in the bottom for proper

drainage. If the container is going inside the house or on nice lanai furniture, please don't forget a saucer to capture excess water.

I would suggest using starters found at local home improvement stores and nurseries. Rosemary, thyme and sage are fairly popular and are less than \$2 each. You will also need some potting soil. An inexpensive brand is fine. You can plant all three in one container as they have similar water and sun requirements. Unlike some herbs like oregano and mint, rosemary, sage and thyme do not take over plants near them in a home garden. If your containers are on the small side, consider planting them in separate coordinated planters. Either option works fine.



Before: large bucket from thrift store.

Dried Herbs



Wash and dry cut herbs thoroughly before drying.

If you are going with dried herbs as a gift, you'll need an airtight container. This is not the time for using freezer bags. I picked up several two-ounce containers for under \$2 each at a craft store. Labels will be needed to identify each herb. I used tie-on paper labels, but adhesive labels would work just as well.

There are many ways to dry herbs. Again, there are a lot of herbs out there but we're still concentrating on our rosemary, sage and thyme from our home garden. I just started drying my herbs and it wasn't that complicated at all. Also, I felt good about not wasting the herbs I worked so hard to grow. I did a little research and experimenting and here's what I discovered.

Tie the stems together with string or a rubber band.



First, cut your herbs; get as much as you can. I grabbed a handful of rosemary about 4 to 5 inches long. It is best not to cut herbs while they are wet. Wash and thoroughly dry. Tie a bunch of herbs together by the stem. You could use twine or a rubber band. The herbs will dry quicker if you keep the bundle on the smaller side. And don't crowd. Hang the herbs upside down in a cool, dark place. Another method is to cut a few holes in a paper bag and place your herb bundle in with the stems poking out of the top of the bag.

I didn't use the paper bag and my thyme and rosemary dried in less than a week. Sage took about one week longer because the leaves were larger and held more moisture. If you can't wait that long and need dried herbs in a pinch, try

drying them using heat – no bundles needed. Dehydrators are available. You can also oven dry them by putting them on a rack and drying them three to four hours at a very low temperature about 100 degrees. Keep an eye on them; it's easy for them to get away from you and get overly crispy.

You can use the microwave to get the quickest results. Place herbs between two paper towels and set the timer about three minutes. Check every 30 seconds. Remember the leaves are dried when they crumble easily. My small amount of thyme leaves dried in about 2 ½ minutes.



Hang upside down until leaves are dried.



Secure bundle upside down by stems.



Final Product ready to go.

Once dried properly, remove the leaves from the stems. With both the rosemary and thyme, it is easiest to remove leaves by holding the top of the stem and dragging your fingertips down the stem against the natural growth pattern. Sage leaves can easily be trimmed from the stem using scissors.

It took me one bundle of rosemary and one bundle of thyme and about 20 minutes each to fill their 2-ounce containers. More patience is required for the

smaller, more delicate thyme leaves. It took about two bundles and an hour to fill up the 2-ounce container. A good project for a rainy afternoon.

Place your harvest in the airtight container, include the label, and your gift is ready. With a little planning and some creativity, you can give a unique and personalized gift to a special friend this holiday season. Happy holidays!



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