

MANSION

HOUSE OF THE YEAR WINNER

Home in Paradise

Good mana was the goal in this contemporary Hawaiian estate, voted by readers as the best of 2019

By JESSICA DAILEY

It was a simple problem that led Elizabeth Grossman to her future home: She couldn't find a house to rent in Honolulu that was suitable to host her family—she and her husband, two of their children from previous marriages and their significant others, and their close friends—for the holidays. A broker suggested they look in Lanikai. “I said, ‘Where the hell is Lanikai?’” she laughs. Her grandmother had lived part-time in Maui, so she'd been visiting the Islands her entire life, but she'd never heard of the small beach town on the windward side of Oahu.

In 1999, Mrs. Grossman, a retired managing director at Soros Fund Management Co., and her husband, Richard Grossman, a surgeon and founder of the Grossman Burn Center in Los Angeles, drove into Lanikai. She looked at him and said “Oh my God, we have to live here,” she recalls. “It was like some sort of vortex. I just felt peace.” Being newlyweds, her husband happily agreed.

It took a few years to find what they wanted, but in 2004, they purchased a 0.8-acre waterfront property, a quarter mile from Lanikai Beach, with views of the Mokulua Islands, for \$6 million.

They hired Bay Area architect Jim Jennings, who Mrs. Grossman had worked with previously on her home in San Francisco, to design the property. “Elizabeth and I are very aligned as far as taste, so we knew it was going to be a modern building,” says Mr. Jennings.

He designed a 7,465-square-foot main home that stretches across the site, taking full advantage of the 151 feet of private waterfront, with its views of the Mokulua Islands. The construction of the home cost \$10 million.

The estate took top prize in WSJ.com's House of the Year poll, with 4,039 votes.

The main residence is just one room wide to “make sure that every space has a relationship to the ocean, to the lagoon, to the Mokulua,” says Mr. Jennings.

Window openings on either side of the structure align, to allow for views to the water from the courtyard and pool. Moveable screens and large lanais allow for seamless indoor-outdoor living.

One request from Mrs. Grossman was that the home feel “very Hawaiian” and have good “mana,” a Hawaiian concept that means spiritual energy and power.

Mr. Jennings collaborated with local architect and his Berkeley classmate Gordon Tyau, who was born and raised in Hawaii. “He was my muse for all things Hawaiian,” says Mr. Jennings, explaining that it isn't just a few



The kitchen has Bulthaup cabinetry in bleached oak finish, Gaggenau and Miele appliances and stainless countertops. The floors are polished concrete and the ceiling has cedar panels.



A carved granite bench was placed to provide optimum views of the Mokulua Islands.

A master bedroom lanai, below right, wraps around one of the two master suites. The walls open completely to create a barrier free indoor-outdoor space. The double-height living space, bottom, also opens up completely to the outdoors.



A sliding wall can divide this wing of the main house into two additional bedrooms. The artwork is by Portuguese painter Pedro Calapez.



features that contribute to the home's mana.

“It's how the home can open up and take advantage of the climate,” he says. “It's the sense of space, and the way there's a relationship always to the sound and the swaying of the palm trees and the local vegetation. It's all part of the same dance.”

The feeling is most evident on the upper level, in the two master suites where glass walls open to wraparound terraces. “It becomes a pavilion in the palm trees looking out over the ocean,” says Mr. Jennings.

When one of the local construction workers on the project commented on the home's positive mana, Mrs. Grossman realized her wishes had been achieved.

The property also has a 1,877-square-foot, four-bedroom, four-bathroom guesthouse and a one-

bedroom caretaker's cottage. It is on the market for \$21 million, listed with Ruthie Kaminskas of Elite Pacific Properties.

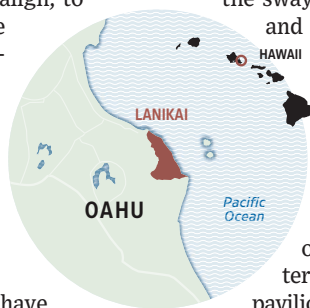
Mrs. Grossman is selling because the property requires a lot of upkeep. “I'm getting older, and there's a lot of maintenance when you live on the ocean,” she says.

But the decision wasn't an easy one. “The most special thing about this property is its soul and heart,” she says.

Mr. Grossman died in 2014, which makes the sale even tougher. “It's a house my husband and I built together, so I have a lot of emotional attachment to it.”



The wood bench conceals a large TV screen.



\$6 MILLION
Cost of 0.8 acres of land in 2007

\$10 MILLION
Cost to build main house, guesthouse and caretaker's cottage

The home has 151 feet of private waterfront and is close to Lanikai Beach.



METHODOLOGY

Tuesday through Thursday each week, Wall Street Journal editors choose a distinctive property for sale to feature as the House of the Day. Over the weekend, readers vote for their favorite. From Dec. 13, 2019, to Jan. 2, 2020, readers voted among the winners from the last three weeks of 2018 and the first 49 weeks of 2019 in a series of head-to-head matchups.

► For a video of the HOTY winner, go to [WSJ.com/RealEstate](https://www.wsj.com/RealEstate).