

2017 HOME OF THE YEAR

ASPEN GRAND LEGACY *A MOUNTAIN MARVEL PROVIDES PLENTY OF SPACE FOR FRIENDS AND FAMILY—WHILE KEEPING FUTURE GENERATIONS IN MIND*

The home is built of low-maintenance materials and integrates both passive and active solar designs—including a geothermal system, solar hot-water panels and a photovoltaic array. “It is capable of running itself without outside resources,” says architect Charles Cunniffe.

STORY BY **IRENE RAWLINGS**

PHOTOGRAPHY BY **DAVID O. MARLOW**

ARCHITECTURE BY CHARLES CUNIFFE ARCHITECTS INTERIOR DESIGN BY STUDIO 133 CONSTRUCTION BY STRUCTURAL ASSOCIATES



IT STARTED WITH A SIMPLE BUT UNIVERSAL DESIRE TO BUILD A FAMILY HOME THAT COULD BE PASSED DOWN THROUGH THE GENERATIONS.

A place of laughter in good times, a refuge during trying times—but always filled with love. A close collaboration between the homeowners and their design team resulted in a LEED Silver-certified home of extraordinary character. The Los Angeles-based homeowners began vacationing in Aspen about 14 years ago so their two young children could learn to ski. “The kids fell

in love with skiing and quickly became better skiers than my husband and I,” the homeowner says.

Then they visited in summer and were charmed by the small-town feel, the area’s extraordinary natural beauty and unique cultural offerings. “Where else in the world can you go white-water rafting during the day and, in the evening, see an opera at the Wheeler Opera House?” asks the homeowner. >>



OPPOSITE PAGE: The great room has multiple seating areas that can accommodate large gatherings but also feel cozy for just a few. The homeowners have favorite chairs where they often sit to chat and to enjoy both mountain and meadow views. “We feel like we’re outside and inside at the same time.” THIS PAGE: A casual place to gather after a day of hiking or skiing, the family room encompasses both kitchen and breakfast room. The 14-foot-long sectional sofa invites relaxation.



THIS PAGE: The dining room can be configured to seat up to 30 people. A specially designed ceiling fixture features 60 glass shades in various hues of blue—the homeowners' favorite color. OPPOSITE PAGE, TOP: Copper and mahogany gleam in the casual-dining kitchen. OPPOSITE PAGE, BOTTOM: The multifunctional bar has a custom zebrawood game table.



So they decided to build “a place where we could bring our parents and friends...a place the kids would enjoy now and bring their own families in the future.”

The next step was to decide on an architect. The homeowners chose Charles Cunniffe Architects because they wanted a local architect renowned for great design, one who understood Aspen’s culture and, perhaps most important, someone who had extensive experience with building for Aspen’s temperature and climate—sunny, warm summers and cold, snowy winters.

“The homeowners were very clear that they wanted a well-built legacy home that would stay in their family for many generations,” says Charles Cunniffe, principal at Aspen-based Charles Cunniffe Architects. “Further, they didn’t want their heirs to have to focus on maintenance and operating costs in order to continue living in the family home.”

With this in mind, a team was assembled—including Jim Kehoe, senior project architect, >>



MOUNTAIN HOME DESIGN TIPS

FROM THE DESIGN
TEAM AND OWNER

STICK WITH ONE OR TWO DOMINANT COLORS. Then play with variations of that color. Maybe include some subtle patterns or textures.

Powell cautions NOT TO OVERUSE PATTERNS AND COLORS so the interior does not compete with the landscapes.

A room absolutely NEEDS SOMETHING IN IT THAT SHINES, so add a little bling—polished metal, lustrous glass—but not too much.

COMPLEMENTARY COLORS AND SHAPES help public spaces flow.

EACH OF THE BEDROOMS AND PRIVATE ROOMS SHOULD HAVE ITS OWN FEEL. Maybe find a rug that you love and build the room around it.

PROTECT YOUR RUGS, FLOORS AND FURNITURE FROM SUN DAMAGE—especially important at altitude. Use low-E glass in the windows and light-sensitive motorized shades on the inside.



OPPOSITE PAGE: Triple-glazed windows—on both main windows and clerestory—in the family room bring the outdoors in. “The home has large expanses of glass,” says Cuniffie, “and everything extends to the views.” BELOW: A 22-foot screen is the centerpiece of the media room, which has plush theater seats and seating at a polished concrete counter.



and Erica Delak, senior project manager, Charles Cuniffie Architects; Chris Powell, principal interior designer, Studio 133; Shane Evans, principal contractor, Structural Associates; and Active Energies for sustainability consulting (for a complete list of others, please see Resources). The possibility of LEED certification was part of the initial discussions the homeowners had with the design team.

The 15,000-square-foot, six bedroom, seven-bath (plus two powder rooms) home took nearly two and a half years to plan and

more than two and a half years to build. It was designed to look and feel contemporary and luxurious but built to be as low maintenance as possible, especially in terms of energy consumption. Using geothermal heating, hot-water solar panels on the roof and a large photovoltaic solar field (hidden in a nearby depression), the practically off-the-grid home is capable of running itself without outside resources.

Situated on a historic 10-acre ranch, the home was designed as a wing-shaped structure to accommodate the owners' love of >>

“WHERE ELSE IN THE WORLD CAN YOU GO WHITE-WATER RAFTING DURING THE DAY AND, IN THE EVENING, SEE AN OPERA AT THE WHEELER OPERA HOUSE?”

—THE HOMEOWNER



THIS PAGE: A ground-floor guest suite (meant to be used by the owners' parents) has a large closet, private patio and comfortable seating area (with good reading lamps) in front of the fireplace. OPPOSITE PAGE, TOP: The sitting room is a relaxed space for kids to hang out. OPPOSITE PAGE, BOTTOM: The bunkroom is just off the sitting room. A modern take on Pullman sleeping cars, each bunk has a reading light and a nook for a book. Curtains provide privacy.



entertaining. The center structure acts as a gathering space, where the homeowners host parties for up to 100 people, while the two wings provide private living quarters—one for the family and one for guests, who often stay for weeks at a time. The elongated shape of the home allows uninterrupted mountain views and for sunlight to come in from all directions. “The home has a wonderful sense of magic throughout the day’s ever-changing light,” Cuniffe says.

As much as the homeowners love to entertain, they’re appreciative of the quiet evenings spent chatting and taking in the mountaintop views. “I have a favorite chair in the corner of the living room,” the homeowner says. “I love it because I can see the mountains of Snowmass and Aspen to the right of me and fields and meadows to my left. It brings a comfort and contentment to the end of the day.” ○



TECHNOLOGY


Dave Daniels from Xssentials designed the home's automation, making it one of the most technologically advanced homes in the country.

OUTDOOR THEATER The ultimate outdoor theater: A 15-foot-wide, 9,000-pound Starglass screen lifts from an underground temperature-controlled vault. The image is projected from behind the screen from an ultra-bright 4k projector. The experience is truly 21st-century Cinema Paradiso.

ENVIRONMENTAL CONTROL Remote and local access via the Savant App provides control and energy management of lights, shades, motorized windows, climate control, pool/spa control, security, gate access and keyless access control.

HOME THEATER The ultimate performance home theater, rivaling the best commercial theaters in the world. It starts with the Digital Projection 4k ultra-bright laser projector, producing an immersive cinematic audio and video experience.

BAR AREA A dual-action motorized lift hides the TV and bar stock when not in use.

 For a complete list of providers of technology in this home, visit mountainliving.com/HOTY2017



The building envelope stretches along the northern edge of the 10-acre property. The home includes every amenity while respecting its historical ranching site. Large patios feature an infinity-edge pool, hot tub, 12-person fire pit and a back-lit pop-up outdoor movie screen. "When the screen is lowered, it reveals a split waterfall...and views of preserved agricultural fields and wild meadows," says Cuniffe. Aspen and Snowmass ski areas are clearly visible in the distance.

HOME OF THE YEAR RESOURCES

ARCHITECT

Charles Cuniffe
Charles Cuniffe Architects,
Aspen, CO, 970-925-5590, cuniffe.com

ARCHITECT'S PROJECT STAFF

PRINCIPAL
Charles L. Cuniffe
SENIOR PROJECT ARCHITECT
Jim Kehoe
SENIOR PROJECT MANAGER
Erica Delak
SENIOR PROJECT ARCHITECT
Jim Guffey

INTERIOR DESIGNER

Chris Powell
Studio 133, Carbondale, CO
970-963-0424, studio133.com

STRUCTURAL ENGINEER

Dan Doherty & Brett McElvain
KL&A, Inc., Basalt, CO
970-927-5174, klaa.com

BUILDERS/CONTRACTORS

Shane Evans
Structural Associates,
Glenwood Springs, CO
970-945-0482
structuralassoc.com

LIGHTING DESIGN

Bob Singer, Robert Singer & Associates, Aspen, CO, 970-963-5692, robertsingerlighting.com

MECHANICAL

Taylor Critchlow and Chuck Langston
AEC, Avon, CO
970-748-8520, aec-vail.com

LEED CONSULTANT

Megan Gilman, LEED AP
Active Energies, Inc.,
Minturn, CO, 970-306-4233,
activeenergies.com

CIVIL ENGINEER & LAND SURVEYOR


Matt Webster, SGM, Aspen, CO
970-925-6727, sgm-inc.com

LANDSCAPE DESIGN

Greg Mozian & Ben Morgan
Greg Mozian & Associates,
Basalt, CO, 970-927-2194, greg-mozian.com

TECHNOLOGY

David Daniels
Xssentials Technology for Living,
Aspen, CO, 970-948-0007, xs-sentials.com

 For a guide to this home's products and pros, visit mountainliving.com/HOTY2017