

310 LINDEN AVE.
AT CUNNINGHAM FARM
ONE OF BOULDER'S MOST PREMIER LOCATIONS



8030
REALTY

CUNNINGHAM FARM IS ONE OF THE MOST COVETED AND MAGICAL ENCLAVES IN BOULDER

One of the last remaining properties adjacent to protected open space. Situated on a spacious 0.7-acre, tree-studded lot just minutes from Pearl Street, restaurants, grocery stores, and shopping, this property offers direct access to the Sanitas hiking trails & Wonderland Lake multi-use trails. Enjoy the existing 1,038-square-foot tiny home with a two-car carport while building your dream compound, all set against unobstructed Foothills views and the iconic backdrop of Boulder's Flatirons.

Two distinct plans exist for a future principal residence, accompanied by extensive landscaping designs by Marpa Landscape Architecture. Build your dream home, and later, use the existing home as an accessory guest house, pool house, and/or rental. Utilities, including water, sewer, and power, are already conveniently located near the proposed building site. Future residence plans focus on luxury and comfort, with open floor plans that blend indoor and outdoor spaces, maximizing views on every level. Both designs feature an attached two-car garage with ample storage, completing this thoughtfully crafted residence. Please note that images of the future residences are artist renderings only.

This award-winning tiny home is crafted to blend seamlessly with the future main residence or stand on its own with its natural surroundings, bathing every corner in sunlight through expansive glass walls, panoramic Nana-style doors, and soaring 16-foot ceilings. Designed for a luxurious, spa-like experience, it boasts features like a heated swim-in-place pool, hot tub, heated bathroom floors, and a towel warmer for ultimate comfort. Electric blinds on windows and skylights offer convenience and privacy at the touch of a button, while energy efficiency is prioritized with a 3.85 kW solar PV system, making this home both stunning and sustainable.



AN UNMATCHED LOCATION

- **Premier Location Backing to Open Space.** Nestled against permanent open space at the foot of Mount Sanitas makes this one of the most desirable locations in the City of Boulder
- **Extraordinary View Lot.** Unobstructed Foothills Views
- **Trails Out Your Front Door.** Direct trail access to Sanitas hiking trails & Wonderland Bike Path from the Property
- **Exceptionally Large Estate.** Rare .7 acre tree-studded lot
- **Bonus Existing Small Luxury Residence.** Existing small luxury retreat with 2-car carport designed as future ADU (Accessory Dwelling Unit)to allow for new primary residence
- **Just minutes to Downtown Pearl St. Mall & Market.** Just 1 mile to restaurants, supermarket, cafes & restaurants and just 2 miles to the Downtown Pearl St. Mall.





WHERE **NATURE** AND **LUXURY** MEET

The expansive glass west-facing wall featuring Nana-style panoramic doors along with clerestory windows and skylights, creates a seamless connection to the outdoors.

SEAMLESS INDOOR-OUTDOOR LIVING SURROUNDED BY **MOUNTAIN SCENERY**

The fluid blending of indoor and outdoor spaces not only creates the sense of a large space, but also capitalizes on the stunning mountain scenery surrounding the house.





CHIC SPACE FOR CULINARY CREATIVITY

This modern kitchen boasts a sleek design with white cabinetry and high-end stainless steel appliances, creating an inviting atmosphere for culinary enthusiasts. The spacious island provides ample prep space and doubles as a casual dining area. Natural light floods the room through the clerestory windows, enhancing the open feel and offering beautiful views of the outdoors. The combination of contemporary finishes and thoughtful layout makes this kitchen both efficient and aesthetically pleasing.



SPA-LIKE **LUXURY**

Step inside to find a beautifully designed bedroom that accommodates a king-size bed, offering a warm and inviting retreat. The luxurious bathroom features a frameless glass rain shower, a double vanity, radiant heated floors, a heated towel rack, and a backlit Robern medicine cabinet for added convenience.

VERSATILE LOFT AND **AWARD WINNING DESIGN**

Above, a skylit loft space offers endless possibilities—whether you need a home office, extra sleeping area, yoga/meditation studio, work out area or a cozy lounge. A sleek spiral staircase leads you to 364 square feet of additional basement storage with high-efficiency washer and dryer making laundry a breeze. It's no surprise this home was a standout on the local house tour, earning the Editors' Pick Winner title in HGTV's 2017 Faces of Design awards for Living Large in Small Spaces.





This stylish carport combines functionality and modern design, offering additional attic storage while enhancing the property's aesthetic appeal. The slatted design allows for ventilation and natural light, creating an open covered space. The carport seamlessly blends with the surrounding landscape, providing a perfect mix of convenience and character.



BASEMENT WITH LAUNDRY AND **STORAGE**

The 450 sq ft basement space is designed as an open area featuring a washer and dryer, offering ample room for various storage needs. This setup provides a flexible space which accommodates laundry and other organizational solutions.

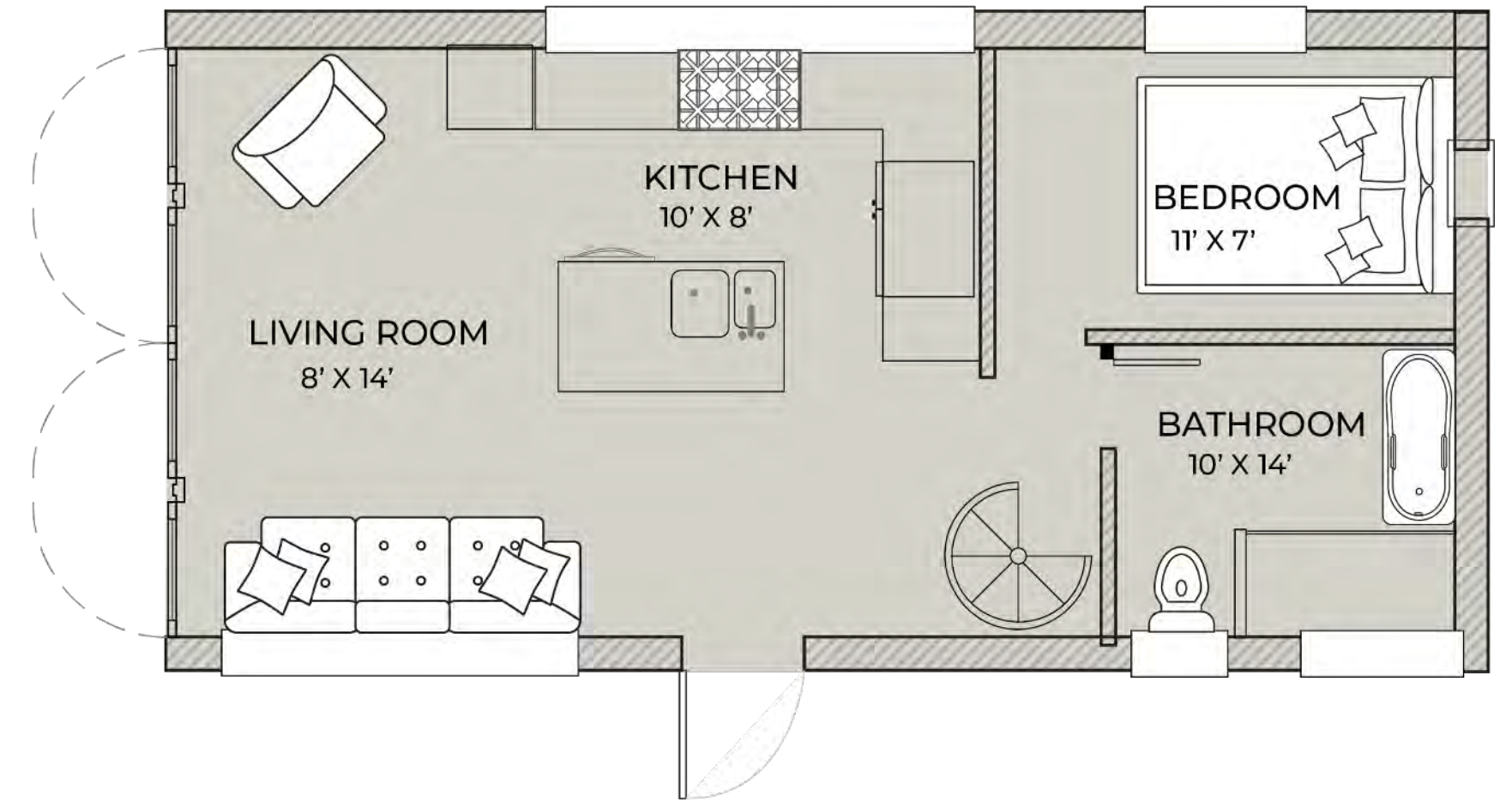


CURRENT TINY HOME

TINY HOME FLOOR PLANS

TINY HOME MAIN LEVEL

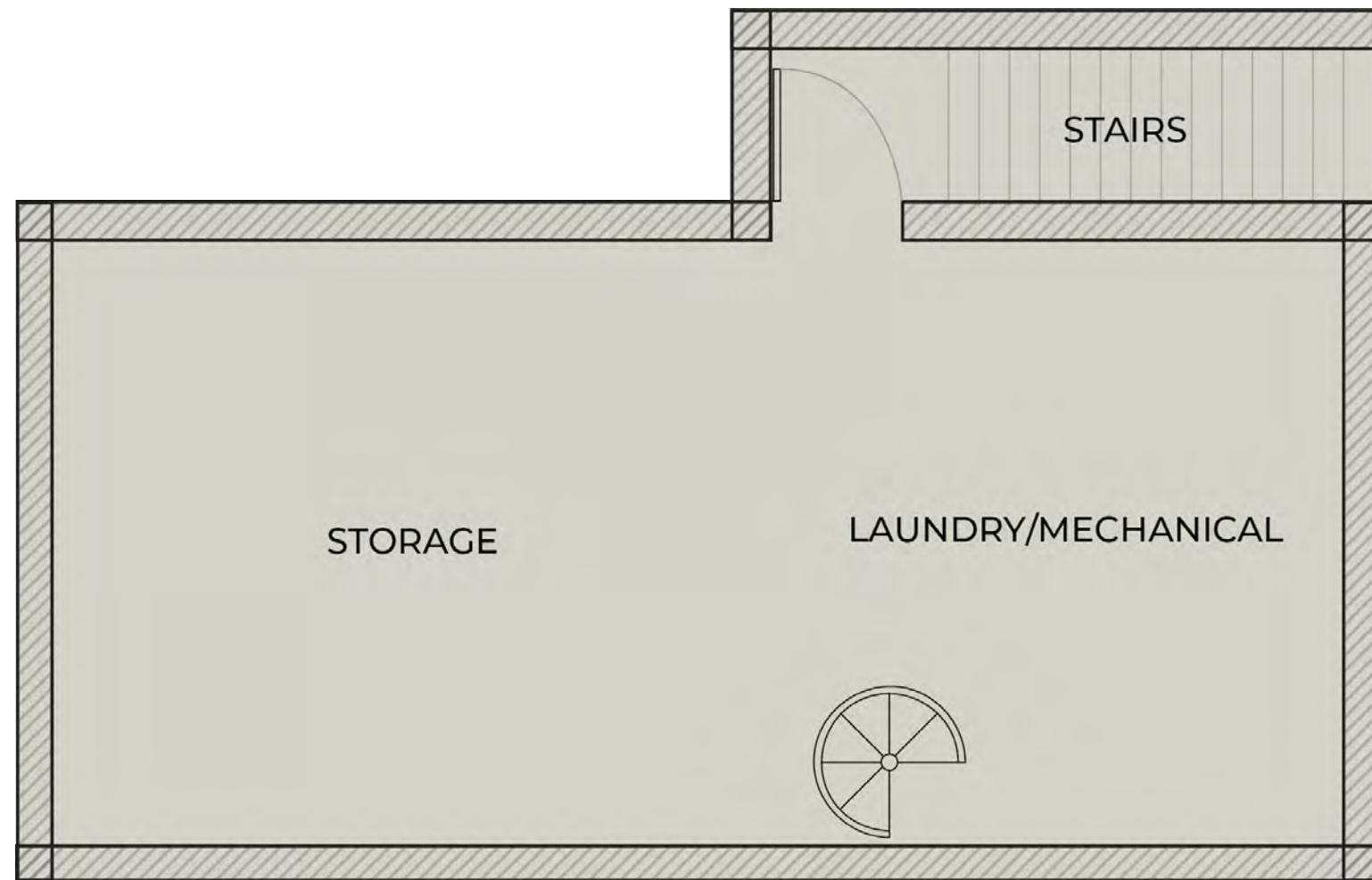
450 square feet +/-



TINY HOME FLOOR PLANS

TINY HOME BASEMENT

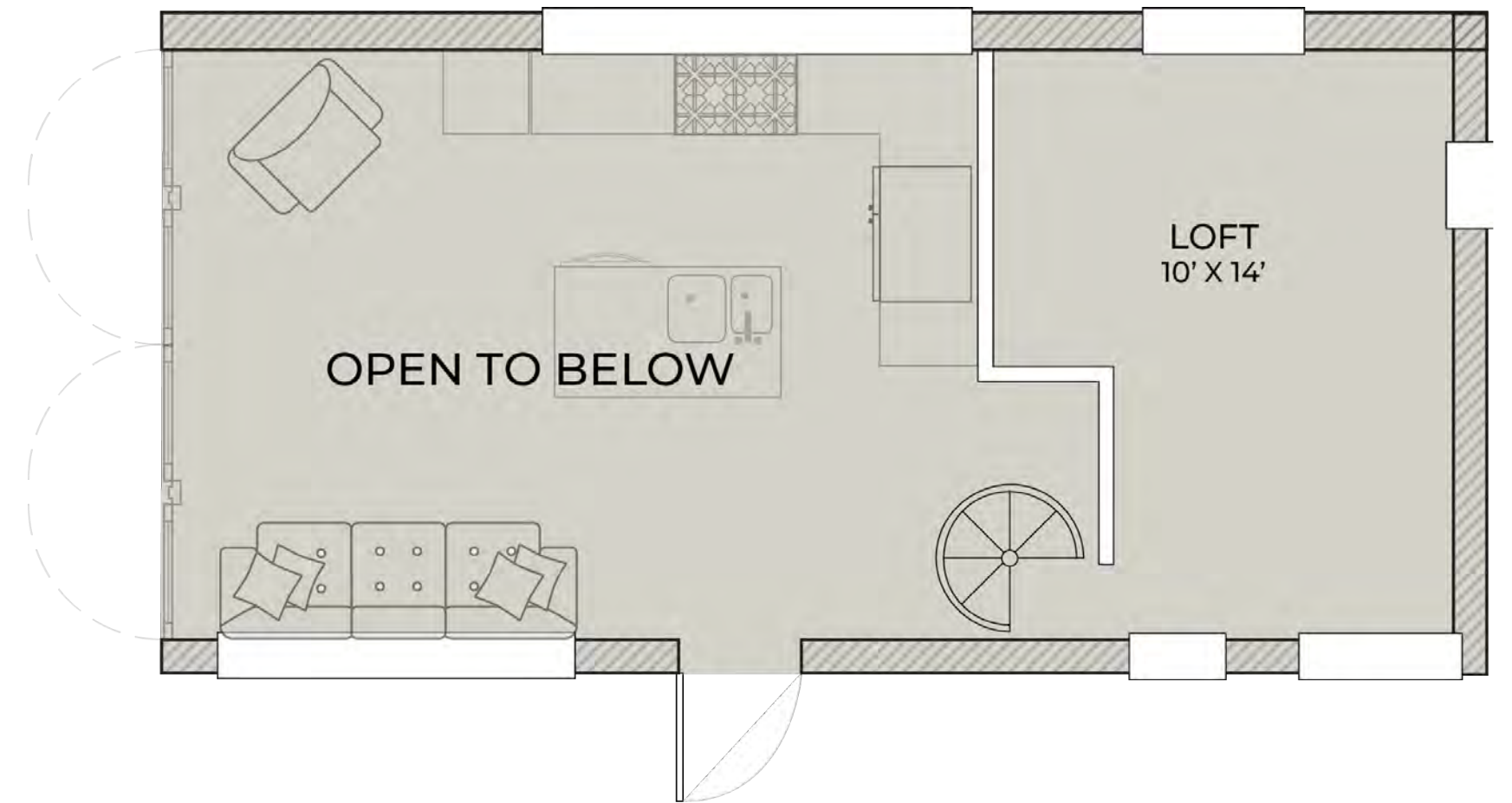
450 square feet +/-



TINY HOME FLOOR PLANS

TINY HOME UPPER LOFT

138 square feet +/-



TWO SETS OF CONCEPT PLANS FOR AN **EXCLUSIVE RESIDENCE**

Explore two distinct layout options, each crafted to offer privacy, luxury, stunning views and seamless interaction with the surrounding landscape.

The **Elevated Kitchen Concept #1** features upstairs kitchen and living, allowing you to savor sweeping vistas while cooking and dining.

The **Hampton Architecture Concept #2** situates the kitchen on the ground floor for easy outdoor access and an inviting flow between indoor and outdoor spaces.

ELEVATED KITCHEN CONCEPT #1



HAMPTON ARCHITECTURE CONCEPT #2



ELEVATED KITCHEN CONCEPT #1

The main level welcomes you with a striking foyer, home office, fitness studio, and workshop. The primary bedroom includes a large en suite, walk-in closet, and covered patio. The top floor offers vaulted living and dining areas, an open kitchen, and a guest suite, all with access to decks and sweeping mountain views.



ELEVATED KITCHEN CONCEPT ARTIST'S RENDERING

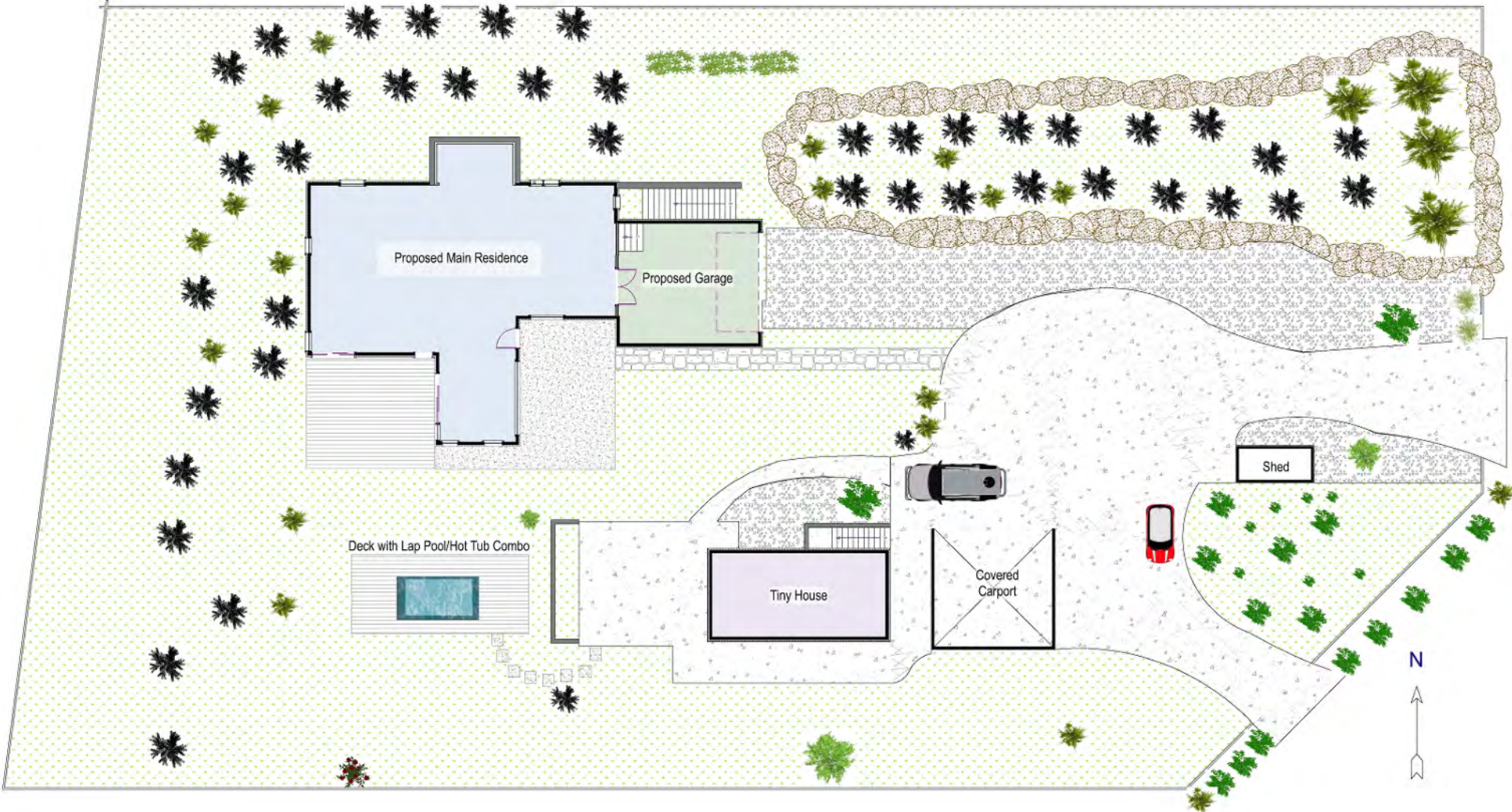


ELEVATED KITCHEN CONCEPT ARTIST'S RENDERING

ELEVATED KITCHEN CONCEPT #1

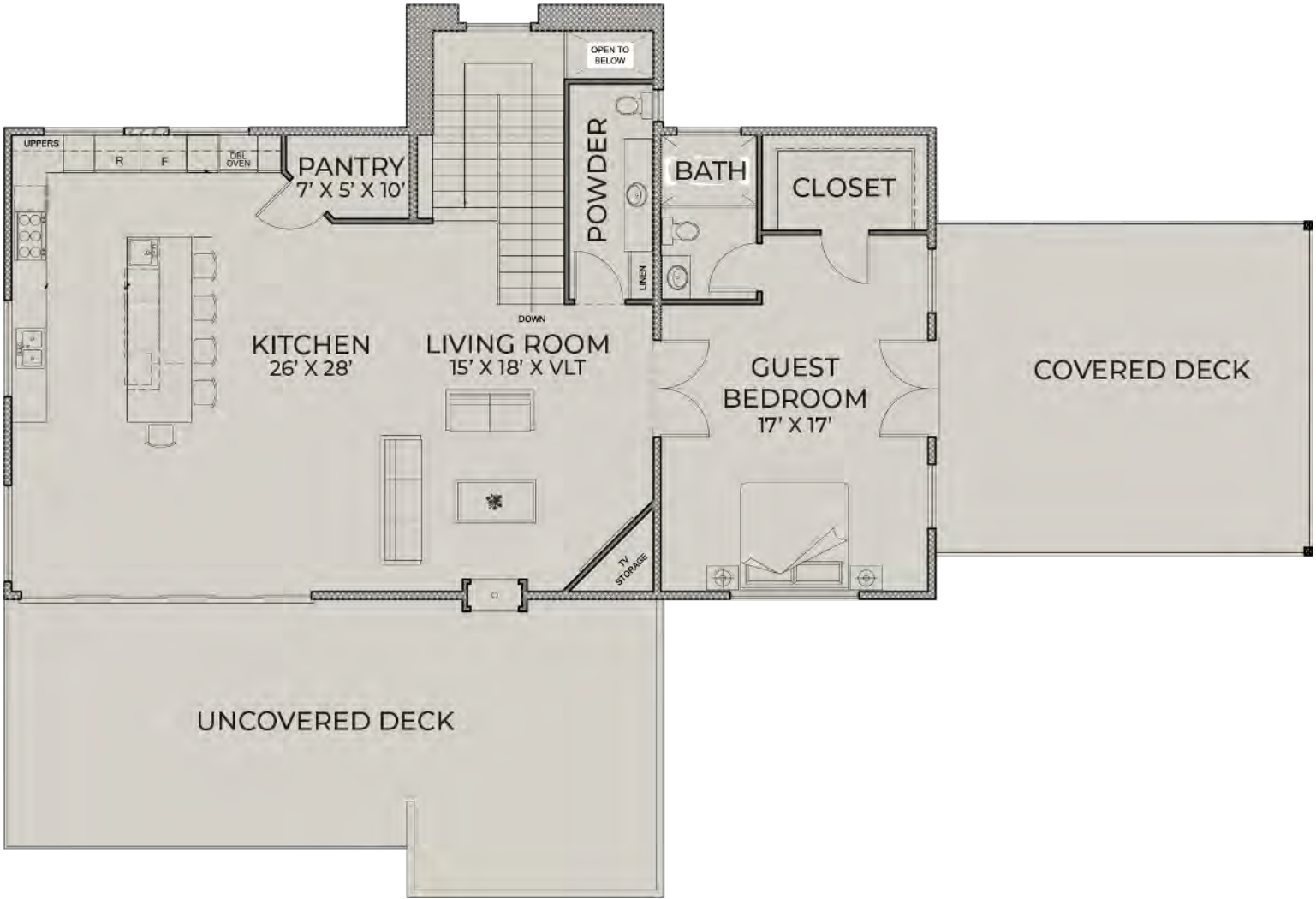
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ELEVATED KITCHEN CONCEPT #1 SITE PLAN



ELEVATED KITCHEN CONCEPT #1 FLOOR PLANS

UPPER LEVEL



ELEVATED KITCHEN CONCEPT #1 FLOOR PLANS

MAIN LEVEL



ELEVATED KITCHEN CONCEPT #1 FLOOR PLANS

LOWER LEVEL

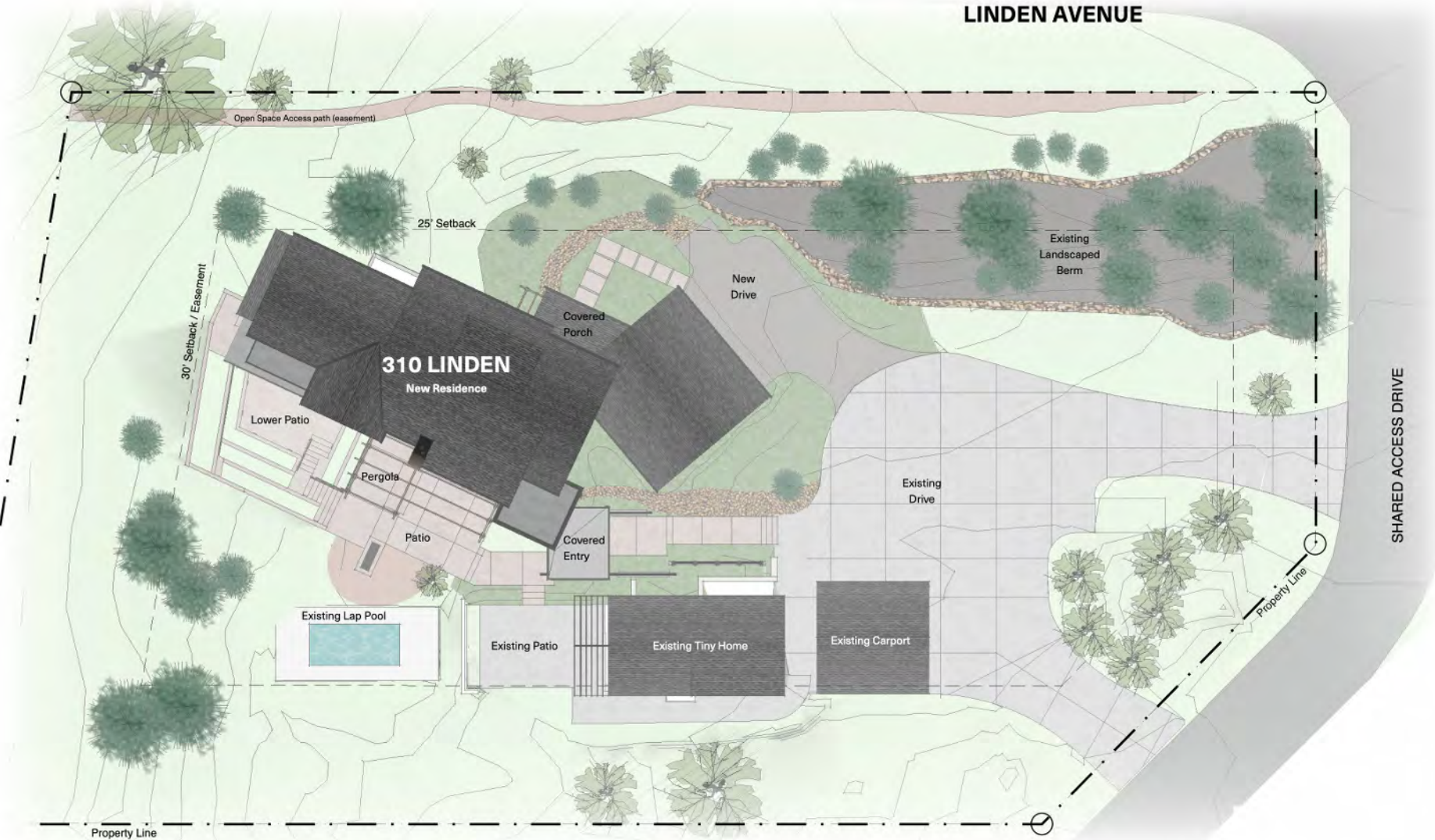


HAMPTON ARCHITECTURE CONCEPT #2 RENDERING

VIEW FROM OPEN SPACE

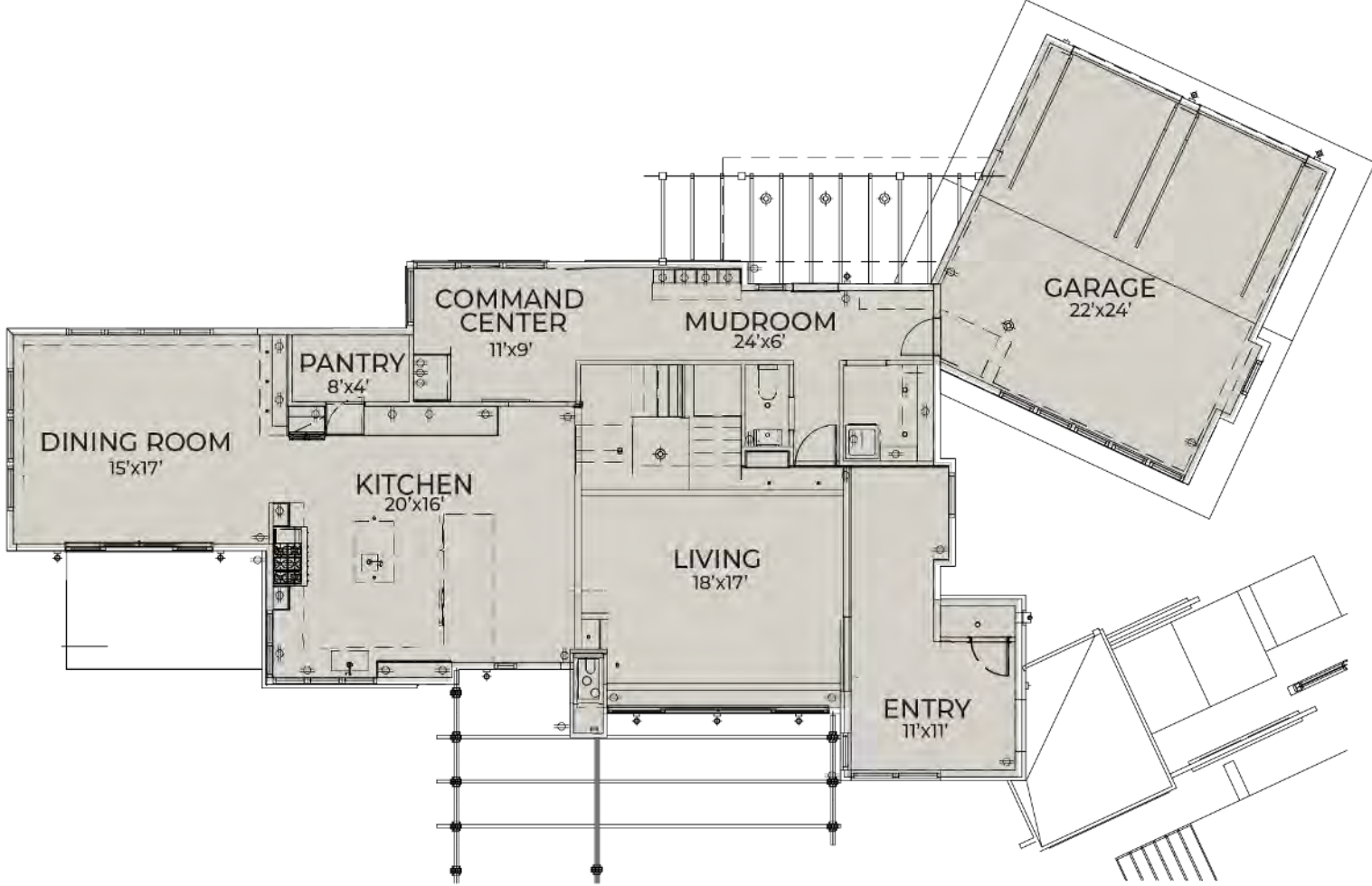


HAMPTON ARCHITECTURE CONCEPT #2 SITE PLAN



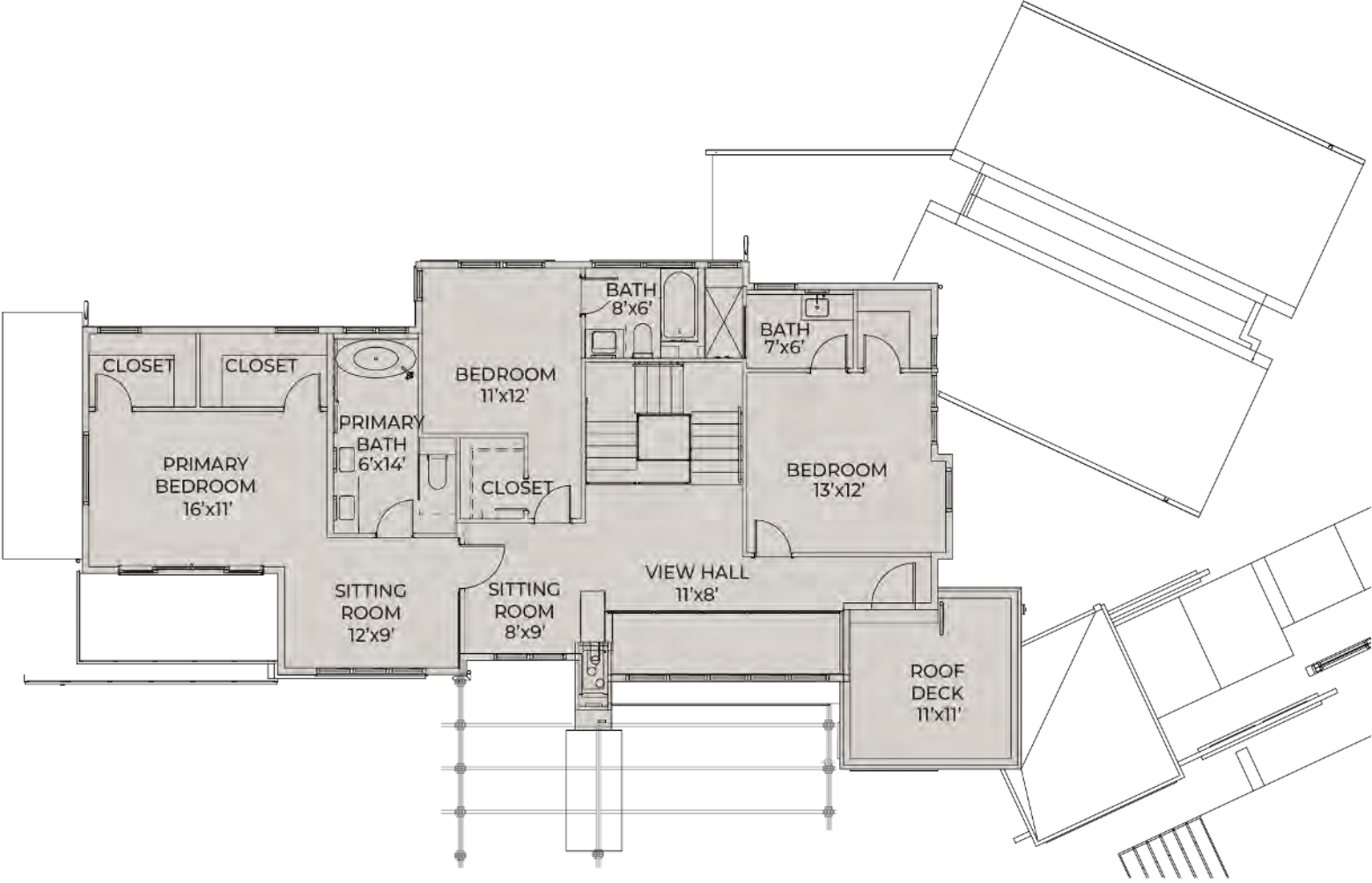
HAMPTON ARCHITECTURE CONCEPT #2 FLOOR PLANS

MAIN LEVEL



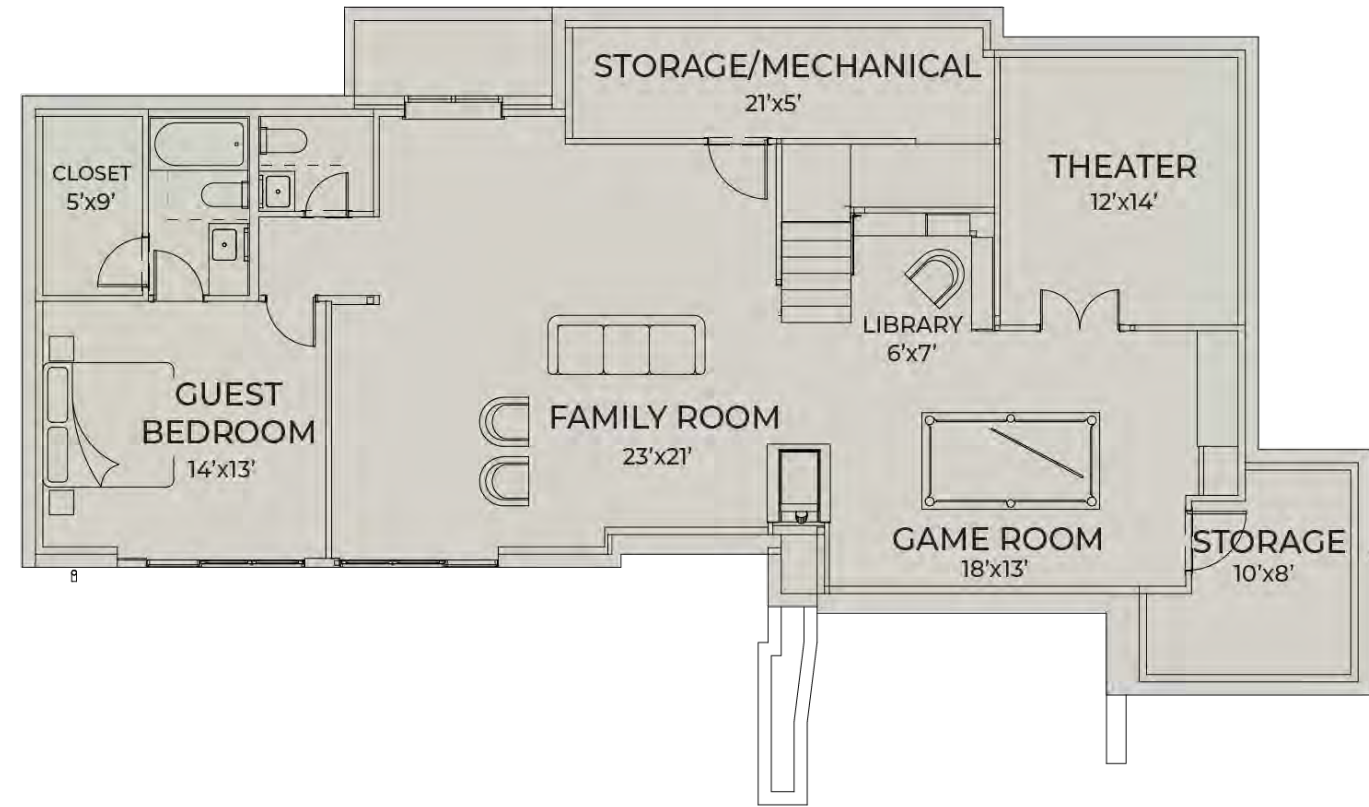
HAMPTON ARCHITECTURE CONCEPT #2 FLOOR PLANS

UPPER LEVEL



HAMPTON ARCHITECTURE CONCEPT #2 FLOOR PLANS

LOWER LEVEL



HAMPTON ARCHITECTURE CONCEPT #2 RENDERING

VIEW FROM SOUTH



BUILDING & DESIGN INFORMATION

Primary Dwelling & ADU (Accessory Dwelling Unt). The existing home was permitted as the primary residence but was designed to OAU standards (now referred to as an ADU) in anticipation that the home would eventually be converted to an ADU when the new future primary dwelling was constructed. In 2015, the City of Boulder had approved the retroactive designation as an OAU.

Building Location. The existing small home (currently the primary residence) with 2-car carport was strategically sited to allow for a future primary residence to be built to the north/north-west.

Size of Future 2nd Home. Per the Annexation Agreement, the total above grade square footage allows for 3,500 square feet above grade but does not limit the basement square footage plus an attached 500 SF garage. The 3,500 above grade square footage total includes 506.5 square feet of the existing small home.

Square Footage Breakdown of Existing Home

- **SF Counted Against 3,500 Above Grade Max:** 506.5 SF
- **Actual SF:** 1,106 SF as follows:
 - **Main Floor:** 450 SF
 - **Loft/Mezzanine:** 138 SF (*only 56.5 SF counted towards the above grade square footage due to ceiling height*)
 - **Basement:** 450 SF (*does not count against above grade square footage due to the 5' 11" ceiling height*)

Buyer should verify all current requirements with City of Boulder Planning Department.

GREEN HOME, COMFORT & TECH FEATURES

GREEN HOME FEATURES

- HERS Index: 11
- Energy Star Version

RENEWABLE ENERGY FEATURES

- **Solar by Sunrun, Inc.**
- 3.85 kW solar installation - 14 REC Group panels on a SolarEdge inverter
- 93% electrical power offset

Active and Passive Climate Controls

Passive solar design

- Ductless minisplit heating and cooling
- 18,000 BTU Ductless Standard Multi F Air Conditioner/Inverter Heat Pump (Indoor Unit)
- Energy saving

Radiant Floor Heating (bath)

- Energy-efficient low temperature heat spreads evenly across entire floor, warming the room from the ground up
- Less operating time required to maintain the desired warmth compared to furnaces and other methods of heating
- Eliminates noisy forced air systems
- Does not spread dust and allergens are eliminated

ENERGY STAR certified windows

- National Fenestration Rating Council® (NFRC)
- Solar Heat Gain Coefficient (SHGC)
- Pella Glazed Fiberglass, Duracast, Block, Foam Insulated Window Frames with Insulated Tempered Low-E Advanced Low-E Insulating Glass

Argon Non-High Altitude

- Blocks 84% of the sun's ultraviolet rays
- Toughened or strong glass similar to that used in automobile windshields. Used where injuries from broken glass are a concern. Usually shatters into small, square fragments instead of sharp shards when broken. Has no polymer interlayer to hold it together like laminated glass, so glass does fall apart

Energy Saving Shades

- Hunter Douglas Pirouette V3 Power View (Silver Shine Color)
- WCMA (Window Covering Manufacturers Association) 2015 Product of the Year
- Variable Light Control & Room Darkening
- Solar shading reduces both the investment in and the running cost of HVAC installations
- Room Insulation against heat & cold
- Protects furnishings from UV rays
- Absorbs sound
- Company corporate responsibilities: Habitat for Humanity, Hospitals and Healthcare, Disaster Relief, Community Outreach, Foundations (Arbor Day, Bal Swan, Susan G Komen, Ronald McDonald, Make A Wish, MAN, CarePlus)
- The Shade Store Roman Shades for Bedroom (Color Grassweave/Silver)
- The Shade Store Roller Shade North Kitchen (Color Fountain White)
- The Shade Store Roller Shades Loft Dormer (Color White)

GREEN HOME, COMFORT & TECH FEATURES (CONTINUED)

La Cantina Aluminum Doors Green Design

- Member of US Green Building Council
- Energy efficient NFRC rated glass
- recycled packaging and materials (shipped using recycled materials providing safe transport and smart use of renewable resources.)
- LEED certification
- NATURAL DAYLIGHTING, passive heat source and minimizes use of electricity for daytime lighting
- Dual-paned tempered glass, creating an insulating barrier between the inside and out
- low-e glass to help reduce cooling costs in the summer and heating costs in the winter
- FRESH-AIR VENTILATION, LaCantina Doors open up areas typically blocked by walls, and aid in whole house air circulation, bringing clean and fresh air into any structure
- Aluminum Door System, Color: White

Wall-Mount Electric Fireplace

- CSA Certified (Canadian Standard Association) for electrical safety in U.S. and Canada)
- Adjustable Thermostat
- Electricity converts directly to heat with 99% efficiency
- On-demand heat warms room area of up to 400 sq.ft. & dissipates warmth directly into the room and is not lost through the chimney or

- special venting
- Space-saving design
- No actual flames burning combustible fuels
- Does not emit any harmful gases and fumes such as carbon dioxide and carbon monoxide
- Does not aggravate respiratory difficulties (asthma or bronchitis)
- No chance of fire from a shooting ember or log rolling out. No creosote (flammable tar) buildup

Toe Kick Heater – Broan Model #112, 19-1/4" 1,500-Watt Kick Space with Built-in Thermostat

Supplemental Bath Fan

Ceiling Fan: Emerson Loft Ceiling Fan 60" Brushed Steel

Velux Skylight Solar Light Filtering & Blackout Blinds

Insulation

- 4.25" nominal fill closed cell urethane foam with an R-19 fiberglass batt (R-50) in ceiling rafters
- 2" nominal fill closed cell urethane foam with 3.5" of net and blown in fiberglass (R-28) in 2x6" exterior walls
- 2" closed cell foam in beam pocket and recessed window headers
- 24 oz Hilti foam applied to all interior and exterior penetrations
- 24 oz Door/Window Hilti foam in windows and doors
- Latex caulk base plates, corner

- walls, "T" walls
- R 13 kraft batt insulation at interior walls
- R 19 kraft unfaced batt insulation in floor joists between floors for sound attenuation

- R 38 kraft faced batt insulation in floor joists over the crawl space
- Reinforced vinyl facing over insulation in the crawl ceiling
- White vinyl tape over all exterior ceilings
- *R 30 kraft faced batt insulation in floor joists under storage area (car port)
- *Radiant Barrier in 2x12 vaulted ceilings (car port)

Materials

- Concrete foundation & drive as fire-resistant materials
- Flatwork: Willmark Enterprises, Inc. 4" Slab on Grade with steel 3' oc patio and walk (SILVERSMOKE color added), Step Facing, Machine Time, Fill Dirt
- Minimal roof eaves (overhangs) to lessen fire-hazard
- Steel Framing car port & metal wrapped exterior beams
- ASTM A36 Hot Rolled Steel Flat Bar 1/8" x 1" (discountssteel.com)
- Stucco siding on home providing excellent and durable fire-resistant finish
- Cementitious with Color coat on top (Stucco 1" foam blue/pink

- dense) & True Stucco (cement)
- Dryvit Manufacturer Color: Cloud #STO35237 (156 STOLIT FREEFORM) with Limestone Finish
- Gypsum board (drywall) with non-combustible core and additives to improve fire-resistive qualities
- Metal: Drexel Metals Charcoal Gray
- Stone Foundation/Accent: Tribblestone Blue Stone
- Fire Protection Sprinkler System
- NFPA (National Fire Protection Assn) 13D Systems
- Stand alone CPVC system (300 gallon tank)
- Light-Hazard Residence

Premium Roof Class A Fire-Resistant - Tamko Heritage Premium (Color Old English Pewter) from Boulder Roofing

- Shingles are constructed with double layers of fiberglass mat coated with weathering-grade asphalt and topped with ceramic mineral granules
- self-sealing strip of asphalt
- 10-year Algae Relief-Algae Cleaning Limited Warranty* provides for cleaning of discoloration caused by certain algae growth
- Listed for Class A Fire Resistance, Wind Resistance, ASTM D 3462, UL Evaluation Report (Thermal and Moisture Protection)
- GUTTERS: Box Style, co seamless
- Rain Chain Stainless Steel

GREEN HOME, COMFORT & TECH FEATURES (CONTINUED)

PowerPool™ with 1600 gallons of water capacity for fire-protection

- BlueMAAX™ Green insulation system; made from eco-friendly recycled natural fiber
- approved by U.S. Green building Council
- Insulation contains no chemical irritants, is treated with a borate-based solution to prevent mold/mildew growth, pest infestation and acts as a fire retardant
- Low VOC
- Thermal barrier technology recycles free heat energy for more efficient heating and lower energy costs
- All four sides of the spa, plus the floor and cover are lined with reflective copper material to reflect radiant heat energy generated from the pumps
- Cover provides safety barrier
- The entire exterior is wrapped in 3M Thinsulate Insulation to ensure energy created by the spa stays in the spa
- DuraMaax wood-alternative material exterior
- Steel Sub-Structure (dimensionally stable) with highest strength to weight ratio of any building material available; providing greater structural integrity than wood; and superior corrosion protection for a longer life

AZEK decking with up to 95% recycled content (scrap plastics and

tires)

- Long-term durability and aesthetics
- Moisture resistant superior heat dissipation, slip resistant, splinter-free surface
- insect resistant
- fire-behavior similar to, or better than timber products

Hydroseeding for erosion control

No carpets in home

90% LED lighting

Efficient timed heating/cooling fan controls

Health Kote Interior Zero VOC Latex Primer/Sealer from Diamond Vogel Paint

Interior Wood Beam (Monterey Gray Solid Stain) from Diamond Vogel Paint

Zero Plus Interior Zero VOC Latex Finish Coat from Diamond Vogel Paint

- Melting Glacier Semi-Gloss (ceiling & trim)
- White Kitten Eggshell (walls)
- Subway Eggshell (accent wall)

On-Demand Navein Gas Tankless Water Heater

- Energy Star
- no standby heat loss
- less lag running water in order to get to the hot water than electric models, increasing water waste

- no possibility of flooding due to ruptured tank

Bosch Kitchen Appliances; Best Energy Efficiency Class for their category; A+++ efficiency ratings

- Energy Star Qualified
- Benchmark Series:
- Refrigerator/Freezer: 30" Fully Integrated Bottom-Freezer Refrigerator with 16.0cu.ft. Capacity, SuperCool, SuperFreeze, Sabbath/Economy/Vaction Modes Sidewall LED Lighting and Ice Maker
- Dishwasher: 18" Special Application Bar Handle Dishwasher 800 Series
- 30" Over the Range Microwave Benchmark Series Stainless Steel
- 30" Gas Slide-in Range Benchmark Series – Stainless Steel HGIPO54UC Features a Powerful Dual-stacked Burner

Whirlpool High-Efficiency Washer/Dryer

- Energy Star
- Eco-friendly company

DuChateau White Oiled Flooring

- 100% all natural
- VOC-free finish - non-toxic with no biocides, no preservatives, and benzene-free
- Certified 100% Pure by Forest Stewardship Council (FSC), adhering to strict environmental and social standards. CARB-2 compliant, made with a

formaldehyde-free adhesive

- Meets the E1 and 2012 CARB standards for indoor air quality
- Engineered construction, committed to producing environmentally sustainable materials
- LEED QUALIFICATIONS: MR 6 Rapidly Renewable Raw Materials, MR 7 Certified Wood, EQ 4.4 Low Emitting Materials
- Boulder Wood Works Installed (Enrique Arenas) with subfloor for enhanced longevity

Quartz Countertops by Arizona Tile (Color = Victoria), fabricated by Rocky Mount Stone Designs

- 93% natural quartz crystals with technologically advanced polymers
- Low VOC
- Greenguard Certified
- Nonporous & prevents growth of surface mod and bacteria
- Less material waste during manufacturing (quarrying) and fabrication of surface

Kohler Kitchen Sink (stainless steel)

- Kohler Co EPA WaterSense Sustained Excellence Award for long-term dedication in promoting and educating on the topic of water conservation
- Kohler K3174—L-NA UNDERTONE 32" Double Bowl Medium/Large High/Low Under-Mount 18 Gauge Stainless Steel Kitchen Sink, 31-1/2"L x 18"Wx9-1/2"D Left 5-1/2" Deep

GREEN HOME, COMFORT & TECH FEATURES (CONTINUED)

Right

Kitchen-Bath Cabinets

- Formaldehyde-free cabinets (surpassing California standards with total emissions from a wood-based product less than 0.05ppm)
- IKEA, the company pursuing sustainability initiative focus on four areas: products and materials, suppliers, climate change and community involvement

Hansgrohe USA faucets and plumbing fixtures (Brushed Nickel + brass nipple & contemporary cast arm flange in Satin Nickel)

- Water and energy-saving products with a long service life
- Environmental life cycle assessments of products for the sustainability strategy in production and product development
- Further significant reduction in CO2 emissions
- Using renewable energies within the company
- Sophisticated recycling systems and heat recovery in production
- Environmentally-friendly sites and manufacturing technologies

- Global environmental protection projects and information campaigns to promote the sustainable use of water
- Social responsibility to society and

employees

Delta Arzo 17 Series 1-Handle Volume and Temperature Control Valve Trim Kit & Delta Universal Tub and Shower Valve Body Rough-in Kit with Screwdriver Stops

Dryden 1-Handle 1 Spray Shower Faucet Trim Kit in Stainless

Bath Tile: Marmi Classico Bardiglio Polished & Matte ink-jet porcelain tile

- Classification in accordance with CEN/ISO standards B1aEN14411 – Iso 13006
- Up to 70% recycled content
- Contributes to LEED points

Bath Door – GreenLeaf EchoWood Collection; environmentally responsible wood product (Color/Style: Gunmetal Skinny Grain WT-2450S, Flush 4 Panel/Horizontal) with Stainless Steel Inlays)

- FSC Certified
- CARB Phase 2 compliant
- Dyes are water based and contain no heavy metals
- 100% harvested fiber
- Saplings are re-planted at 10 times the harvest rate
- Defect free panels offer maximum yield and minimal waste
- LEED CREDIT SUPPORT
- Echo Wood® Veneers can be laid up on any environmental substrate including 100% recycled wood particle board or MDF produced

- with no added Urea formaldehyde
- LEED credit support MR 4 and IEQ 4.4
- Echo Wood® can be laid up regionally to reduce fossil fuel emissions - LEED credit support MR 5
- Echo Wood® can be laid up on an FSC certified platform - LEED credit support MR 7

Notes of Interest

- SPIRAL STAIRCASE – SalterSpiralStair.com
- Metal 4" Diameter Center Pole with 17" Tread: 3'6" Diameter
- Handrail Loft – AGS Stainless Clearview Railing System
- Baseboards – Casing around door frame: Square/Clean, ¾ x 2-1/4" flatstock
- Kitchen Pendant Lights – Mini Lily Opal with Satin Nickel Fusion Jack Mini Pendant Style M9280-47250

Outdoor

- Rustic Shed: Custom Design by owners, hand built with reclaimed wood, metal

FEATURED STORIES

feature home

A TINY HOME for Two

When it came to square footage, this Boulder couple decided bigger wasn't better.

PHOTOS BY PATRICK RAY

By Lisa Marshall

SET IN A SPECTACULAR TREE-STUDDED lot at the foot of Mount Sanitas, Ian Adamson and Leah Garcia's home boasts all the luxuries you'd expect in the dream home of a very successful Boulder couple.

There's the outdoor pool/spa for a workout and soak, the spacious patio for entertaining and a state-of-the-art kitchen complete with Bosch appliances and a

white quartz bar. The furniture also reflects their impeccable taste, with a sage-green designer couch accenting the crisp white living room. But to get all these luxuries, the couple sacrificed one thing: square footage.

"We have good taste, and we knew exactly what we wanted. Once we penciled it all out, a small house just started to look more and more logical, financially," Garcia says, as she gives a visitor the grand tour of their immaculate, surprisingly

Above left: With the main floor, patio and pool/spa lined up, it's easy to see how this tiny home could host big parties.

Top right: The La Cincinca bi-fold doors are crucial to the home's spacious feeling. The doors open onto a patio that is almost the same square footage as the home, creating an ideal entertaining space.

Bottom right: The tiny, fully functional kitchen features upscale Bosch appliances. Cleverly windows, skylights and multiple panes bathe the small home in natural light.

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BOULDER COUNTY HOME & GARDEN

RESIDENTIAL DESIGN

ONLY WHAT YOU NEED

EVEN WITH AMPLE LOT SIZE, ONE BOULDER COUPLE OPTED TO GO SMALL WITH THEIR NEW HOME. THERE'S NOTHING LIKE DRAMATIC DOWNSIZING TO HELP PRIORITIZE WHAT'S REALLY IMPORTANT.

WHEN LEAH GARCIA AND IAN ADAMSON MOVED INTO THEIR NEW 450-SQUARE-FOOT HOME ON A SCENIC LOT IN NORTH BOULDER, IT WAS A CONSIDERABLE UPGRADE IN LIVING SPACE; THE COUPLE HAD BEEN LIVING IN AN AIRSTREAM CAMPER FOR NEARLY A YEAR.

Building a small house hadn't always been the plan. In fact, when Garcia, a TV personality and fitness guru, and Adamson, an experienced endurance athlete and president of the International Obstacle Racing Federation, first contacted Tomecek Studio Architecture, they intended to place a larger home with a small carriage house on the three-quarter-acre lot. Leading a busy lifestyle that includes frequent travel and ample time outdoors, the couple began to consider what they really needed in a home.

"A smaller house just made more sense for us financially and for who we are," explains Garcia. "Because we are on the road so much, sometimes 200 days a year, we just need a place where we can come back, get our work done, change clothes, do laundry, and have a zen moment."

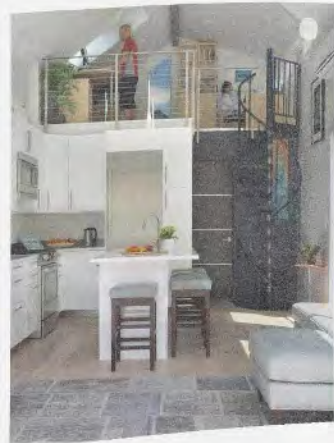
Working closely with architects Brad Tomecek and Brian Martin, the team established a hierarchy of spaces based on the couple's needs. Then they set to work to fit a fully equipped kitchen, three-quarter bath, office, living room, sleeping loft, and subgrade storage area into the 450-square-foot footprint dictated by the city of Boulder for an Owner's Auxiliary Unit (OAU) or "carriage house". In order to maximize every inch, the house design features an open mezzanine-level sleeping space above the kitchen/living room/dining room, and a large glass bi-fold door that allows the west-facing wall of the home to virtually disappear, thus creating a sense of blended indoor and outdoor spaces. >37

WORDS: Tara Bardeen
IMAGES: Daniel O'Connor

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MICRO WEEK

Our house is 506 square feet, but we didn't skimp on luxury

When high prices and city rules halted a couple's house-buying plans, they went small.

BY MARY JO BONNING | PHOTOS BY SCOTT COE
INTERVIEWS BY EMILY MINTON REDFELLD

In an Adamson and Leah Garcia were all set to build their 3,000-square-foot dream house (and a 450-square-foot guest house) on a scenic plot in Boulder, Colorado, when reality got in the way.

"We had our architect, Brad Tomceek of Tomceek Studio Architecture, design a large home for the lot, which we had fallen in love with, in part because of the amazing views of the Flatirons," says Garcia. "But then, we found out about city requirements that would have forced us to change the design. At the same time, we realized this was going to be a financial stress and the math didn't add up for us. We decided to go small, but go big."



Leah Garcia and Brad Tomceek planned to build a large house that took advantage of these amazing views, but when the permit challenges they were small. Ryan Arnscheid/Brad Tomceek reworked plans for a guest house to make a small house. Photos by Scott Coe for Curbed.

For them, that meant putting the design for the big house on ice and making the smaller guest dwelling their primary house, but without sacrificing luxury. "We wanted all of the bells and whistles, just in a limited space," Garcia explains.

For some architects, downgrading a project by 2,494 square feet would be a bummer. For Tomceek, the thrill of a challenge followed a moment of disappointment.

"Losing the big vision was a bit of a 'wait, what?' feeling, but that was quickly replaced by the excitement of designing the smallest house we had ever created in this office," he says. "And, to be honest, looking at these clients and their needs, it completely makes sense."





Exclusively Listed by

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