

CONTEMPORARY HOMES

2018 HOUSE REVIEW THEMES

- JANUARY Narrow Lot Designs
- FEBRUARY Multi-Unit or Clustered Housing
- MARCH For First-Timers and Downsizers
- APRIL On the Boards
- MAY Master Suites and Baths
- JUNE Outdoor Living
- JULY One Plan, Multiple Elevations
- AUGUST Luxury Homes
- SEPTEMBER Kitchens
- OCTOBER Pocket Neighborhoods
- NOVEMBER Contemporary Designs
- DECEMBER Single-Family Homes and Neighborhoods for Rent

What makes a home modern? Timeless, streamlined designs that reflect the way we live now

By Larry W. Garnett, FAIBD, House Review Lead Designer

Of all the labels used to describe a given style of architecture, “contemporary” may be the most confusing and misunderstood. For some, a sloping roof and expansive windows come to mind. Others might use the term for any home that deviates from a traditional style—whatever that may be. “Contemporary” means of the present, best described as one with materials and spaces that expand existing design ideas while addressing the ways we live now. Although many contemporary efforts strive for innovation and uniqueness, others borrow successful details from earlier styles. The following examples from our design team range from distinctive homes with minimal detail to residences that pay homage to the historic Prairie Style with low-profile roofs and horizontal lines. No matter how we chose to define contemporary, the sensitive use of scale, proportion, and materials is ultimately what makes for enduring design.



On a compact site in a walkable, mixed-use community, this home takes a forward look at high-density, single-family living. Designed for Brookfield Residential and targeted at creative and tech buyers, the home has a distinctly modern character. Unlike conventional three-story residences on dense sites, this home's light-filled living spaces make the most of outdoor living. The wide-open floor plan, with its 12-foot-high plates, allows the home to read as a sophisticated urban loft. Exterior space and side yards are maximized by reciprocal-use easements, while thoughtful window placement prioritizes privacy. On the second floor, primary bedroom suites adjacent to a multimedia lounge provide personal sanctuaries. The pièce de resistance is the elevator-serviced entertainment space on the third-floor. It opens to a roomy covered deck equipped with a kitchen and bar, adding 330 square feet of space to the home.

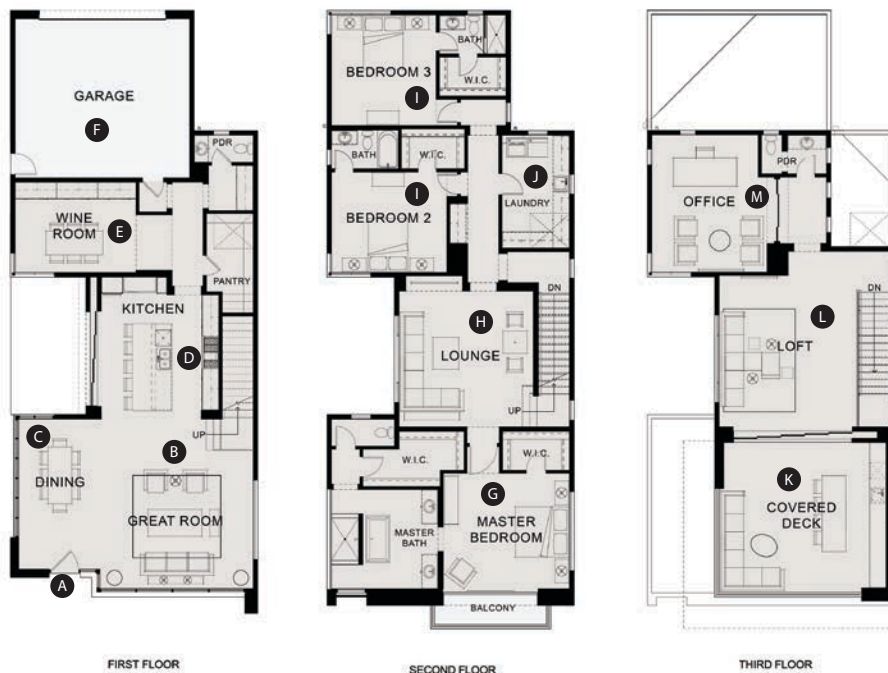
JEWEL AT PLAYA VISTA, RESIDENCE I

ARCHITECT

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PLAN SIZE

Width: 31 feet
 Depth: 75 feet, 10 inches
 Living area: 4,288 sf



- A** The entry is just left of a sheltered, landscaped courtyard
- B** The open plan and 12-foot-high floor plates of the great room maximize natural light and views
- C** Close to indoor and outdoor cooking, the dining area, with dramatic, high windows, also has abundant natural light
- D** Served by a large island and pantry storage, the kitchen is a prep area, site of family meals, and the hub of the house
- E** A flex room on the ground floor is outfitted as a wine room, close to cooking and dining
- F** The two-car-garage has an option for additional cars via stackers. A mudroom entry offers access to the powder room
- G** The master suite has a private balcony, a spa bathroom with dual lavatories, and separate walk-in closets
- H** A large multimedia lounge situated between the bedrooms is a family gathering space
- I** Separated from the master bedroom by a long hallway, secondary bedrooms have ensuite baths and walk-in-closets
- J** Conveniently located near bedrooms, the laundry room has ample storage
- K** An immense covered deck extends party space to the third floor, with elevator access, a kitchen, and an extra-long bar
- L** A 275-square-foot loft opens to the covered deck
- M** With light on three sides and privacy from the rest of the house, the office provides an ideal work environment and can be closed off by double pivoting door partitions

MILLENNIAL CONTEMPORARY

ARCHITECT

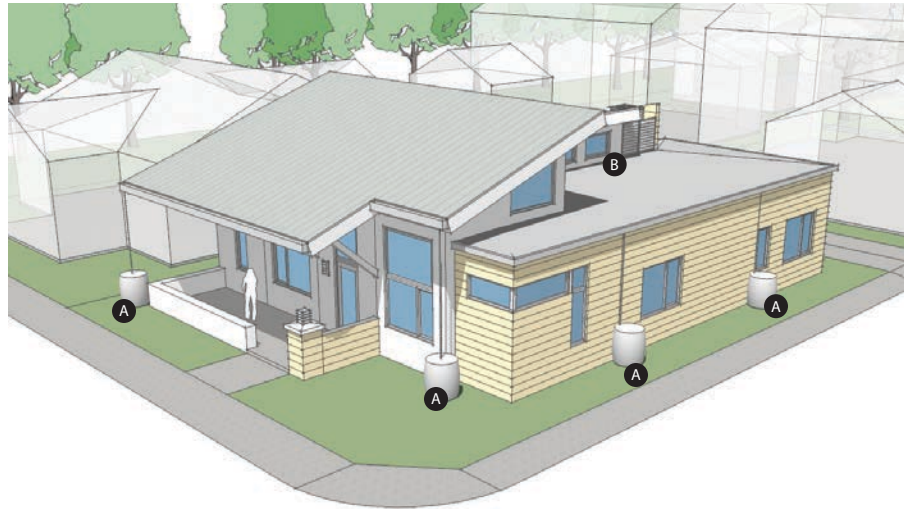
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PLAN SIZE

Width: 40 feet
 Depth: 49 feet, 4 inches
 Living area: 1,264 sf

In this modern home, sustainable features include a solar-film roof and a gutter system for water collection that leads to a buried cistern in the front yard. Windows and clerestory glass in the volume gallery space offer plenty of daylighting. The grand room includes a large living room and dining room, a spacious kitchen with bar seating, pantry, and stackable washer/dryer, and efficiently designed bedrooms and baths. A living garage provides usable multipurpose space that's air conditioned, with a designated place for trash and recycling. A clean, contemporary exterior is executed with precast concrete panel technology. Designed for Millennials, the three-bedroom, two bath home will draw buyers across age groups and life stages.

- Ⓐ Water collection system
- Ⓑ Clerestory windows
- Ⓒ Living garage
- Ⓓ Lofts tucked above the rooms are captured space
- Ⓔ Trash and recycling bins



THE ALTOS HOUSE

ARCHITECT

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PLAN SIZE

Width: 46 feet
Depth: 100 feet
Living area: 2,100 sf



Custom homes always come with interesting requests. This client wanted to save a giant blue spruce tree, avoid having to back the car out onto a busy street, maximize access to the yards, and minimize the use of wood. We created an entry court with the tree at its center. The front entry is a gated pavilion that accesses the courtyard. The side-load garage allows room to turn the car around before exiting onto the busy street. Thanks to radiant slab on-grade construction, all rooms have easy access to outdoor patios, blurring the distinction between the inside and outside. The original house on the site was termite infested, which led to the request to avoid wood. The only wood in the house is cabinetry and door panels. The structure is steel studs with steel roof decking, and the door frames are steel.

- Ⓐ Side-load garage offers ease of egress onto busy street. Garage also includes a shop and access to the entry pavilion
- Ⓑ Entry pavilion gate resembles a door, with a doorbell and security camera to allow remote response when visitors arrive
- Ⓒ Entry courtyard includes saved blue spruce tree
- Ⓓ The home's actual front door is at the end of the courtyard
- Ⓔ Great room and its patio allow for easy indoor/outdoor access for year-round entertaining
- Ⓕ Secondary bedrooms have side-yard patios
- Ⓖ Master suite has a landscaped private patio. The bedroom's gun-slot window allows for eyes on the street and includes a headboard shelf



[HOUSE REVIEW]

PEAK I SERIES AT 5390

DESIGNER

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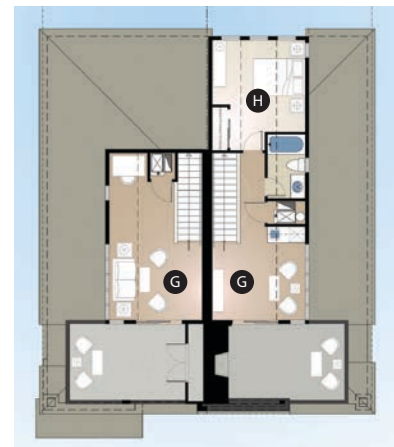
PLAN SIZE

Width: 21 feet
Depth: 48 feet
Living area: 2,354 sf
(Photo: David Patterson)



This home is part of a new urban infill community located in a trendy, sought-after neighborhood minutes from downtown Denver. The homes are designed to nestle into the existing community, with a contemporary architectural style utilizing design elements found in the eclectic mix of styles of the surrounding homes. Plans take advantage of views of the adjacent golf course with outdoor living on all three levels. Linear stairs allow for an open, unimpeded plan on the first floor and generously sized bedrooms on the second floor. Even in a small footprint, the efficiency of the plan allows for a master suite with a luxurious five-piece bath.

- A The open floor plan allows views through the entire home, from the front porch to the small, urban backyard
- B Angled walls break from the traditional rectangular feel of narrow product
- C Instead of a dark, narrow staircase, a slatted wall allows natural light to filter in
- D Minimum circulation creates maximum efficiency, allowing for larger rooms and generous storage space
- E Five-piece master bath
- F Full-size laundry room
- G Extra entertainment space opens to a covered rooftop deck with spectacular views
- H Opportunity for a guest room or study



[HOUSE REVIEW]

CAMILLA

ARCHITECT

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PLAN SIZE

Width: 50 feet, 4 inches
Depth: 48 feet, 2 inches
Living area: 3,644 sf

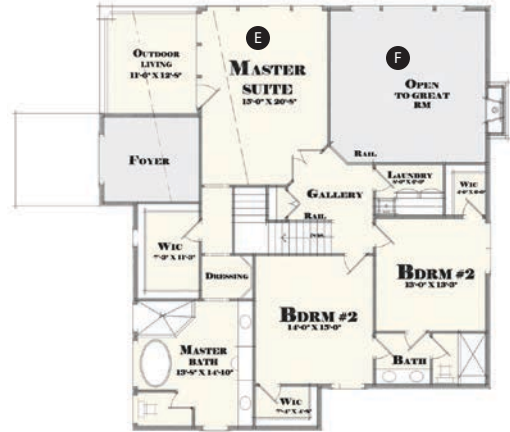


Designer Mike Latimer worked closely with Aspen Crest Homes, in Utah, to design this cutting-edge modern home. Located adjacent to a large ski resort, the home is designed for entertaining and activity. Large expanses of glass take advantage of gorgeous mountain views.

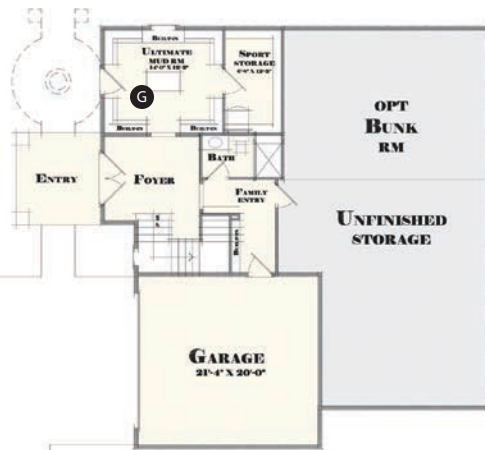
- A** Oversize entertaining areas add a luxury-resort feel to the entire home
- B** A two-way fireplace blurs the indoor-outdoor divide. Two internal fireplaces in one large room let everyone warm up after a day on the slopes
- C** Dual-staircase system creates visual interest
- D** Large first-floor suite serves as a secondary master suite
- E** Master suite is situated for mountain views and incorporates outdoor living
- F** Two-story great room is light-filled and offers stunning views
- G** Family entrance area provides plenty of storage for ski equipment



FIRST FLOOR
1071 SQ FT



SECOND FLOOR
1445 SQ FT



LOWER LEVEL
527 SQ FT