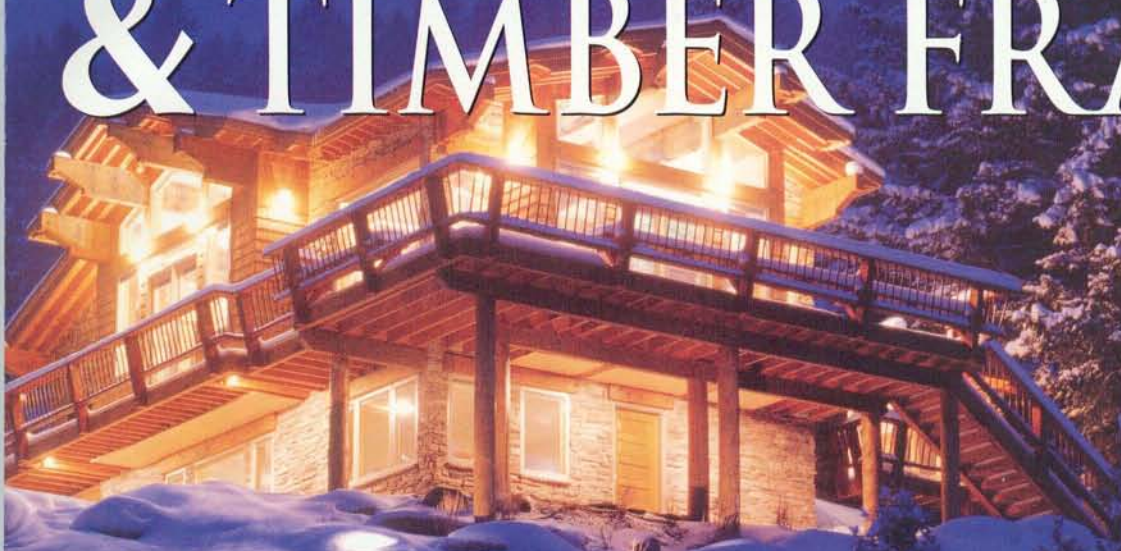


Luxury

Country's Best Log Homes Presents

LOG HOMES & TIMBER FRAME



WINTER *WARMTH*

RELAX IN STYLE SAUNAS,
FITNESS ROOMS, HOT TUBS AND
INDOOR/OUTDOOR POOLS



AWESOME IDEAS

TOP DESIGNS BY LOG HOME ARCHITECT ELLIS NUNN
TRENDS IN LOG, TIMBER AND CUSTOM WOOD HOMES

COUNTRY'S BEST | WINTER 2007



Though not on the original blueprints, the three-car garage was a critical necessity, not only protecting the Paynes' two vehicles from sun and snow but also providing extra storage space and a second-story bonus room, which will eventually be finished as a suite.

Family Value

BY HEATHER B. HAYES
PHOTOS BY ROGER WADE
STYLING BY DEBRA GRAHL

A Colorado family builds a dramatic family-friendly winter residence that turned out to be perfect for the long-term.





Reclaimed barn timbers from the Pacific Northwest provide a striking contrast to the yellow pine timbers, especially on the 22-foot vaulted cathedral ceiling in the great room.

Melissa and Edward “Sands” Payne usually do not get overly sentimental about houses. Married for seven years, this ultra-busy couple and their two young children split their time between Block Island, Rhode Island, where they own a marina, and Breckenridge, Colorado, where they operate Primo Outdoor clothing store. The Paynes had already owned and built several homes, so when they decided to upgrade again to a new winter residence that would accommodate the needs of their growing family, they did not view it as an enduring move.

“We went in knowing we were going to live in it for a while, but we were also looking at it as an investment opportunity, something we would eventually sell,” says Sands, 35. “The only problem with that plan is that now we absolutely love this home. It has exceeded all of our expectations. It’s just too perfect to ever get rid of.”

And what’s not to love? The 5,000-plus-square foot, eclectic-style timber frame residence boasts an open, family-friendly floor plan; a bonus play area for the children; state-of-the-art entertainment and communications technologies; a large mudroom for boots, snowsuits, and skis; 22-foot cathedral ceilings; and stunning views of Lake Dillon and the Continental Divide.

And yet the Paynes managed to build their luxury home with an eye on cost-creativity. Major elements of this strategy involved utilizing an economical pre-designed timber frame package known as SmartWood from manufacturer Woodhouse Post & Beam and then selecting local design-build firm Trilogy Partners to oversee construction. The builder had already begun pre-construction work on a premium sloping 1.2-acre lot in a high-end subdivision when the Paynes committed to the project.

The couple decided on the “Summit View” home plan and asked Trilogy to reverse the blueprint and add a garage and an extra-large connecting mudroom, giving the home an L-shape.

By going with the SmartWood concept, the couple was able to assign more of their budget to detail and finish work, explains Michael Rath, co-owner of Trilogy Partners. But even with the addition of luxury upgrades like granite countertops, cultured stonework, and reclaimed antique wood, the home still appraised for \$300,000 above the total construction cost.

“When people come into the house, they are amazed at how dramatic it is,” says Rath, who notes that the toughest part of the building process was situating the pre-architected

The Paynes can relax and enjoy time in the great room but still keep a close eye and ear on their two young sons playing in the loft.

Cold Comfort

Heating and cooling in a mountainous region can be tricky, thanks to extreme temperature plunges, low humidity and high altitudes. Not surprisingly, good insulation is key, and not just in the walls and the attic, but also along the foundation. There are several good emerging choices, including spray foam and Structural Insulated Panels (SIPs). The latter was employed in the Payne residence.

Once the home is tightened with insulation, the interior air quality needs to be controlled. Mountain homeowners will need a heat recovery ventilator (HRV) to increase the humidity. An HRV exchanges stale air with fresh air, filters and heats the incoming air and adds moisture. Radiant heat flooring, which was also utilized in the Payne home, also adds to the comfort level.

“This particular house will use one-half to one-third the amount of heat of a neighboring house, built conventionally, even though they’re the same size,” says Martin Jensen, founder and CEO of Woodhouse Post and Beam. “It is so tight that even with the cathedral spaces, you don’t get the convection loops and hot and cold extremes. It’s phenomenal how comfortable it is.”





Even though they live just four miles from Breckenridge and its many restaurants, the Paynes prefer to eat in most every night — made even more enjoyable by a dream kitchen that features two ovens, two dishwashers and plenty of prep space.

home on the sloping, high-elevation site. “They can’t believe that there were any cost-saving steps taken anywhere.”

The house is clearly impressive both architecturally and stylistically. But for the Paynes, who moved into the home in November 2005, functionality was just as important. Their two major requirements were to have as much openness as possible, while also providing a bit of compartmentalization. “It was very important to us that the kids have their own space, where they could spend a lot of their time and do what they wanted,” Sands explains. “And, of course, we wanted to have our own space as well in which to relax and have quiet time for ourselves.”

As such, the second floor is completely devoted to the couple’s two sons, Zach, 4, and Dylan, 2. Two identical bedroom suites anchor each side of a loft area that proved to be the perfect spot for a play area. Because their playroom overlooks the great room and is right above the kitchen, “we can always hear them and know that they’re up there having a good time,” Sands explains.

Melissa and Sands enjoy their own space with a master bedroom suite that takes up a full wing of the first floor. Located just off of the great room, the kitchen and the second-floor stairway,

the bedroom provides views of the Rocky Mountains and opens onto the exterior deck. Two walk-in closets provide plenty of storage space. And the master bathroom features a large seven-head shower.

The Paynes concentrated most of their efforts on the great room and the kitchen. A key goal was to create an area that was warm, comfortable, and inviting, not just for the family but also for hosting frequent dinner parties and extended family get-togethers. To achieve these ends, Melissa and Sands designed a highly functional “dream kitchen” that featured two ovens, two dishwashers, two sinks and a large granite-topped island.

They also utilized design and décor to make the entire space upscale but not overly pretentious. Tall stools added to a connecting breakfast bar area “introduced the hanging out factor” to the living area, Sands says, and a large stone fireplace is centrally located for everyone to enjoy. The dining room features a table that is purposefully simple and relatively small. “We don’t do a lot of formal dinners,” he explains. “Usually, it’s just a bunch of people, with some of us sitting at the table, some at the bar and someone else sitting on the coach.”

The Paynes, who met while attending college in Vermont, have been spending winters in Breckenridge for 13 years, so they have completely adopted the famous active and snowy Colorado lifestyle. They both are avid skiers and hikers and are now beginning to introduce their children to their favorite hobbies. For this



Like the great room and the master bedroom, the dining room provides maximum views of the Keystone and Arapahoe Basin Ski Resorts in Breckenridge and the Continental Divide beyond.

The Paynes didn't have a lot of criteria for their own bedroom, except that it should be big. The room features his and her walk-in closets, including enough space in Melissa's for a washer and dryer.



LEFT: The children's play area is outfitted with a couch, child-sized sitting chairs, a television, play tables, book shelves and toy chests. ABOVE: The powder room, designed around a copper mirror that the Paynes already owned, features an antique dresser converted into a vanity and topped with a marble counter and copper sink.



The recreation room, located in the basement, is used for more casual entertaining and features a full wet bar, big-screen television and refrigerator.

reason, having a mudroom (and a garage) to store and shed clothing and gear is critical. “When you come into the house, we wanted to just be able to drop everything and go in and get warm,” Sands explains.

Rath notes that while many luxury homeowners immediately gravitate toward a custom design, a pre-designed home offers a number of advantages. The most important is the significant savings of stress and time, which was especially critical for the Paynes, who already had their hands full with two businesses and very young children.

What’s more, enough customization is possible to make the home both striking and unique to a homeowner’s individual

style. The exceptional quality of the Payne home is further evidenced by the fact that it successfully traversed the homeowner association’s very strict design review board — with only a few changes required involving roof slopes and roof complexity.

“This is a great solution for people who really want a high-end timber frame home but don’t want to give up a year of their life to get it done,” Rath says. “And the result speaks for itself: This is truly a stunning home.”

TIMBER PRODUCER: Woodhouse Post & Beam, Mansfield, PA.
CONSTRUCTION: Trilogy Partners, Breckenridge, CO.

