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# Beautiful Park City Homes— With Something Unique to Offer

by Julie Roberts

All Park City homes—whether historic or brand new—share one incredibly unique feature: an unparalleled mountain setting with immediate access to nature activities. But some of the homes in the 2016 Park City Area Showcase of Homes have even more exceptional qualities that will ensure the homeowners' happiness for many years to come. Here are just some of the special features and styles that are part of this year's Showcase:

## Bringing the Outdoors Indoors

Many homes in Park City include views of mountain streams—but one of the homes in this year's Showcase has taken this concept a step further by incorporating one directly into the home itself. It is actually a spring rather than a stream, which, as homebuilder Josh Phillips of Phillips Development explains, is an important distinction because streams are subject to more regulatory restrictions than springs, and this

distinction allowed Phillips and his team to ultimately redirect the spring so that it would flow beneath the house.

So, what was the inspiration for this unusual design? Actually, it wasn't the homeowners' idea and they weren't immediately sold on the design concept. They bought the lot because they loved the mountainous setting, beautiful grove of trees and free-flowing spring. The lot also originally included an old, dilapidated house, that they were considering remodeling. They envisioned a traditional house located on a scenic lot, but the architect saw the potential to re-route the spring and incorporate it into a unique home design.

As Phillips explains, "They [the homeowners] were reluctant only from the standpoint that it wasn't what they originally pictured. They wanted a connection to the stream, mountains, and outdoors and that's why they hired the architect. They wanted to make sure that the architect caught a vision and was able to design something spectacular." Trusting

their architect's instincts, the homeowners ultimately agreed to the unusual design idea. Phillips and his group tore down the old home and donated it, which gave the homeowners a significant tax credit, and the architect began designing the new house around the re-routed spring.

Phillips and the architect created a special house in order to truly highlight and take advantage of the beauty of the spring. This one-of-a-kind home, located at the bottom of Thaynes Canyon, consists of four separate pavilions connected by fully enclosed bridges. "Each of the buildings relates to each other, they blend in together. It almost looks and feels like one big house," Phillips explains. "The house is wrapped in windows, and it's all connected to the stream that winds through these four pavilions, allowing the house to really bring the outside in."

Even though the home is notable because of its striking design, it is also highly functional. The home is 5,800 square feet total, and the size of each pavilion is dictated by the rooms that

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are included there. The biggest building, which is approximately 3,000 square feet, houses the great room, kitchen, master bedroom, and office. Another building holds the garage, laundry room, and mud room. The next has four guest bedrooms, all full suites with bathrooms and walk-in closets. The last building contains the family room and meditation room. The home's exterior is a combination of wood, stone, glass, and metal paneling, with a flat green roof.

This home, while untraditional in design, is the perfect getaway for its owners, who have a primary residence in Florida. They come to Park City to escape Florida's humidity and to enjoy the nature and activities that this area has to offer. Despite the fact that they weren't originally comfortable with the idea of a four-building home with an interconnecting stream, they are now fully on board with the combination of the architect's design and Phillips' handiwork. According to Phillips, the homeowners are "ecstatic" about the finished home. "They absolutely love it," he says and are

excited to share it in this year's Showcase of Homes.

## Living on Main

As homebuilder Doug Jardine notes, the most unique feature of this Main Street property he is featuring in this year's Showcase is the location. As anyone who has looked for homes in Park City will know, residential real estate options on Main Street are not easy to find. That's what makes Jardine's property so special. The condominium is featured in a building that was built in the 1980s, and Jardine has worked with the historical district in Park City to keep the building consistent with the town's historic character.

This 3,200 square foot property was originally office space and now, it is a high-end condominium that the developer has named LOMA—Living On Main. The home is within walking distance to the town lift, and to all of the shops and restaurants on Main Street.

Despite all the conveniences close by, the homeowners may not want to leave their unique home since it has so many

luxurious features, including a wine cellar, media room, and sauna. The condo has four bedrooms and five bathrooms, and the main area is all enclosed in glass to create clear sight lines. "We wanted to give it an open, clean-line space so there would be connectivity throughout," says Jardine. In keeping with this open-flow design, Jardine designed the windows to be extra-large to take full advantage of the views of the mountains and Main Street.

The indoor living space isn't the only thing that sets this property apart from the rest; it also has 1,800 square feet of outdoor, rooftop living space—something that is almost unheard of in a home on Park City Main Street. The outdoor living space has a high-end grilling area, hot tub, fire pit, and an incredible decking system. It also includes what is basically a second kitchen, with an indoor wet bar area, sinks, and a microwave. And due to shaded areas and snow-melting capabilities, the homeowners will be able to utilize this outdoor space practically year round. "There are just so few places in Park City that have this type of space," says Jardine. "It is really, truly unique."

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