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Feel the breeze!



KIKI WALLACE, PROSPECT'S developer, named this street in honor of his belief that "half measures will avail us nothing, so either you do it all the way or you don't do it at all."

“Each cottage has its own colorful identity”

With crayon-bright houses and streets named “Tenacity” and “Confidence,” Prospect New Town in Colorado may be the antidote to the beige suburb

DDRIVING NORTH up U.S. 287 just south of the town of Longmont, Colorado, you see a riot of color off to the left. Suddenly, it hits you: That's a neighborhood. Those eye-popping houses are part of Prospect New Town, a community sporting a mix of traditional and modern cottages as colorful as a Lego tournament. The combination has been known to elicit impulsive reactions from people such as Christie and Tom Evenson, >

Community profile: Prospect New Town

- **WHERE** 30 minutes north of Denver
- **MEDIAN HOUSE PRICE** \$468,000
- **HOME SIZE RANGE** 1,600–4,800 square feet
- **GREEN SPACE** Four pocket parks, one community garden

PROSPECT'S NARROW STREETS foster a close-knit feel and are ideal for a stroll—or water fight.



BYWAYS COTTAGE COMMUNITY



THIS FARMHOUSE, a modern twist on a classic, is typical of Prospect's lighthearted take on cottage style. **MANY HOMES HERE** have porches or stoops that meet the sidewalk. This creates a sense of community that's at the heart of every true cottage neighborhood.



who drove in, took a look around, and decided to buy a house on the spot.

"We came across Prospect by accident," says Christie. "We had no idea it even existed, but as soon as we drove in, that was it. We called our real estate agent that day and said we wanted to see everything that was available. We loved everything about it—the tree-lined streets, the garages in the back, the color, the variety of styles."

Prospect is eminently walkable and welcoming: Flowers cascade onto the sidewalks from overflowing gardens, and large front porches create street-level intimacy. The neighborhood includes not only many different types of housing but also offices and retail establishments, which make the community vibrant even on, say, a Tuesday afternoon—a time when most of suburbia is a beige-shaded ghost town.

Good design was not an afterthought here in Prospect. It's inherent in the area's very fabric. There are beautiful vignettes—small and large—everywhere. >



“Tenacity Drive frames the snowcapped apex of Longs Peak, poster child of the Rocky Mountains”

EVERY HOUSE IN PROSPECT has its own character, lending an architectural wealth that's not often found in new developments.

Tucked behind the street, a small, stone courtyard shared by several attached homes looks like it emigrated from one of the great European cities, with pots of flowers, a picturesque stone water feature, and a vine-covered pergola. The streetscape view from east to west of one of Prospect's fancifully named streets, Tenacity Drive, frames the snowcapped apex of 14,255-foot-high Longs Peak, poster child of the Rocky Mountains.

Adding even more to its charm, every house in Prospect is one of a kind. “I love that each home has its own identity. The variety and color really draw you in,” Christie says. Shayne Eaton, who dreamed of living here and finally made it happen when she and her husband, Dean, purchased a contemporary farmhouse, agrees but is quick to say the community's best asset is “the people. This town attracts a certain type of person: open-minded, creative, and fun—just like the town itself.” >

BYWAYS COTTAGE COMMUNITY

EVERY SUMMER, the owners of this cottage add to the colors of the neighborhood by filling their window boxes with petunias.



on the market

WHAT YOU'LL GET FOR \$650,000

STYLE farmhouse

BUILT late 1990s

ROOMS 4 bedrooms/3 baths

SQUARE FOOTAGE 3,100-plus (with a spacious carriage house, typically)

LIKELY FEATURES colorful exterior with equally vivid trim, hardwood floors, French doors in family room leading to private garden, detached two-car garage

COTTAGE LISTINGS coloproerty.com, prospectnewtown.com, or cophomefinder.com



MEET THE NEIGHBORS

RENEE AND JEFF KIMES, their two daughters, Bailey and Chloe; dog, Ned; and four cats—Chula, Diablo, Nigel, and Roamie—call Prospect home. Renee is an antiques dealer, and Jeff works for a real estate investment trust.

THEIR COTTAGE is a screaming purple and yellow modern farmhouse. On the airy first floor, three sets of French doors open onto a small, cozy patio shaded by an electric yellow-and white-striped awning and bordered by a tiny garden bursting with flowers. "We love the way the design holds true to Colorado's early architecture—the frontier farmhouse and mining camp," says Renee. She decorated her carriage house (separate apartment) in a casual style and says it's her "happy place."

WHAT THEY LOVE ABOUT PROSPECT "The architectural variety, convenience of retail in our mixed-use neighborhood, and wonderful attention to aesthetics," she says.

WHERE YOU'D LIKELY FIND THEM "At Vic's for coffee in the morning, but at night, we often enjoy the best ribs around—at The Rib House. During the day, the community garden is a vibrant haunt. Bailey and Chloe never tire of climbing the crab apple trees or tending their tomatoes, eggplants, and other vegetables," says Renee. >



THIS OLD COTTAGE, built circa 1910, was moved from downtown Longmont into Prospect to give builders a prototype for sound historical details. The fixed-up former nunnery is now a single-family home.

The way they live

■ **HOMES** About the only type of house Prospect doesn't have is boring. Styles range from traditional and modern takes on Victorian, farmhouse, Craftsman, and Italianate to contemporary homes. Exterior paint colors are just as varied: Think neon yellow, red, purple, flaming orange, chartreuse, and turquoise.

■ **RESIDENTS** Prospect has about 550 residents that include artists, stay-at-home parents, a mortgage broker, a feng shui (Chinese art of arranging space) consultant, a psychotherapist, and a yoga studio owner.

■ **SHOPS AND HANGOUTS** Less than a 10-minute walk from every house, downtown Prospect consists of modern, three-story buildings painted so brightly you can "see" the colors even after you close your eyes. Retail or office space occupies the first level, with condos or apartments above. The town offers such shops as Capers & Company, a gourmet food and gift basket

store; House Gifts and Decor and London Street Mercantile; Prospect Flower Shop; and Tenacity Wine Shop. Residents can grab coffee at Vic's Espresso, Kansas-style barbecue at The Rib House, and a double scoop at Sugars, a gourmet ice-cream shop housed in Solar Village, a mixed-use, solar- and wind-powered building.

■ NEIGHBORHOOD EVENTS

A partial list includes a garden tour, Independence Day potluck, classical music under the stars, chili cookoff, and New Year's Eve "progressive" party. There's also a bimonthly wine-tasting party that rotates houses. "There is always something going on here," says one resident.

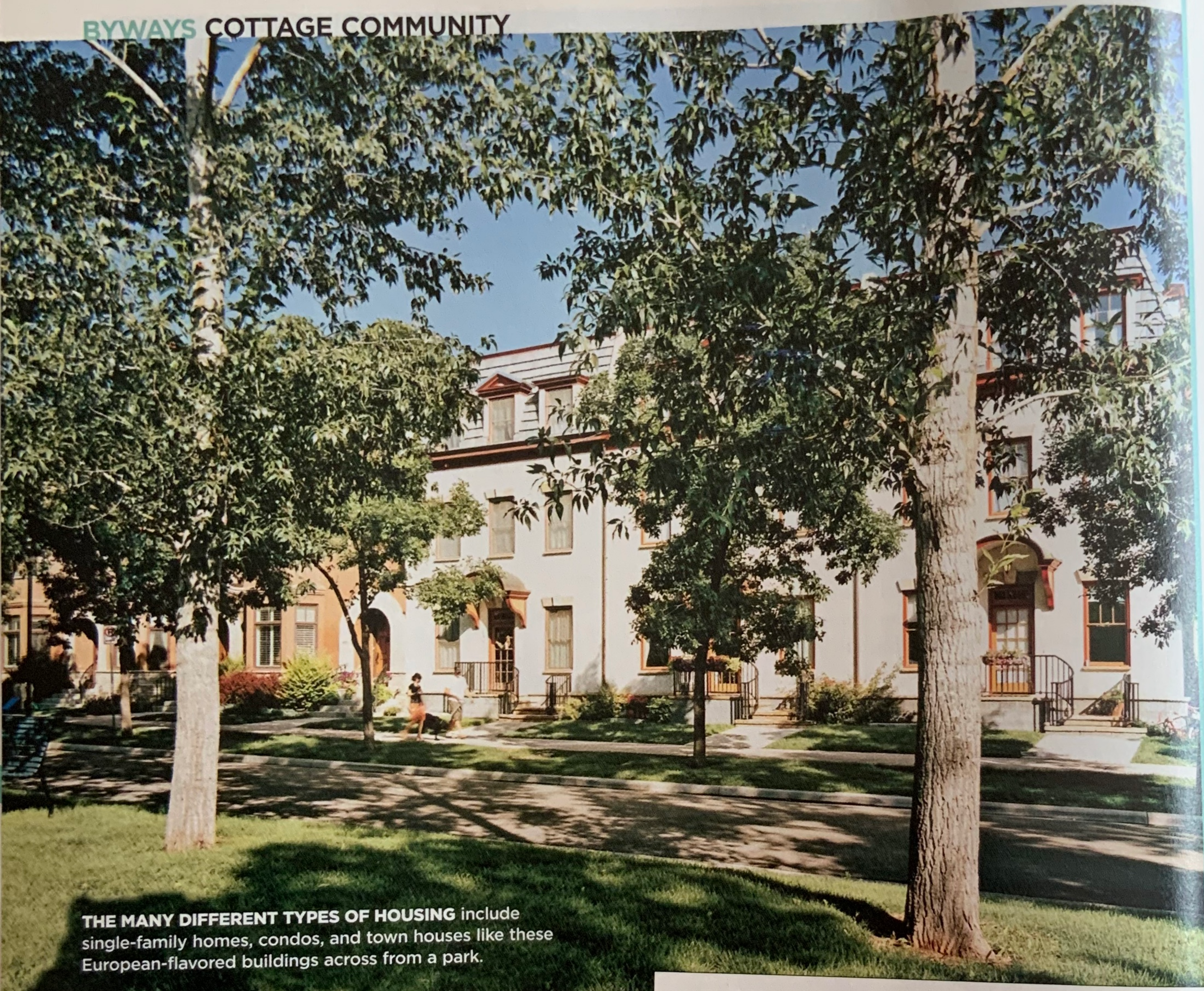
■ **CLOSE BY** Boulder Reservoir is 10 minutes away and offers kayaking, canoeing, sailboating, and fishing. Downtown Boulder with its numerous independent shops and restaurants is also a 10-minute drive.

■ **COTTAGE TWIST** Two old cottages were brought into Prospect and remodeled to provide homebuilders with examples of accurate period detailing. One brick cottage once served as a former nunnery (see photo above), and the other—home to Prospect's town planner, Mark Sofield, and his family—is a 1930s Craftsman bungalow that in its prior life was a mini-golf clubhouse.

■ THAT EXTRA SOMETHING

Many of the homes in Prospect include a separate carriage house above a detached garage. Residents use this space in a variety of ways, such as a rental unit, guest house, or home office.

■ **IF YOU'RE GOING . . .** Here's how to find Prospect: From Denver, take I-25 North or U.S. 287 North to Longmont. The community is on the corner of U.S. 287 and Pike Road. For more info, visit prospectnewtown.com/whereisprospect/main.asp. >



THE MANY DIFFERENT TYPES OF HOUSING include single-family homes, condos, and town houses like these European-flavored buildings across from a park.

MEET THE DEVELOPER

Prospect's developer, Kiki Wallace (right), inherited the land from his family, and in the early 1990s, he says, "I just woke up and knew I had to build a neighborhood."

Unlike most New Urbanist neighborhoods that represent a broad spectrum of traditional architectural styles, Prospect mixes neo-traditional and modern architecture, often in the same house. "I didn't want to just replicate historical architecture, because that doesn't take us anywhere. I wanted to try and do stuff that's more forward thinking," explains Kiki. "I grew up in a beautiful part of the world, South Texas. It was a small town of about 20,000 people, and it's now about 700,000 people. I saw growth destroy a place where I grew up, and it had an impact on me to the point that I felt I could do better."

