

WHERE TO LIVE

HIGHLANDMODERN

FOR THE PAST 10 YEARS, DENVER'S MOST ECLECTIC NEIGHBORHOOD HAS, ONE INFILL AT A TIME, BECOME ONE OF THE BEST AREAS IN THE CITY TO SUPPORT GREAT MODERN DESIGN.

WORDS | MISTY MILIOTO REAGIN • IMAGES | CRYSTAL ALLEN



THIS HAPPENING NORTH DENVER NEIGHBORHOOD IS RIDING HIGH ON THE WAVES OF MODERN DESIGN.

HIGHLAND – a chic neighborhood located immediately west of downtown—rises up from the banks of the Platte River, providing amazing views of the city. Yet the area also features a rich tapestry of stylish boutiques and lively restaurants, all intermingled with plenty of Old World charm. Founded in 1858, the neighborhood once was home to a thriving Scottish, English, German and Italian immigrant population. Remnants of their influence can still be seen in the family-run restaurants, historic landmarks (such as the mission-style St. Patrick's Cathedral) and early 20th-century Victorian homes. However, these older building styles are now juxtaposed with modern developments that have taken root over the years.

“The neighborhood has this great fabric of 1900s buildings woven together with this other language of Modernism,” says Brad Tomecek, principal with Boulder-based Studio H:T (an architectural firm that also designs in Denver). “You start to see different eras and ages, and it starts to be a recorded history of a place.”

This architectural mosaic, as well as the area's many offerings, creates a vibe that's eclectic, fun and hip. As a result, Highland has now become a mecca for young families and business professionals (many of whom have modern tastes), and modern architecture has taken off here in a big way.

UPWARD AND ONWARD

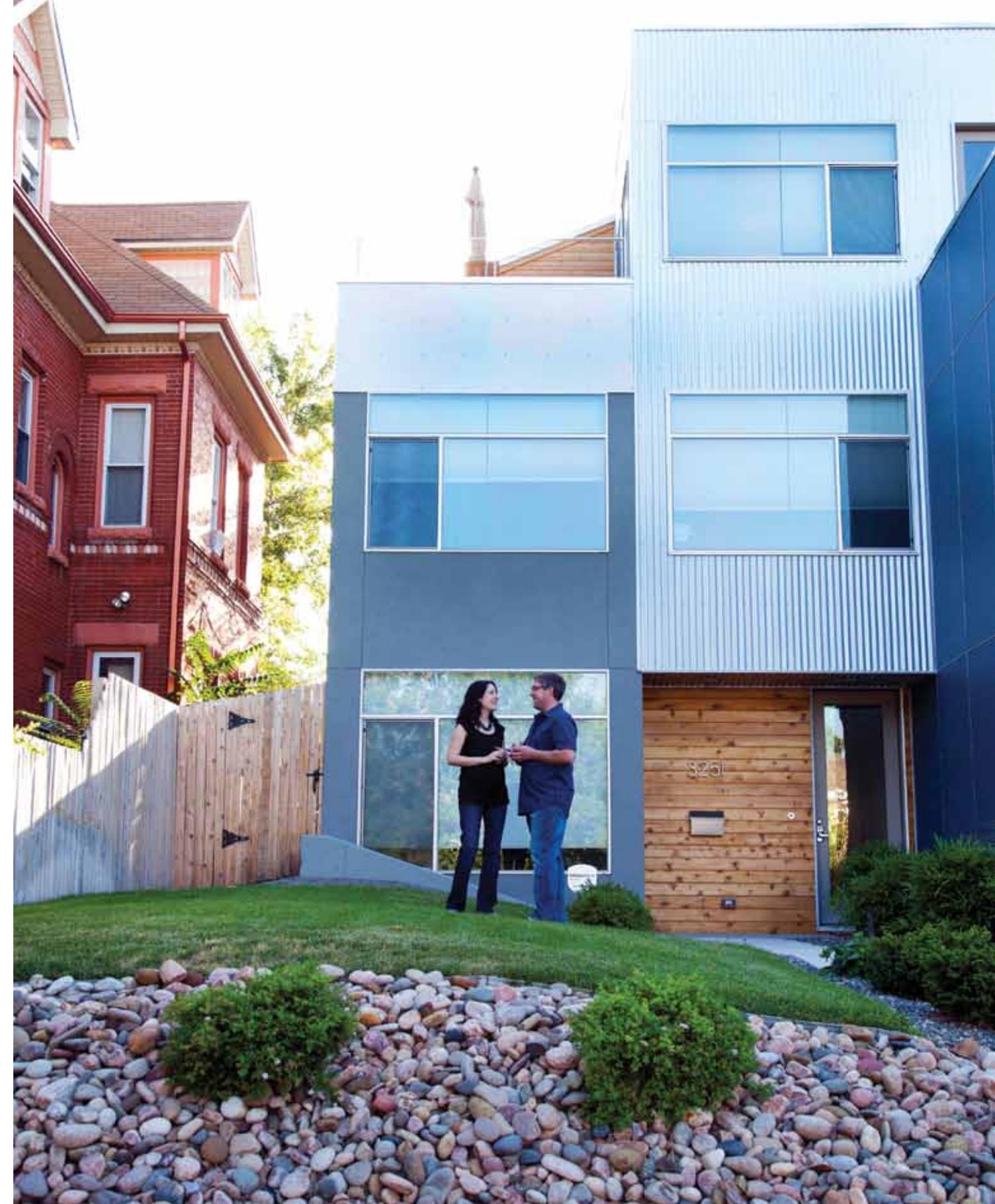
Bounded by West 38th Avenue, Zuni Street, West 32nd Avenue and Federal Boulevard, Highland is a 250-acre neighborhood that consists of two distinct areas: West Highland and Lower Highland (LoHi). Three historic districts comprise the area as a whole, and Denver's first and original arts district is located at West 37th Avenue and Navajo Street. While modern homes certainly dot the landscape in West Highland, LoHi (an area nestled between Federal Boulevard, I-25, Speer Boulevard and West 38th Avenue) is absolutely brimming with the modern design aesthetic. According to Tomecek, this trend first started



PREVIOUS SPREAD: Denver's Highland neighborhood features an eclectic mix of modern architecture set against a gorgeous backdrop of historic structures.

ABOVE: LoHi resident Jana Galbraith says that she absolutely loves the open space and functionality of her modern kitchen.

RIGHT: Jana and Michael Galbraith's modern home, designed and built by Phil Loper of Paradigm Lost, features clean lines that contrast nicely against the neighboring Victorian home.



The beautifully curved wall at Karli and Nils Erickson's home, designed by Studio H:T, grew out of site restrictions and the need for privacy. This design element led to the home being dubbed "The Shield House."



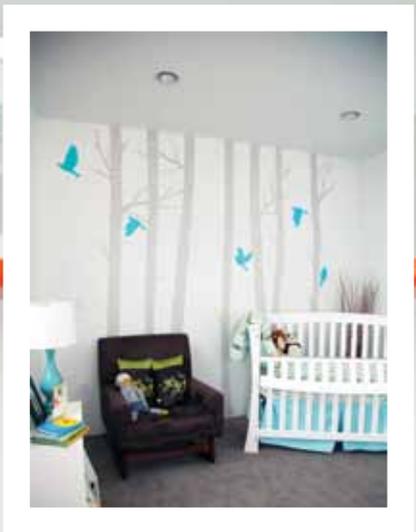
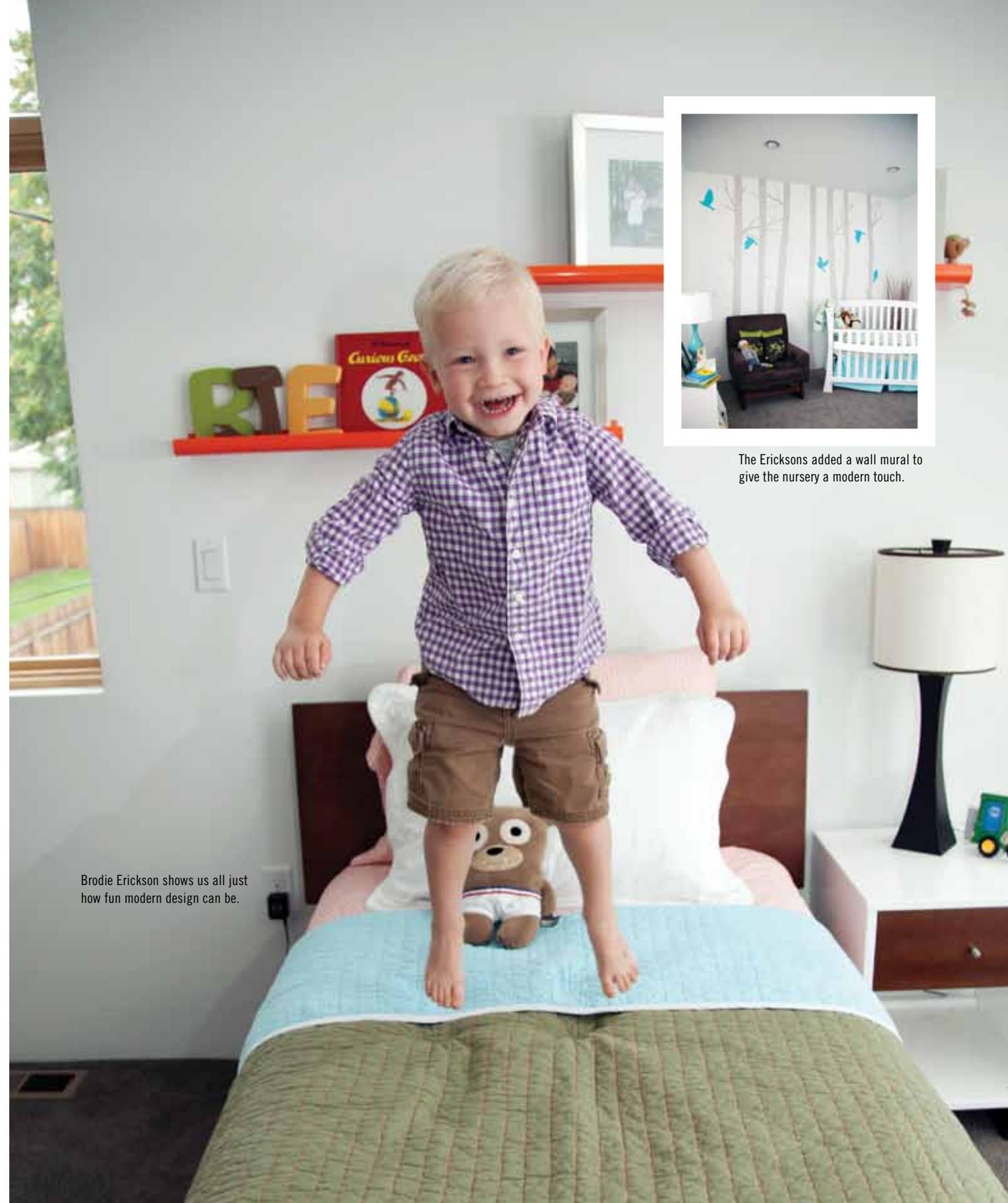
The heavy timber frame used to construct the curved wall adds architectural interest to the home's interior as well.



The Erickson's rooftop patio provides amazing views of LoHi and Denver beyond.



Karli and Nils Erickson now have their dream home in which to raise a growing family.



The Ericksons added a wall mural to give the nursery a modern touch.

Brodie Erickson shows us all just how fun modern design can be.

around the turn of the 21st century. “We started seeing projects either that had additions or [infill projects] that took on what has become a more accepted and more en vogue style,” he says.

“Acceptance” really is the key word here. While there aren’t specific building codes that make it easier to develop modern projects in the Highland area, the laid-back nature of the neighborhood means that there is more acceptance and demand for it. According to Liz Richards, broker associate with Denver-based Kentwood City Properties, Sprocket was a leader in modern design in Highland, and the aesthetic slowly caught on because the neighborhood embraced it. The impetus for Bill Moore, president of locally based Sprocket Design-Build, was simple: “I always liked modern design,” he says. “It’s pure and honest. I felt it was needed and necessary, and I wanted to do it.”

In addition to an increasing supply of modern projects, undervalued real estate in the area has provided a driving force for demand. “Historically, land has been much more affordable here in Highland than in other parts of the city,” says Paul Tamburello, broker associate with Denver-based Red Chair Realty Advisors, LLC. “By 2004, we started getting the critical mass and the density of people with a greater disposable income. That [changed] people’s perception of Highland. It’s precisely this growth in density that has caught the attention of restaurants and retailers that have flocked to the area with nearly a 100 percent increase in growth over the last six years. Often, I hear people comment on how Highland is the Brooklyn of Denver.”

This now-burgeoning community also offers the unique opportunity for infill projects, because many of the older buildings suffer from years of neglect. Oftentimes, developers would rather remove these existing properties (as long as there is no historic value) and replace them with something new. It just so happens that many of these new projects exhibit modern design. “The modern aesthetic has been easy to insert in LoHi because, from a zoning perspective, it’s meant to be a little more industrial and transitional as you move closer toward [I-25],” Tomecek says. As a transitional neighborhood, the residents certainly have been more accepting of different ideas about how people live.

LIVE IT UP!

Highland also is ideal for modern architecture because of its proximity to downtown: It’s a prime location that seems to



As a leading real estate broker with Red Chair Realty Advisors, LLC, Paul Tamburello keeps a pulse on modern design and real estate in the Highland neighborhood.



Bill Moore, president of Sprocket Design-Build, has been a leader in the growth of modern architecture in the Highland area.

Modernism comes in all kinds of varieties. These modern homes are just a few of the stunning examples that can be found in Highland.



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LIVING THE HIGHLAND LIFE.

Besides being a white-hot destination for living in Denver, the Highlands offers some of the city's best dining and shopping. This is one area that has it all. If you're thinking of moving to the area, or if you just want to explore its many offerings, make sure these must-try places are on your list.



Root Down is a favorite restaurant for many locals. Modern in Denver tip: Check out their amazing brunch, and enjoy bottomless mimosas until last call at 3:15 p.m.!

An's Lemongrass Grille
2643 W. 32nd Ave.
303.433.4289
anslemongrassgrille.com

Chili Verde
3700 Tejon St.
303.477.1377
chiliverde.net

Duo Restaurant
2413 W. 32nd Ave.
303.477.4141
duodenver.com

Little Man Ice Cream
2620 16th St.
303.455.3811
littlemanicecream.com

LoHi Steak Bar
3200 Tejon St.
303.927.6334
lohisteakbar.com

Lola
1575 Boulder St.
720.570.8686
loladenver.com

Pagliacci's Italian Restaurant
1440 W. 33rd Ave.
303.458.0530
pagliaccidenver.com

Pasquini's Pizzeria
2400 W. 32nd Ave.
303.477.4900
pasquinis.com

Root Down
1600 W. 33rd Ave.
303.993.4200
rootdowndenver.com

The Squeaky Bean
3301 Tejon Street (Note this is the correct address).
303.284.0053
thesqueakybean.net

Sushi Hai
3600 W. 32nd Ave.
720.855.0888
sushihai.com

Venue Bistro
3609 W. 32nd Ave.
303.477.0477
venuebistro.com

VITA
1575 Boulder St.
303.477.4600
vitadenver.com



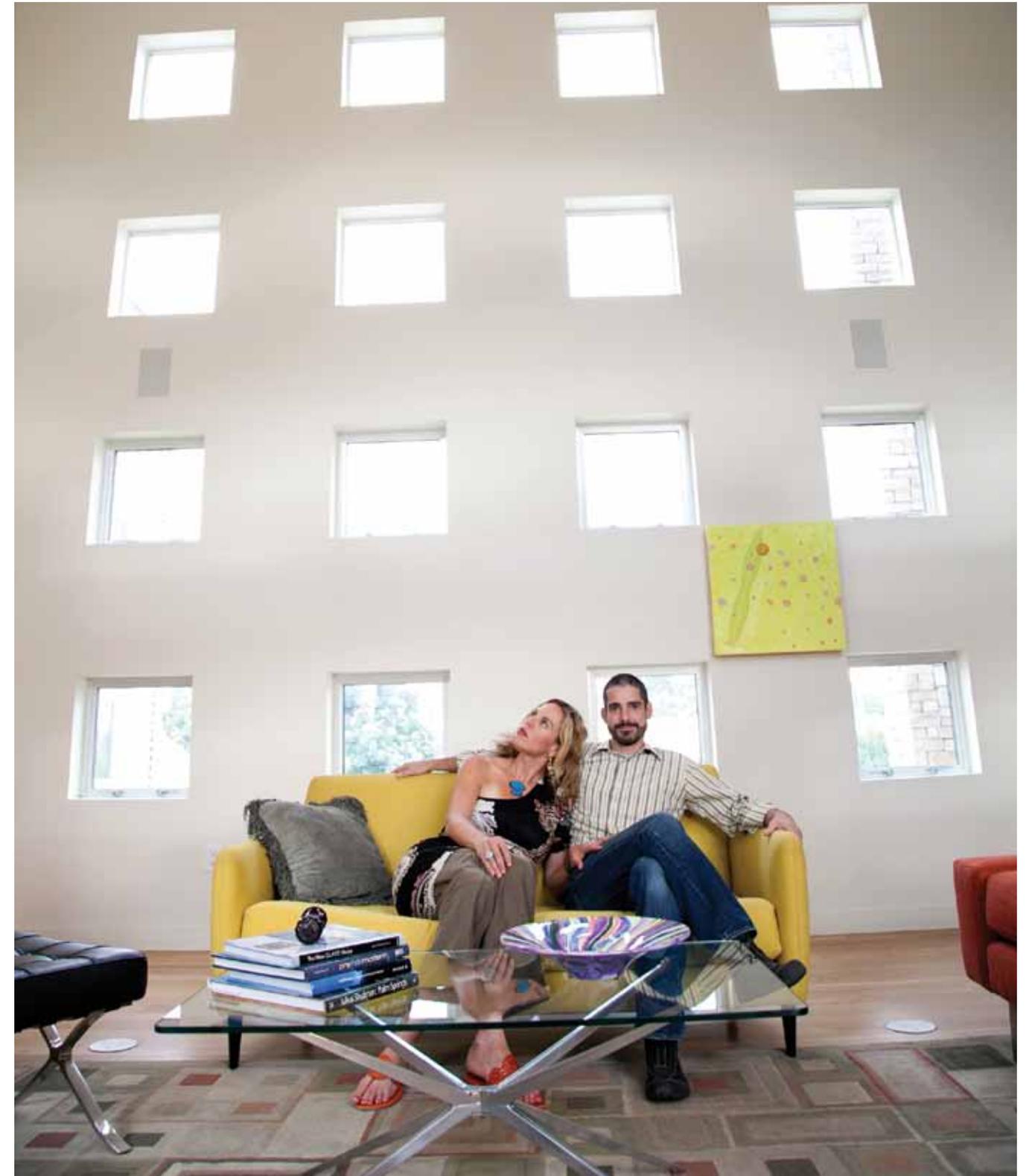
ABOVE: Phil Loper of Paradigm Lost designed this modern home in Highland for he and his wife, Liz Richards.

RIGHT: Liz Richards, broker associate with Kentwood City Properties and an expert in Modern Highland real estate, with her husband, Phil Loper, in the spacious living room of their LOHI modern home.

resonate with the urban dweller. Thanks to the new pedestrian-friendly Highland Bridge that spans I-25, Highland residents now have easy access to Lower Downtown (LoDo) and all that it has to offer. However, they have the added benefit of walking Highland's charming streets to numerous restaurants, shops and parks (all while running into their neighbors). "I find that people who've lived in big cities, like New York and San Francisco, tend to feel really at home in Highland," Richards says. "They understand the infill, and they're used to experiencing the transition of neighborhoods. I would say modern design is predominant, and they appreciate that."

Just ask LoHi residents, Jana and Michael Galbraith, who recently moved from New Jersey. They bought a 3,000-square-foot modern home in LoHi designed and built by Phil Loper of locally based Paradigm Lost. "I think Highland is drawing younger buyers that have an attraction to the modern aesthetic," Jana says. "We definitely knew that we wanted a new and modern [home]. We immediately gravitated toward Highland because of the neighborhood vibe and the proximity to the city. With everything that the neighborhood is offering—with Highland Square, and the shops and restaurants here in LoHi—it seems like it's a fit for people who keep coming to this area."

Additionally, Karli and Nils Erickson recently purchased a home in LoHi designed by Studio H:T. "We worked our way into a



modern home, but we were interested in Highland,” Nils says. “We almost bought a Victorian home, but we backed out largely because what we were looking for in an older neighborhood was a home that had modern amenities, and that was hard to find.”

Working together with Studio H:T, the Ericksons found that modern design fit best with their site specifics. The home is situated adjacent to a three-story triplex, and this factor presented privacy issues on the home’s east side. To combat this challenge, Tomecek and his business partner Christopher Herr designed a curved privacy wall (to fit within Highland’s 17-foot bulk plane height restrictions) that led to the house being dubbed “The Shield House.” This curved wall, a heavy timber frame constructed using mortise and tenon joints, shields the home from the neighbors, but it also adds an element of craftsmanship to the interior of the home. “When we think about design, we’re not really trying to fit an aesthetic as much as answering questions that come up in the process,” Tomecek says.

It’s no doubt that modern design is changing the look and feel of Highland. “Each new build—if done well—is like a piece of art, and I think it’s beautiful,” Tamburello says. “But like all art, its beauty is subjective.” Moore, however, who is still very active in Highland, says that there’s a risk involved with building too much modern design in the area. “If there’s too much of it at one time, it can take over visually,” he says. “The neighborhood sentiment, I would definitely say it’s mixed, but it’s not as politically charged as some other Denver neighborhoods.”

Plain and simple: Modernism just makes sense in the Highland neighborhood. With all of the amazing offerings that the area provides, and the influx of people with modern tastes who are relocating to Denver, this area is sure to continue its steady climb toward the modern aesthetic. We couldn’t be more pleased!

Modern design lends a linear perspective to Highland’s ever-changing architectural landscape.



WANNA LIVE MODERN IN HIGHLAND? MODERN ON THE MARKET

At publishing date there were over 36 modern listing in the Highland area and many that are under construction that will be available in the coming months. Here is a sample of what you can get. **START PACKING!**



2115 W. 32ND AVE.
\$379,900 to \$410,900

These energy-efficient two-bedroom, three-bath townhomes range in size from 1,083 to 1,200 square feet. Features include amazing rooftop decks and/or balconies with downtown and mountain views, one- and two-car attached garages and sleek European finishes. For more information, contact Liz Richards at 303.956.2962.



3232 QUIVAS ST.
\$339,000 to \$489,000

These stylish townhomes range in size from 1,193 to 1,745 square feet. Features include attached garages, rooftop decks with city and mountain views, Caesar stone slab countertops, stainless steel appliances, hardwoods and spacious master suites. For more information, contact Liz Richards at 303.956.2962.



3131 ZUNI ST.
\$465,000 to \$790,000

These two- to three-bedroom townhomes range from 1,677 to 2,697 square feet and boast two baths, exquisite interior features, up to 300-square-foot decks and two reserved parking spaces. For more information, contact Paul Tamburello at 303.210.6404.



3120 WYANDOT ST.
\$625,000

This three-bedroom, four-bath townhome features 3,749 square feet of space, a fully finished basement, a built-in wet bar, a gourmet kitchen with stainless-steel appliances, two fireplaces, two built-in wine coolers, walnut hardwood flooring and four patios (including a rooftop deck with skyline views). For more information, contact Paul Tamburello at 303.210.6404.

COMING SOON **Tejon34** (3400 Tejon St.) *Pricing available this Fall.*

Tejon34 stands in the heart of the Highland neighborhood. These three-bedroom townhomes feature 3,000 square feet of space, rooftop decks with amazing views, and high-end appliances and interior finishes. Five units are available in the first phase, and the project will consist of 29 units when complete.

For more information visit: www.tejon34.com

