

# on the home front

MARK  
SAMUELSON



## if you go...

1881 S. Ivanhoe Street in Denver's Lynwood neighborhood, extensively remodeled California Contemporary home, with updated energy package and outdoor "Lanai," new kitchen, master-suite features.

**WHERE:** S. Ivanhoe Street at corner of E. Jewell. Take Holly Street south from Leetsdale one-point-five miles to Utah and turn east a block to Ivanhoe, then south. Or take Jewell west from Monaco a half mile to Ivanhoe.

**PRICE RANGE:** \$415,000

**WHEN:** Today, 12 noon until 3 p.m.

**PHONE:** 720-849-1956

# Time capsule from the 1950s in Lynwood, Krisana Park

Fifty years ago, when the average vision of "house" was a brick 2-story like the ones the whole country watched on "Leave It to Beaver" and "The Donna Reed Show," developer Brad Wolff was working on something decidedly more hip.

After garnering some "California cool" ideas from subdivisions in the San Fernando Valley and Palm Springs by developer Joseph Eichler, Wolff launched two areas of "3-D Contemporary" homes in south Denver... "openness of design, exposed beams ceilings, outdoor living."

You can see one of those this afternoon, restored to its space-age glory and a bit beyond, at 1881 S. Ivanhoe Street in Lynwood.

Lynwood, east of S. Holly Street and centered around Mexico Avenue, was an 80-home tract that followed Wolff's original area, Krisana Park, a few blocks north and west of Holly. At its 1954 launch, Wolff told homebuyers that his homes marked "the first properly-planned subdivision built in Denver; employing a unique... system of builder-designer-landscape architect teamwork."

Krisana's glassed-in show home, "the X-Ray House" created a sensation at the time, according to Realtor Peter Blank. "They attracted an unconventional buyer...artsy types, academics."

A half century later, Blank was

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***Peter Blank, Broker Associate,  
Mile Hi Modern***

looking for a LoDo loft and found himself drawn instead to the minimalist lines of these ranches, a few minutes southeast of Cherry Creek. He bought one, and he and Realtor Craig Mayer now have a group under Distinctive Properties that specializes in Lynwood, Krisana and a few other areas with California-transplant ranches.

"So many Denverites don't know these neighborhoods exist," says Blank. But in the ultimate example of "What goes around

comes around," Wolff's neighborhoods are again trendy... listed among "Denver's hottest neighborhoods" by 5280 magazine, among others. "They're spending fewer days on the market than the non-moderns around them," says Mayer.

The features listed in Wolff's original brochure for Krisana are amazingly current: "master suite" with its own bath... hot water heating (it was an option)...and a "Lanai"...a term for an outdoor deck-type space that builders are once again bandying around today.

Some other features were decidedly non-enduring...such as the uninsulated roofs and expanses of leaky single-pane glass. The home you'll tour was bought last year by builder Bill Buyers of 720 Design, who gave it a thorough makeover, including R-30 ceilings, blown-insulation walls, low-e windows.along with added closet and laundry space, and a great looking kitchen that opts for a trendy laminate counter.

No. 1881 S. Ivanhoe is priced



**Craig Mayer, left, and Peter Blank, partners in Distinctive Properties' Mile Hi Modern group, join Bill Buyers of 720 Design, who rebuilt 1881 S. Ivanhoe.**

at \$415,000. To visit, take Holly Street south from Leetsdale 1.5 miles to Utah and turn east a block to Ivanhoe, then south. Blank and Mayer are on the cell, 720-849-1956, and have a web site at mile-himodern.com.

*Mark Samuelson is president of Samuelson & Associates, a home-building/real estate communications firm. You can e-mail him at mark@samuelsonassoc.com.*