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## **Back to the Future with Mile Hi Modern**

Article by Alaina Gonzales



A unique collaboration between Craig Mayer and Peter Blank, Mile Hi Modern is the only real estate service in Denver specifically dedicated to modern architectural properties — from mid-century modern to new builds and everything in between.

Mayer, who has degrees in landscape architecture and environmental design, is a member of the Denver Board of Realtors and a certified landmark real estate professional for historic and unique properties. He started Mile Hi Modern after realizing that few agents in the city were educated about modern architecture and seeing that many of Denver's modern gems were subsequently being scraped, especially in the Hilltop neighborhood. His goal was to bring awareness and focus to these clean-lined homes. Blank, who has a design and marketing background, partnered with Mayer because he has had a long passion for architecturally driven properties.

For buyers, the pair scours local listings looking for modern homes in the metro area and brings their expertise of sales history and market trends to their customers. They also have strong relationships with local architects and builders who are creating architecturally driven, functional and sustainable homes.

For sellers, the duo creates a marketing plan for each house that they list, including information on your home's architect (if applicable), style, building materials, neighborhood and more. They will even help sellers edit their interiors, including borrowing furnishings and accessories from local shops like One Home and Mod Livin', to let the architecture shine.

In the early-20th century there was a rebellion against traditional styles in the visual arts. Exploration and experimentation of new materials and technologies, innovative ways of looking at older forms and a revolution of new goals and values ultimately led to art forms that were uniquely expressive of the time period. Structures became more than shelters, expressing a search for identity during a period of rapid industrialization, social

change and scientific advancement. Modernist architects applied scientific and analytical methods to design, emphasizing function over form. The idea of space, as opposed to mass, led to innovative choices of materials such as reinforced concrete, steel, aluminum and glass.

Today, with more than 300 days of sunshine per year, Colorado is the perfect backdrop for all forms of modern architecture, including one of the most notable, local examples of modernist residential form — Arapahoe Acres, a Englewood neighborhood developed by Edward Hawkins in the late 1940s and early 1950s. Our big, blue sky and wide-open spaces are conducive to large, modernist windows and indoor-outdoor living. Blank says the modern aesthetic is alive and well here, but that Coloradoans still crave “warmth” in their surroundings. Mile Hi Modern looks for architecturally driven designs in new builds and remodels that feature “green” design — new technologies, energy efficiency, sustainable materials, etc. He is a big fan of “organic modern, which means using materials that aren’t cold and stark.” Mile Hi Modern looks for “warm building materials like wood, steel and millwork; Xeriscape landscaping, and the use of native materials.”

And even if you are a fan of Victorians or bungalows you need not worry. The shift towards “a clean, modern aesthetic can still be applied here with sleek-lined materials, appliances and fixtures.” With new designs from stores as varied as Target and Room & Board, as well as reproductions from Design Within Reach, this style is accessible to everyone.

And, as the economy shifts, Mile Hi Modern will continue to place our local unique designs with people that love them. “The marketplace is tough and modern-style homes are still outperforming traditional houses,” says Blank. “Interest and value are still there.”

### **Mile Hi Modern**

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