

HOMECENTER Trends

Take a high-rise home tour

Plug into the growing popularity of urban living

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By **CONNIE DUFNER** / Special Contributor to The Dallas Morning News

If you are looking for a home tour with expansive gardens and rambling lots, skip this one. But if you want a glimpse of elegant high-rise living, with interiors that rival the most upscale single-family homes, plan to visit Sunday's Turtle Creek Home Tour.

The tour will showcase five private residences, including a townhouse with a 3,500-bottle wine cellar as well as an 8,700-square-foot city retreat. Now in its seventh year, the tour benefits the Turtle Creek Association, the driving force behind public landscaping and improvements to Turtle Creek Park. The addresses on the tour offer an intriguing peek into a living arrangement that just isn't the norm for yard- and-garage-loving Dallas.

"There are so many people interested in urban living, but they are intimidated by the idea of high-rises," says Kyle Crews, a vice president of Allie Beth Allman & Associates Urban, a division of the real estate company focusing on luxury high-rise developments.

"They wonder, 'How do you get in?' Each building has its own personality. This tour gives people from all over the opportunity to experience high-rise living and the unique beauty of Turtle Creek," he says.

Mr. Crews was a committed single-family home dweller in the Park Cities until the mid-'80s, when he and his wife, Ann, moved to La Tour Condominiums at 3030 McKinney Ave. to sell the concept of uptown living.

"There were barely 100 people in the neighborhood," he recalls. "At the time, the economy was very weak. Our strategy was to help market La Tour, bring others into it and then get back to University Park. After being here a year, we realized we're not going back," says Mr. Crews, who now

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Francophiles Terry and Bev Heil own this 5,400-square-foot residence at the Vendome, 3505 Turtle Creek Blvd.

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lives in the Mayfair. "We love our walks every weekend. We love the Katy Trail," says Mr. Crews.

[Detailed views: Take an in-depth photo tour of 3525 Turtle Creek](#)

The neighborhood now draws a mix of retirees, empty nesters and seniors – "people who don't want the house, the pool and the big yard, who want to travel and do things other than keep up a home" – as well as young professionals both single and married, he says.

While the appeal of high-rise urban living is as romantic in its way as mansions and country estates, the feasibility has been limited in Dallas until recently.

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The private sector has invested almost \$700 million in downtown development during the past 10 years, according to city of Dallas statistics. And the city is enjoying a downtown building boom, with construction under way on more than 2,500 residential units, two office towers and more than \$400 million in cultural facilities. "Now, it's so gratifying to see so many moving into the urban core," Mr. Crews says.

"There's a residual effect. The city is so much stronger and more vibrant."

THE HOMES ON THE TURTLE CREEK TOUR

Regent's Park

The view from the terrace of a model home in Regent's Park.

A. *The Plaza II*

2828 Hood St.

Owned by Rick and Brenda Gray and designed by Ms. Gray, the two-bedroom home in vivid jewel tones combines two units, incorporates two living areas and a 3,500-bottle wine cellar. Furnishings include life-sized samurai armor, Ming chairs and Tibetan chests.

B. *Regent's Park*

2908 Hood St.

This is a development of 14 four-level residences by Prescott Realty Group. The original developer was Roger Dixon, now deceased, who acquired the site in 1999 and intended to build his own home and spec houses on it. His vision was an English Regency-style design to evoke the neighborhood of the same name in London. Exteriors are done in a color developed by Dallas architect Will Snyder, London Cream. The tour will visit a model at the development.

C. *The Mayfair*

3401 Lee Parkway

Behind the Brazilian mahogany entry door, a soothing mix of silver, taupe and beige tones awaits the visitor to the two-story, transitional-design penthouse owned by James and Tressa Wood and designed by Ms. Wood and Judy Hiller. The theater includes seats that can move with the action in the films.

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A model home in Regent's Park offers terraces with a view and well-appointed master bedrooms.

D. The Vendôme

3505 Turtle Creek Blvd.

The home of Francophiles Terry and Bev Heil, this 5,400-square-foot home is a showcase for the couple's collection of French art and furnishings. The look was created by Ms. Heil, an interior designer; five balconies offer views of downtown Dallas.

E. The Claridge

3510 Turtle Creek Blvd.

The 8,700-square-foot, three-bedroom home with two kitchens is the town residence of owners whose other home is a ranch in Celina. Designed by Kim Furstenwerth of Dallas, the color palette includes celadon, gold, brushed nickel and mother-of-pearl.

F. 3525 Turtle Creek

3525 Turtle Creek Blvd.

The home of Jason Hopcus combines two units in the historic high-rise address to create a 4,200-square-foot contemporary space in warm, neutral colors. Designers are Rick Rozas and Alice Cottrell. Don't miss the fur bed and 23-foot tufted patent-leather sofa in the guest room.

Connie Dufner is a Dallas freelance writer.

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This two-bedroom, two-living area residence at the Plaza II, 2828 Hood St., combines two units and is owned by Rick and Brenda Gray.