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# McCallin-Kulish House

## 510 S. Garfield St.

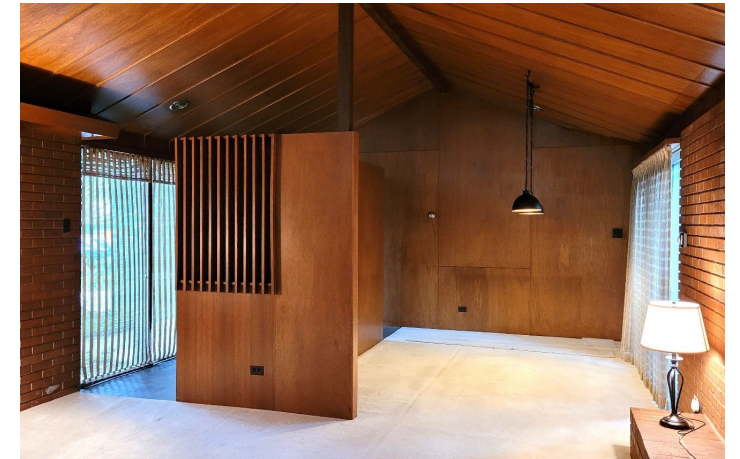
City Council Public Hearing

Abigail Christman, Principal City Planner

July 14, 2025

# McCallin-Kulish House 510 S. Garfield St. Built 1956

McCallin Family: 1956-1960  
Kulish Family: 1960-present





# 510 S. Garfield St.

## Location

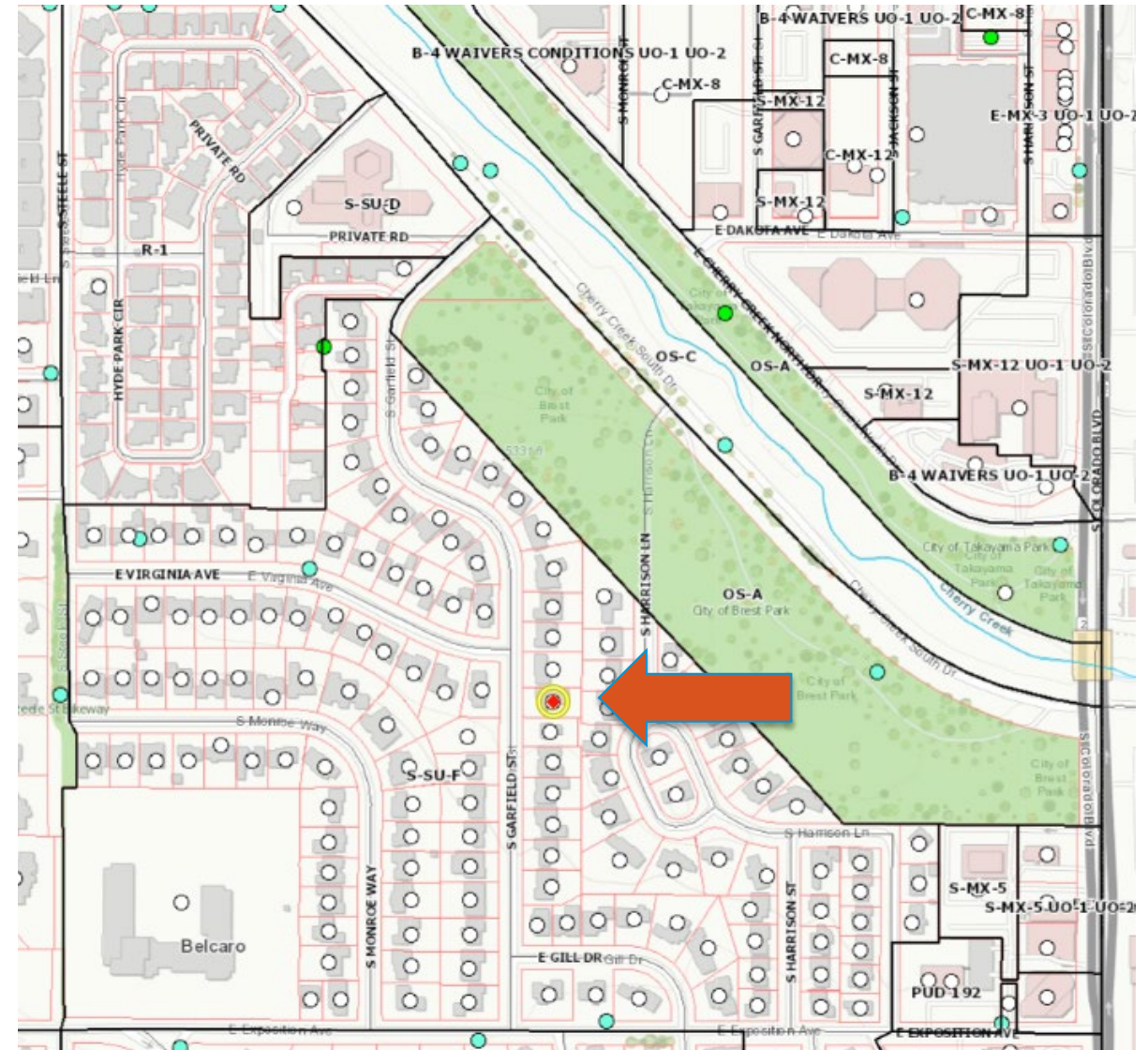
- Council District # 6
- Stokes Place – Green Bowers/ Belcaro neighborhood

## Zoning

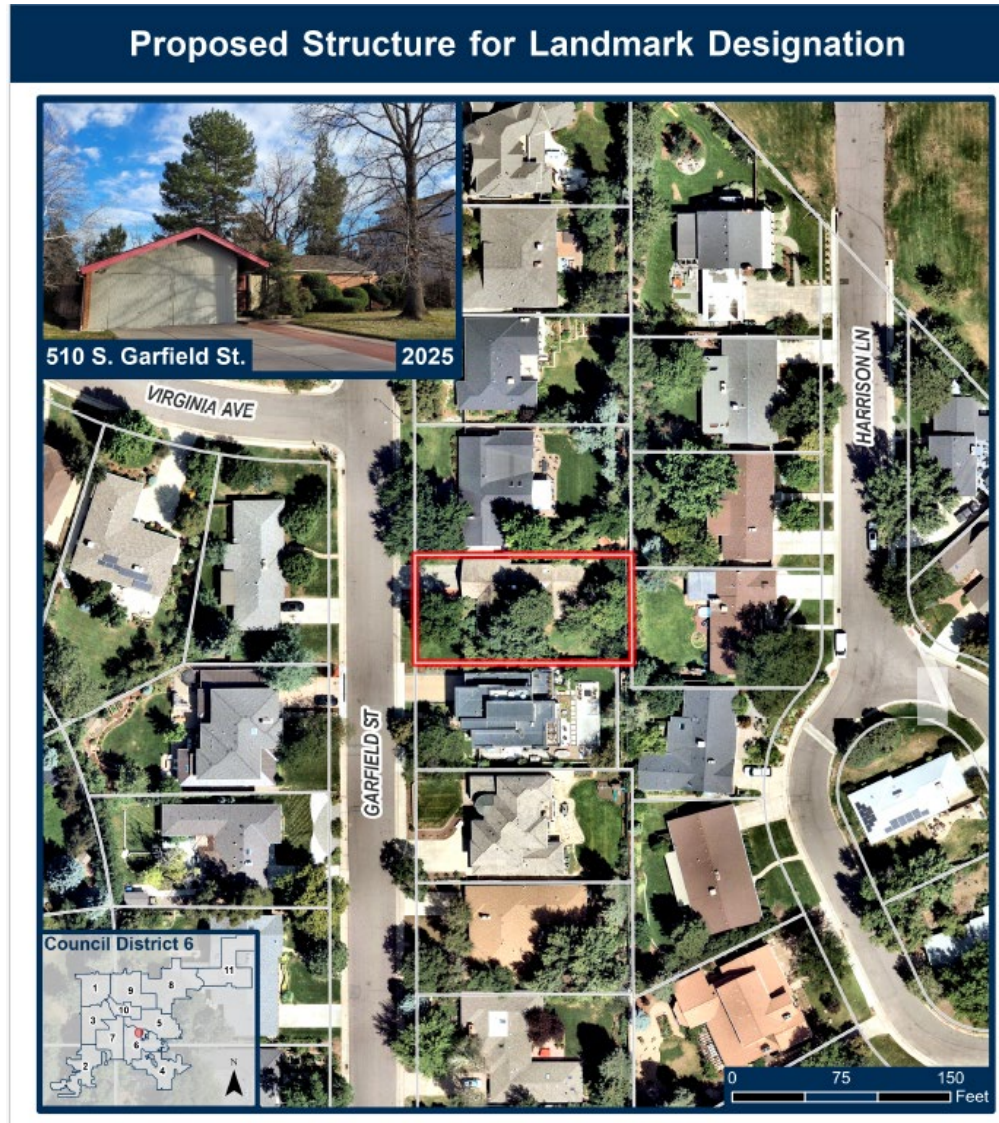
- S-SU-F

## Owner and Applicant

- The Estate of Betty T. Kulish (owner)
- Thomas M. Kulish, Personal Representative of the Estate of Betty T. Kulish (applicant)



# Proposed Boundary







# Landmark Designation Eligibility

The structure or district must meet the following criteria:

1. More than 30 years old, or is of exceptional importance
2. Meets at least three of ten criteria
3. Maintains its integrity
4. The LPC considers the historic context

Per Landmark Preservation Ordinance (Chapter 30, DRMC)

# Designation Criteria: Meets 3 out of 10

## History

- A. Historic development of city
- B. Recognized persons who had influence on society

**C. Visible characteristics of architectural style or type**

## Architecture

**D. Significant example of recognized architect or master builder**

E. Significant innovation or technical achievement

## Geography

F. Familiar feature of neighborhood, due to physical character

G. Understanding of urban environment through physical characteristics or rarity

**H. Cultural understanding of how the site was used by past generations**

## Culture

I. Physical attribute that is source of pride or cultural understanding

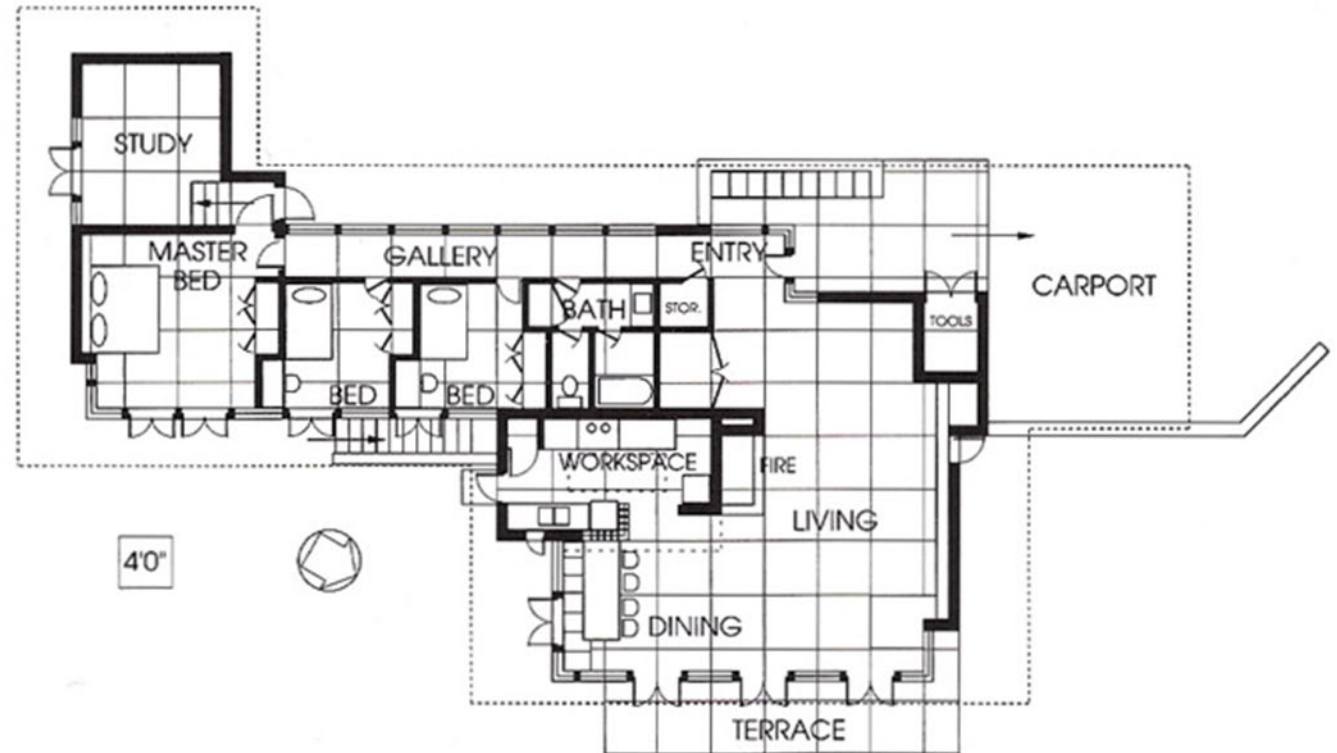
J. Social movements, institutions, or patterns of growth that contributed to culture

## C. Significant as an excellent example of an architectural style: Usonian

Developed by Frank Lloyd Wright  
1930s-1950s to bring modernism to  
the middle class

### key features:

- a transparent wall of glass to connect the living area with a garden
- a compact central kitchen/workspace at the core
- a carport



Sweeton House (1950)



## C. Significant as an excellent example of an architectural style: Usonian

### Key features:

- Single-story structure set on a concrete slab with radiant heating
- Closed off to the street, with few street-facing windows
- Blend inside and outside with large windows and doors opening onto private patios/gardens
- Strong horizontal lines with flat or low-pitched roofs and deep overhangs



FLW, Zimmerman House (1949)



FLW, Carr House (1950)



## C. Significant as an excellent example of an architectural style: Usonian

### Key features:

- Open, roughly L-shaped floor plan with connected living and dining areas
- Lighting integrated into walls and ceilings
- Use of natural materials on exterior and interior (brick, wood, stone)
- Dramatic interior spaces
- Lots of natural light with clerestory windows, sliding doors, and skylights



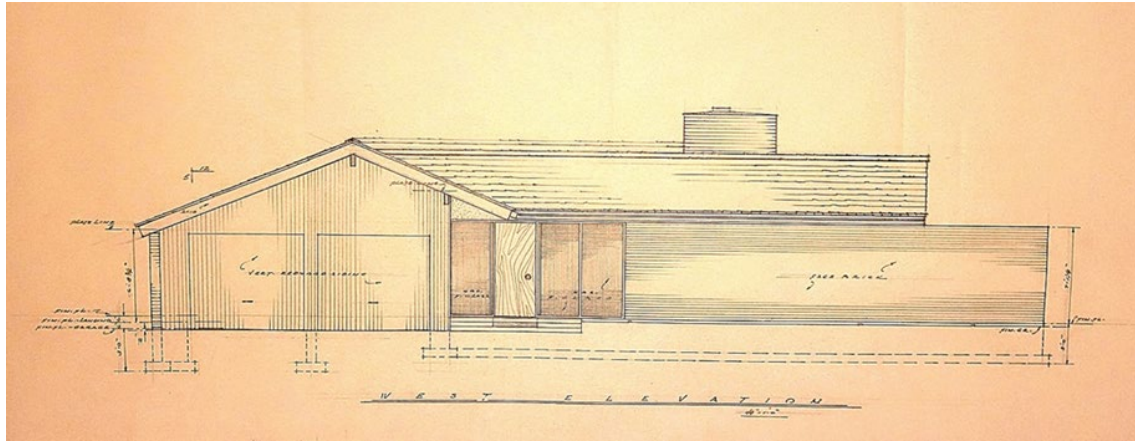
Pope-Leighey House (1940)



Carr House (1950)



## C. Significant as an excellent example of an architectural style: Usonian



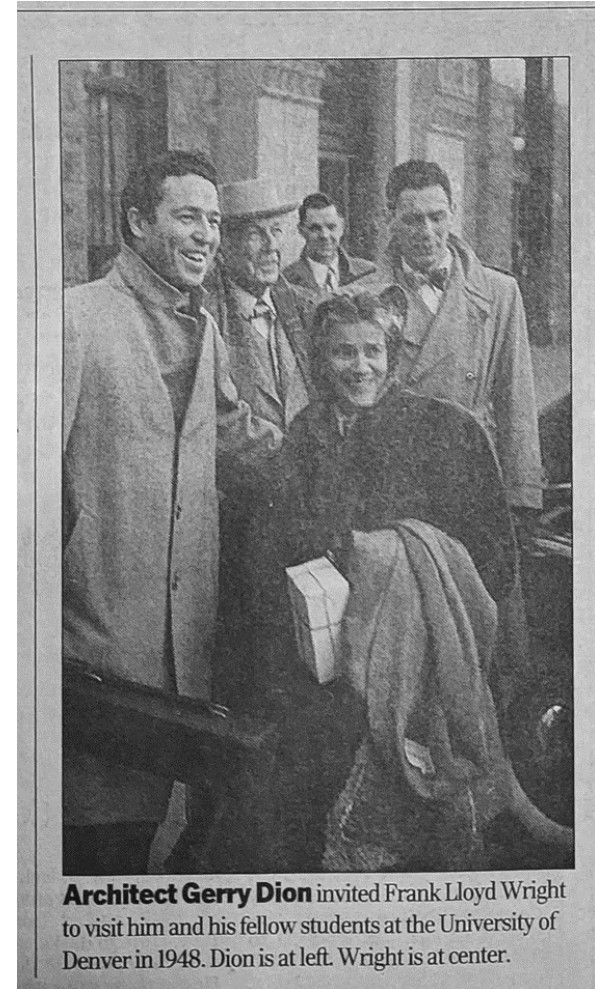
McCallin-Kulish House (1956)





## D. Significant example of work of a recognized architect: Joseph (Gerry) Dion

- Joseph G. (Gerry) Dion. Born May 21, 1921, in Lowell, Massachusetts
- Studied at the new University of Denver School of Architecture and Planning under noted local architect Eugene Sternberg
- Graduated 1951



## D. Significant example of work of a recognized architect: Joseph (Gerry) Dion

- Worked for Edward Hawkins at Arapahoe Acres from 1951-1957
- Dion designed approximately 35 (or about one quarter) of the homes in Arapahoe Acres
- Hawkins and Dion designs followed Frank Lloyd Wright's Usonian style
- In 1998, Arapahoe Acres first post-World War II residential district to be listed in the National Register of Historic Places

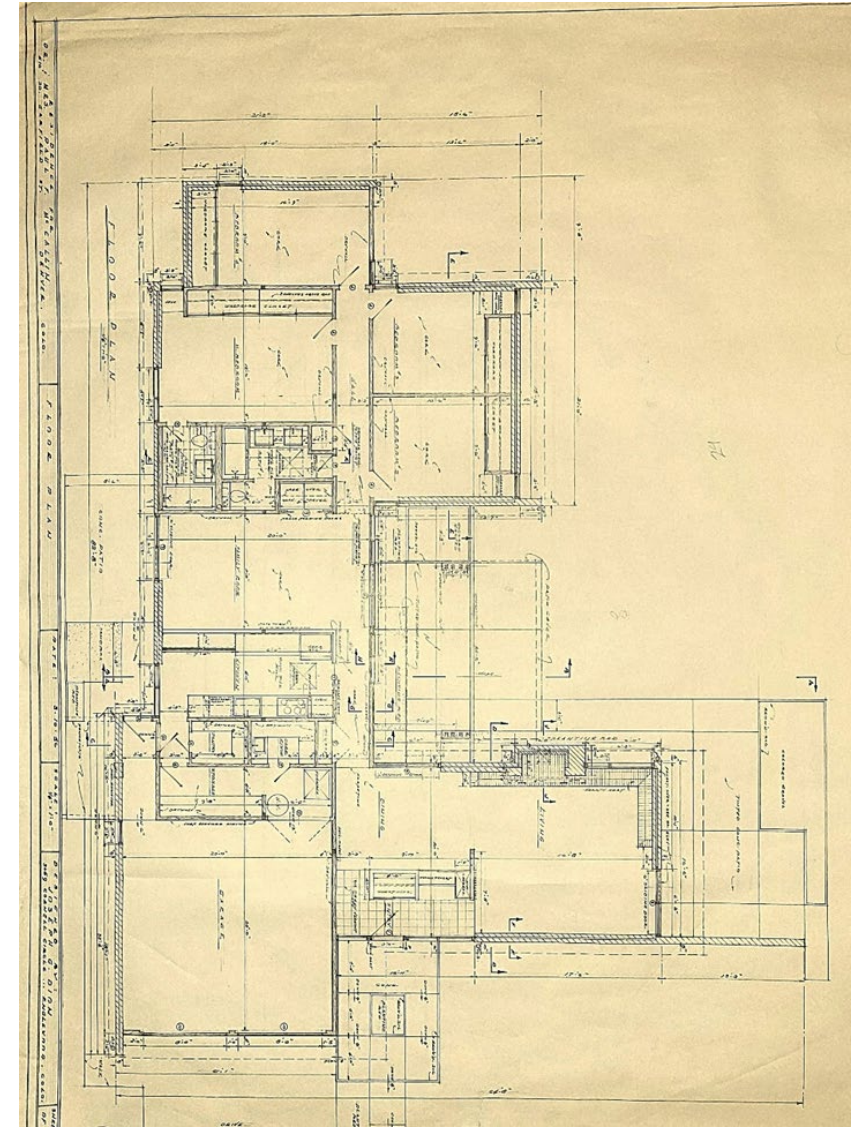


3059 S Cornell Circle, Arapahoe Acres (1956)



## D. Significant example of work of a recognized architect: Joseph (Gerry) Dion

- The McCallin family (Arapahoe Acre residents) hired Dion to design a home for them at 510 South Garfield Street





## D. Significant example of work of a recognized architect: Joseph (Gerry) Dion

- Formed a partnership with Stanley Morse and William Champion in 1963 (Morse, Dion, and Champion)
- Firm focused on educational and institutional architecture



Houston Fine Arts Center for the University of Denver (1968)



Sixth Church of Christ, Scientist in Denver (1968)



Everitt Jr. High School under construction (1966)



## H. Significant for providing a cultural understanding of changing domestic ideals and lifestyles as represented in its Usonian design

- Wright: “The architect should strive continually to simplify; the ensemble of the rooms should then be carefully considered that comfort and utility may go hand in hand with beauty.”
- A Usonian residence meant living on a single floor, always open to natural surroundings, with an open plan living area, amidst simple, clean spaces.



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**THE REVERE QUALITY HOUSE**  
**OPEN TODAY—2900 So. Marion**  
This contemporary exhibit home will be open for your inspection through April 9.  
*It is suggested that a more leisurely inspection may be enjoyed on weekdays*  
**Sat. and Sun., 11 A. M. to 7 P. M.**  
**Tues. thru Fri., 2 P. M. to 7 P. M.**



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**FAIRHAVEN IS A COMPLETE COMMUNITY** with convenient facilities for shopping, education and recreation. There's a world of work and play in all directions. Just four miles from Fashion Square! Carefully preserved trees enhance its natural beauty; the wind-free climate makes Fairhaven ideal for year-round indoor-outdoor living in the inimitable Eichler manner. Choice, large lots are now available with four bedroom homes of 1,950 sq. feet to 2,100 sq. feet. From \$27,900 to \$29,500.

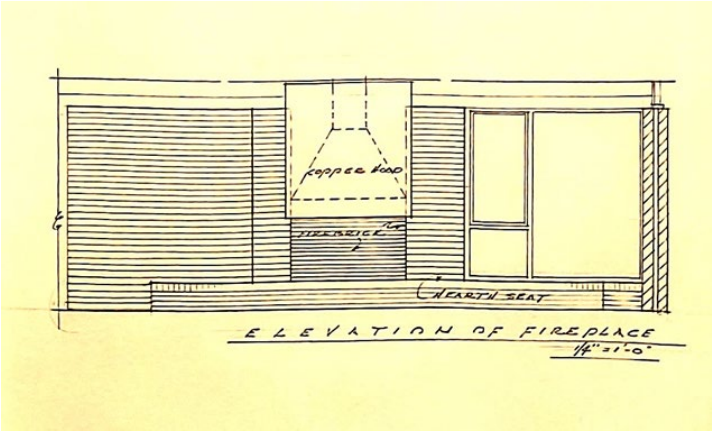
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# H. Significant for providing a cultural understanding of changing domestic ideals and lifestyles as represented in its Usonian design





# Integrity

- Location
  - In original location
- Setting, Feeling
  - Immediate setting intact, broader setting emphasizes rarity of design
- Design, Materials, and Workmanship
  - No additions or significant alterations
  - Original materials intact
- Association
  - Residence in close-to-original condition



## Historic Context, Period of Significance, & Support

- Associated with Usonian Style, residential development in Denver and promotion of midcentury modern lifestyle
- Significance extends from date of construction to the end of the popularity of Usonian/Midcentury Modern lifestyle: 1956-1970
- 1 Support Letter



# Landmark Designation Review Criteria

- Over 30 years of age
- Application meets at least three criteria
  - C. It embodies the distinctive visible characteristics of an architectural style or type;
  - D. Significant example of recognized architect or master builder
  - H. Cultural understanding of how the site was used by past generations
- Retains Integrity
- LPC considers the historic context

Based on the ordinance designation criteria and on the findings of the Landmark Preservation Commission (LPC) that the application meets criteria for designation of a structure, CPD staff recommends approval of the application.