

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2025

COUNCIL BILL NO. CB25-0873
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

5 **A B I L L**

6 **For an ordinance designating the structure at 510 South Garfield Street as a**
7 **structure for preservation.**

8 **WHEREAS**, pursuant to Section 30-4, Denver Revised Municipal Code, the Landmark
9 Preservation Commission has transmitted to the Council a proposed designation of a structure for
10 preservation; and

11 **WHEREAS**, based upon evidence received by the Landmark Preservation Commission at a
12 hearing on May 6, 2025, the staff report, and evidence received at the hearing before City Council on
13 July 14, 2025, the structure at 510 South Garfield Street ("Structure") meets the criteria for designation
14 as a structure for preservation as set out in Section 30-3, Denver Revised Municipal Code, as amended,
15 by maintaining its integrity, being more than 30 years old, and meeting the criteria in the following three
16 categories from Section 30-3(3):

17 *c. Embodying distinctive visible characteristics of an architectural style or type;*

18 The Structure is an excellent example of Frank Lloyd Wright's Usonian style, which reflected his
19 interest in simplicity, connection to the land, and efficiency. Key features of Wright's Usonian style
20 seen in the design of the Structure include its single-story structure set on a concrete slab with
21 radiant heating; open, roughly L-shaped floor plan with connected living and dining areas; blending
22 inside and outside with large windows and doors opening onto private patios/gardens; lighting
23 integrated into walls and ceilings; its use of natural materials (brick, redwood siding, Philippine
24 mahogany paneling); closed off to the street, with few street-facing windows; strong horizontal lines
25 with flat or low-pitched roofs and deep overhangs; and lots of natural light with clerestory windows,
26 sliding doors, and skylights.

27 *d. Being a significant example of the work of a recognized architect or master builder;*

28 The Structure is an outstanding example of the work of Joseph G. (Gerry) Dion, who assisted in the
29 development of Arapahoe Acres from 1951 to 1957, which homes followed Frank Lloyd Wright's
30 Usonian style. In 1998, Arapahoe Acres became the first post-World War II residential district listed
31 in the National Register of Historic Places. In 1956, Paul and Irene McCallin, residents of Arapahoe
32 Acres, hired Dion to design the Structure on a larger lot than typical in Arapahoe Acres. Dion
33 introduced into the Usonian mix a gabled roof and vaulted ceiling design generally not used in the
34 Usonian homes in Arapahoe Acres, but sometimes used by Wright himself in his Usonian designs,

1 and he included a redwood-paneled two-car garage. Dion otherwise adhered to Usonian orthodoxy,
2 creating a unique, aesthetically pleasing, nature-blending home which distinctly contrasted, but did
3 not clash, with the more conventional Ranch style homes then typical of the Stokes Place
4 neighborhood. The Structure is the only known extant residence by Dion in Denver.

5 Dion's principal works during the 1960s included Everitt Jr. High School in Wheat Ridge, Goddard
6 Middle School in Littleton, Dunston Jr. High School in Lakewood, the Houston Fine Arts Center for
7 the University of Denver, and the Sixth Church of Christ, Scientist in Denver.

8 *h. Representing an era of culture or heritage that allows an understanding of how the*
9 *site was used by past generations;*

10 The Usonian Style, as conceived and practiced by Frank Lloyd Wright from the mid-1930s to the late
11 1950s, constituted not only a style of residential design but also, and integrally, an invitation to a
12 particular way of residential living. A Usonian residence meant living on a single floor, always open
13 to natural surroundings, with an open plan living area, amidst simple and unembellished spaces.

14 The Arapahoe Acres development strongly promoted Wright's vision of a Usonian lifestyle with
15 comforts of a larger home in a more compact, affordable home; quality materials; radiant heating;
16 and garden views. The McCallin family first experienced this Usonian way of life while residents of
17 Arapahoe Acres and then hired Dion to create their own personalized Usonian home in the Stokes
18 Place – Green Bowers neighborhood.

19 **NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**
20 **DENVER:**

21 **Section 1.** That based upon the analysis referenced above, and the evidence received at the
22 public hearings, certain property at 510 South Garfield Street, and legally described as follows, together
23 with all improvements situated and located thereon, be and the same is hereby designated as a
24 structure for preservation:

25 THE NORTH 55 FEET OF LOT 11 AND THE SOUTH 20 FEET OF LOT 10,
26 BLOCK 1,
27 STOKES PLACE ADDITION,
28 CITY AND COUNTY OF DENVER,
29 STATE OF COLORADO.
30

31 **Section 2.** The effect of this designation may enhance the value of the property and of the
32 structure, but may delay or require denial of building permits found unacceptable by the Landmark

1 Preservation Commission under the criteria contained in the Design Guidelines for Historic Structures
2 and Districts and Section 30-6 of the Denver Revised Municipal Code.

3 **Section 3.** This ordinance shall be recorded among the records of the Clerk and Recorder of
4 the City and County of Denver.

5 COMMITTEE APPROVAL DATE: June 24, 2025

6 MAYOR-COUNCIL DATE: N/A

7 PASSED BY THE COUNCIL: 07/14/2025

8 Anurag P. Sandora - PRESIDENT

9 APPROVED: Michael C. Johnston - MAYOR 07/17/2025
Michael C. Johnston (Jul 17, 2025 12:26 MDT)

10 ATTEST: _____ - CLERK AND RECORDER,
11 EX-OFFICIO CLERK OF THE
12 CITY AND COUNTY OF DENVER

13 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____;

14 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: June 26, 2025

15 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
16 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
18 §3.2.6 of the Charter.

19 Katie J. McLoughlin, Interim City Attorney

20 BY: Anshul Bagga, Assistant City Attorney DATE: 06/26/2025