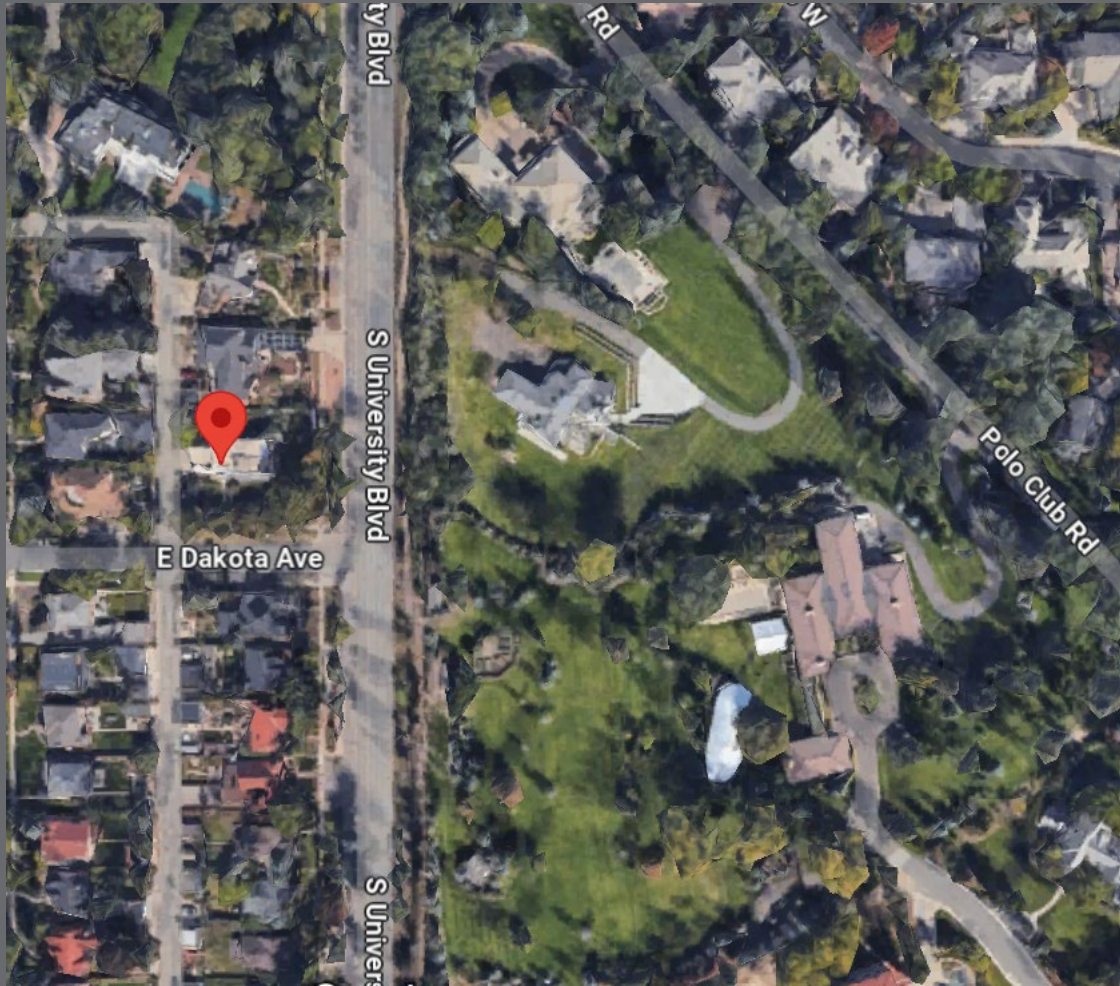

Hegner/ Lorie House

2323 E. Dakota Ave

Land Use, Transportation, and Infrastructure

Abigail Christman, Principal City Planner
March 19, 2024



2323 E. Dakota Ave.



DENVER
THE MILE HIGH CITY

CONNECT WITH US 311 | [POCKETGOV](#) | [DENVERGOV.ORG](#) | [DENVER 8 TV](#)

2323 E. Dakota Ave

Location

- Council District # 16
- Washington Park neighborhood
- At intersection of University Blvd. and E. Dakota Ave.

Zoning

- S-SU-C

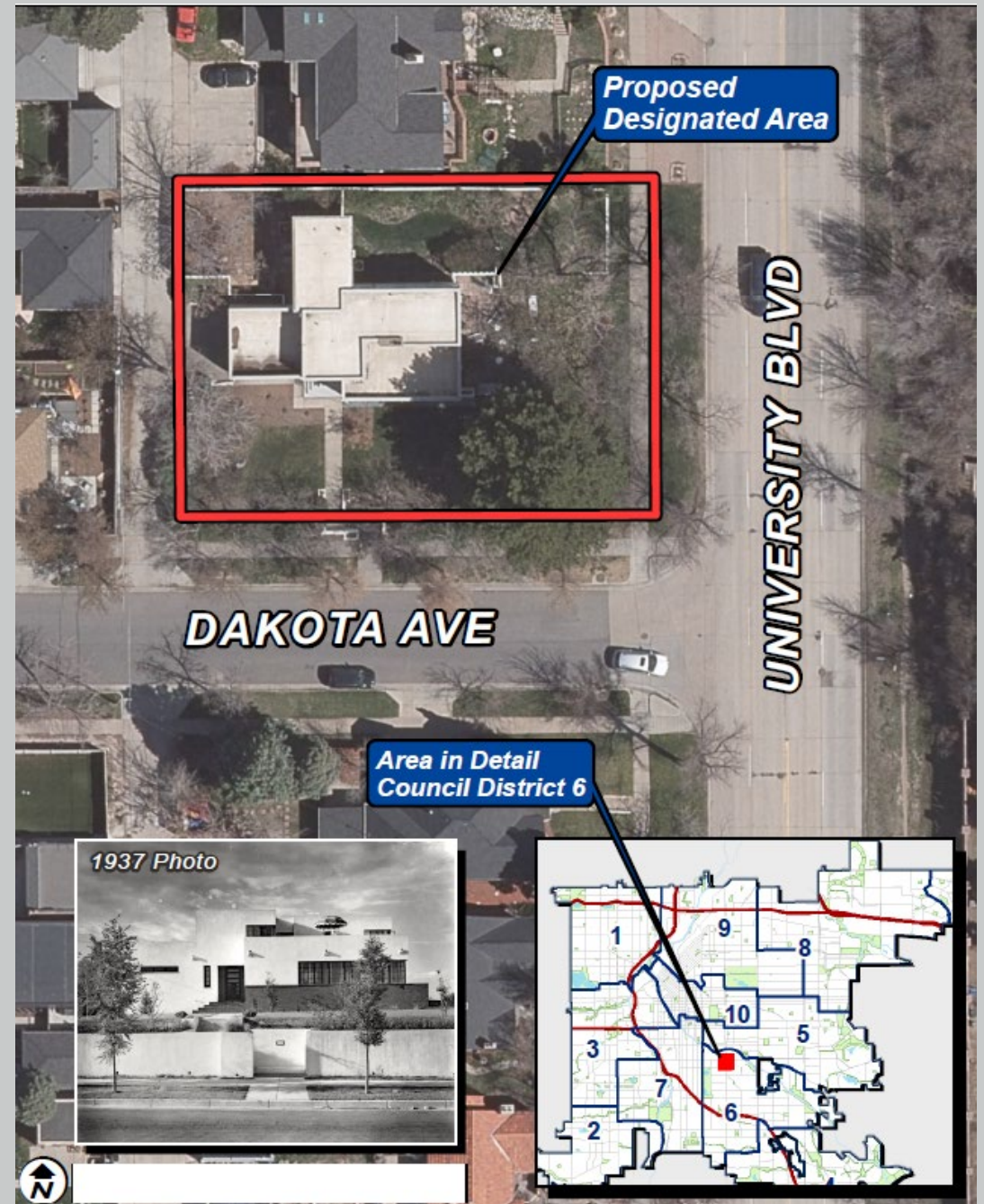
Owner and Applicant

- Owner- Thomas J. Amy and Carol B. Amy
- Applicants- Councilmember Paul Kashmann for Thomas J. Amy and Carol B. Amy



Casper Hegner, 1936

Proposed Boundary



What designation means

- Properties designated “as is”
 - No required improvements
- Design Review
 - Goal to preserve historic character of the property
 - All exterior alterations require Landmark review
- Demolition highly discouraged
 - Requires Commission review
- Eligible for Historic Preservation Tax Credits



Who Can Apply for Designation?

Community-driven process

- Owner(s) of the property
- Manager of Community Planning and Development
- Member(s) of City Council
- Three residents of Denver





Landmark Designation Eligibility

The structure or district must meet the following criteria *:

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

*Per Landmark Preservation Ordinance (Chapter 30, DRMC)

Designation Criteria: Meet 4 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**

Culture

- H. Cultural understanding of how the site was used by past generations
- I. Physical attribute that is source of pride or cultural understanding
- J. Social movements, institutions, or patterns of growth that contributed to culture

MOMA Exhibit, 1932: International Exhibition of Modern Architecture

- Regularity and balance without symmetry
- No applied ornament
- Volume over mass with thin surface materials giving buildings a lighter appearance





International Style

- Avant-garde and architect-designed
- Modern architecture introduced by architects emigrating to escape chaos in Europe
- Brought experience with architecture designed to exploit modern materials and technology
- Emphasized building functionalism and the elimination of any features that were just decorative
- Most domestic examples from 1930s in Northeast or California

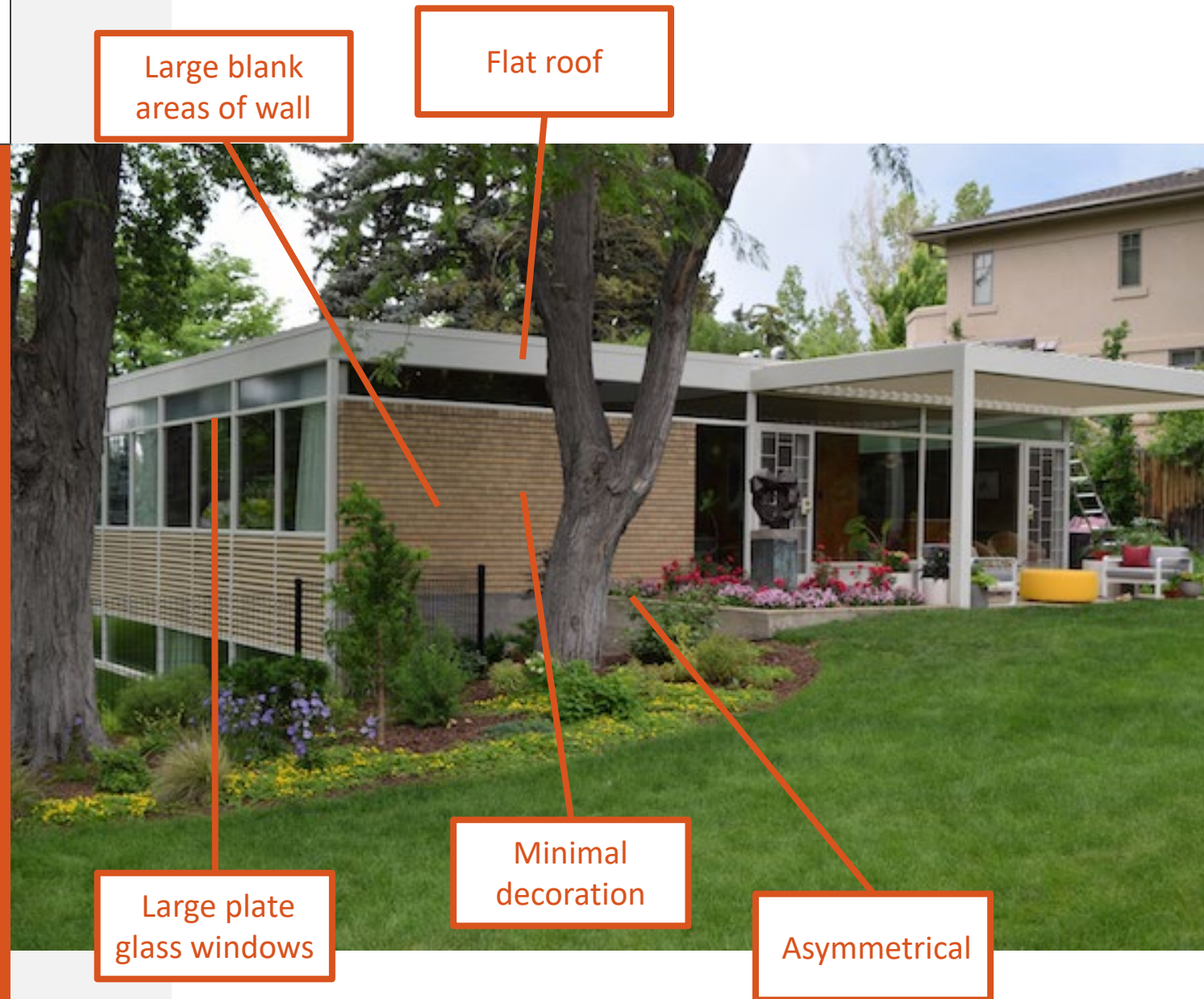


International Style *Residential*

- Minimal decoration
- Flat roof
- Smooth wall surfaces
- Asymmetrical
- Long ribbons of windows
- Plate glass windows set flush with wall
- Large blank expanses of exterior walls

Image:

Joshel House, Denver, 1951



C. Embodies the distinctive visible characteristics of an architectural style or type;

- Excellent example of an International-style residence in Denver
- Character-defining features of 2323 E. Dakota Ave.
 - Horizontality
 - Asymmetry
 - Ribbon windows
 - Cubist conception of building volumes
 - Lack of ornamentation
 - Flat roof



Rocky Mountain News, 1936

D. Significant example of the work of a recognized architect or master builder

- Casper Forman Hegner
 - Born 1909 in Ohio, moved to Denver in 1913
 - Degrees from Princeton and Yale
 - In 1931 he traveled to Europe and studied at the summer program of the American School of Fine Arts (Fontainebleau, France)



D. Significant example of the work of a recognized architect or master builder

- Casper Forman Hegner
 - Moved to Denver in 1935
 - 2323 E. Dakota Ave earliest Denver work and the most intact example of his early International-style dwellings
 - After WWII, established Smith, Hegner, and Moore and, later, Smith and Hegner



1949 University of Denver Classroom Building

G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity.

- Rare, early example of the International Style in Denver



Owner, Architect and Builder, Mr. Casper Forman Heger, Denver, Colorado.

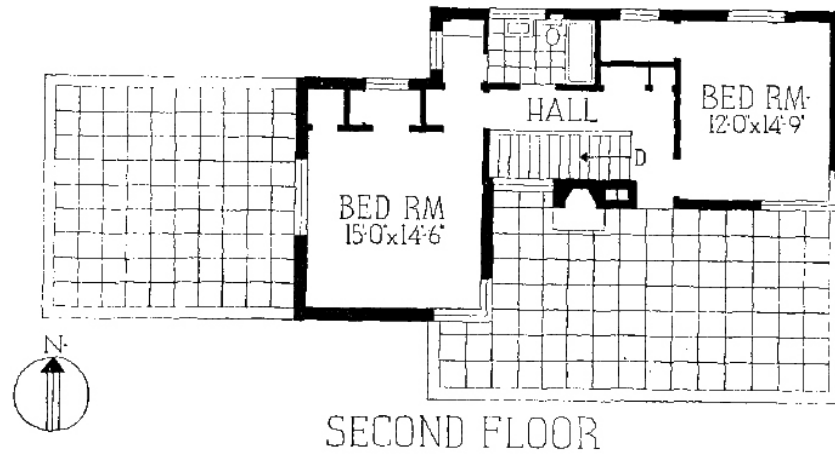
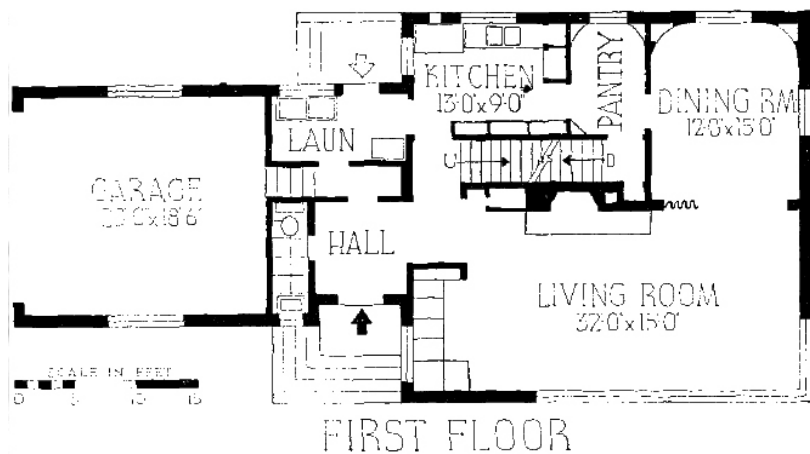
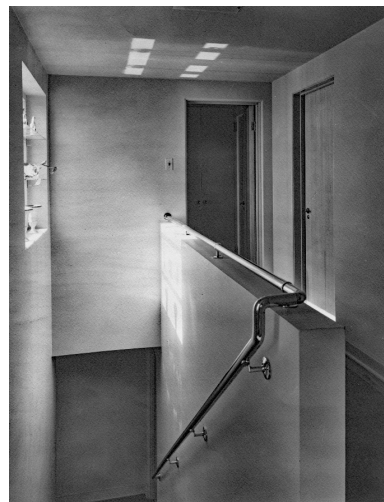
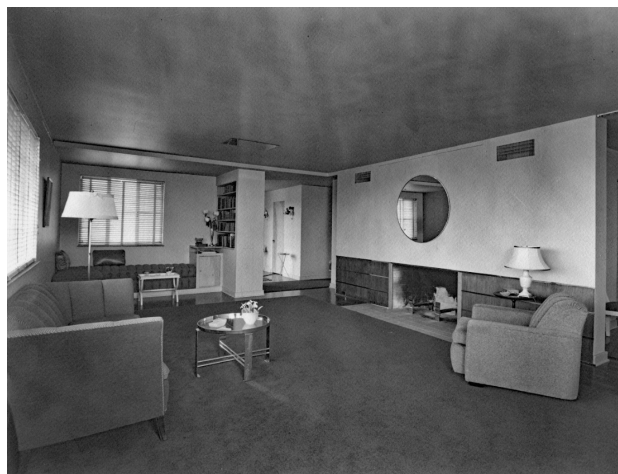
THE KEYNOTE

Truscon Steel Casements have the happy faculty of "keynoting" a residential symphony... harmonizing as they do with all styles of architecture from the ageless "Colonial" to and including the "Modern", as illustrated above. • From the purely practical viewpoint... Truscon Steel Casements eliminate the ills of old style windows. Effortless operation... snug fit... maximum draftless ventilation... efficient lighting... easy to clean... insect proof in summer with inside screens... cold proof in winter with weather tight storm sash... Truscon Steel Casements keynote all the window wants of the architect and his clients. • Your copy of "Sweet's" has all the details in Truscon's 80-page catalog. Over 60 pages devoted to Truscon windows of every type. Individual window catalogs are available upon your request.



TRUSCON STEEL COMPANY
YOUNGSTOWN • OHIO

Pencil Points, 1937



Featured in Architectural Forum, "Fifty New Houses," 1937

B. It has direct and substantial association with a recognized person or group of persons who had influence on society;

- Barry Lorie
 - Lived at 2323 E. Dakota Ave. from 1965-1985
 - Actor, producer, and public relations professional
 - Established Lorie-Litito Public Relations, handling Denver promotion and publicity for several studios, including Columbia



Denver Actors Barrie Lorie and Marion Neet, 1968

B. It has direct and substantial association with a recognized person or group of persons who had influence on society;

- Barry Lorie
 - Held senior executive-level publicity and marketing positions for Columbia, Fox, Universal, MGM, and Disney
 - Lorie: “If a movie is a big success, people often say it’s because the film was good and it was booked into the right theaters. But if a movie fails, the marketing department gets the blame because people say the ads were lousy.”



Integrity



- Minimum alterations- 1949 addition by Hegner
- Maintains all aspects of integrity
 - Original location
 - Feeling, setting, and association
 - Design, materials, and workmanship

Historic Context & Period of Significance

- Modern architecture in Denver
- Entertainment Industry
- Period of significance: 1936-1985
 - Hegner: 1936-1962
 - Lorie: 1965-1985

A large orange circle occupies the left side of the slide, partially cut off by the edge.

Public Comment

1 support letter received:

“I live in a historic neighborhood and understand the value of these critical components of our built environment.”



Landmark Designation Review Criteria

- Over 30 years of age
- Application meets at least three criteria
 - B. It has direct and substantial association with a recognized person or group of persons who had influence on society;
 - C. It embodies the distinctive visible characteristics of an architectural style or type;
 - D. It is a significant example of the work of a recognized architect or master builder;
 - G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity.
- 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 the criteria for designation of a structure, staff recommends forwarding the application to the full council.