

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2024

COUNCIL BILL NO. CB24-0259  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A B I L L**

**For an ordinance designating 2323 East Dakota Avenue as a structure for preservation.**

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

**WHEREAS**, based upon evidence received by the Landmark Preservation Commission at a hearing on February 20, 2024, the staff report, and evidence received at the hearing before City Council on April 15, 2024, the structure at 2323 East Dakota Avenue meets the criteria for designation as a structure for preservation as set out in Section 30-3, Denver Revised Municipal Code, as amended, by maintaining its integrity, being more than 30 years old, and meeting the criteria in the following four categories from Section 30-3(3):

*b. Having direct and substantial association with a recognized person or group of persons who had influence on society;*

The structure at 2323 East Dakota Avenue (the "Structure") is associated with actor, producer, and public relations professional Barry Lorie who lived at the Structure from 1965-1985. In association with Robert F. Lotito, Mr. Lorie established a Denver public relations firm active from the 1950s to mid-1970s.

Mr. Lorie became a significant player in the Hollywood film production industry, serving in senior executive-level publicity and marketing positions for such major film studios as Columbia, Fox, Universal, MGM, and Disney. He was a member of the Academy of Motion Picture Arts and Sciences. The Hollywood Reporter observed that Mr. Lorie was responsible for "shepherding more than 200 films during his career, including Funny Lady, Close Encounters of the Third Kind, Thelma & Louise, The Russia House, A Fish Called Wanda, Willow, and Rocky V."

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

The Structure is one of the earliest examples of an International Style residence in Denver. The International Style was brought to the United States in the early 1930s and emphasized building functionalism and the elimination of decorative features. Additionally, the key tenants of the International Style include regularity and balance without symmetry; aversion to applied ornament, stressing composition instead; and volume rather than mass with thin surface materials able to give

buildings a lighter appearance. Key features of this style in the Structure include horizontality, asymmetry, ribbon windows, cubist conception of building volumes, rectilinear forms, parapets, lack of ornamentation, and flat roof. And the Structure is one of the few pure expressions of the 1930s International Style in Denver or Colorado.

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

The Structure is a significant example of the work of Denver architect Casper Forman Hegner. It is both Mr. Hegner's earliest Denver work and the most intact example of his early International Style dwellings.

Following service in World War II, Mr. Hegner returned to Denver to practice architecture, working in association with Dudley T. Smith and Thomas Moore (Smith, Hegner, and Moore and, later, Smith and Hegner). Mr. Hegner was a strong proponent of the International style, as reflected in the 1949 University of Denver Classroom Building (later City and County of Denver Annex I), designed in collaboration with other architects, and several Denver Public Schools buildings, representing the Smith and Hegner partnership. Mr. Hegner was active in the Denver architectural community.

*g. Promoting understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;*

The Structure is a rare, early example of the International Style in Denver and Colorado. There are few examples of early International-style residences in the state, as revealed by a History Colorado architectural database file search. The significance of the Structure as a rare example of 1930s Modernism in Denver has been widely acknowledged in the architectural community.

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

**Section 1.** That based upon the analysis referenced above, and the evidence received at the public hearings, certain property at 2323 East Dakota Avenue, and legally described as follows, together with all improvements situated and located thereon, be and the same is hereby designated as a structure for preservation:


Lots 25, 26, 27 and 28, Block 1,  
Broadway Heights Second Filing,  
City and County of Denver,  
State of Colorado.

**Section 2.** The effect of this designation may enhance the value of the property and of the 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                     **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: March 19, 2024  
2 MAYOR-COUNCIL DATE: March 26, 2024 By Consent  
3 PASSED BY THE COUNCIL: April 15, 2024  
4  - PRESIDENT  
5 APPROVED: Michael C. Johnston - MAYOR Apr 16, 2024  
6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER  
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_;  
10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: April 4, 2024  
11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
12 City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 §3.2.6 of the Charter.  
15 Kerry Tipper, Denver City Attorney  
16 BY: Anshul Bagga, Assistant City Attorney DATE: Apr 4, 2024