

Petition

Re: 401 Madison St

After approximately 20 years of being vacant, the property located at 401 Madison St. has been sold and is ready for demolition and development.

We the undersigned live within a one block radius of this property.

We have no objection to this property being demolished and developed in accordance with city policies.

We are opposed to any attempt to have this property approved for "historic designation" especially given the timing of this request after decades of this property been vacant.

The present condition of this lot is an eye sore and has been used for inappropriate activities.

The petitioners at no time asked for our input on their submission.

| Name | Residence | Date | Signature |
|-----------------------|-----------------|----------|-------------|
| 1) Stephen P. Ehrlich | 426 Madison St | 10/14/22 | [Signature] |
| 2) Vama S. Ehrlich | 426 Madison St | 10-14-22 | [Signature] |
| 3) Ruo He | 430 Madison St | 10/15/22 | [Signature] |
| 4) Linda Huse | 430 Madison St | 10/14/22 | [Signature] |
| 5) HERB MARTINI | 427 MADISON ST, | 10/14/22 | [Signature] |
| 6) MELANIE HARPER | 425 MADISON ST | 10/16/22 | [Signature] |
| 7) Jean Marie Martini | 427 Madison St. | 10/16/22 | [Signature] |

8) DHAWAL SHARMA 408 Madison St
 Name Residence Date 0ct 17, 2022 Signature
 DENVER CO 80206

9) NEETA SHARMA 408 Madison St
 Name Residence Date 17th Oct 2022 Signature
 Denver, CO 80206

The petitioners at no time asked for our input on their submission.

10.) RAKESH KUMAR 408 Madison St
 Name Residence Date Oct 17, 2022 Signature
 Denver, CO 80206 Oct 24, 2022

Petition

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| Name | Residence | Date | Signature |
|---------------------|------------------------------|--------|-----------------|
| 11) Nancy Schneider | 4217 Madison St | Oct 13 | Nancy Schneider |
| 12) Peter Hartman | 226 MOUROY ST | OCT 13 | Peter Hartman |
| 13) Paula Hawthorn | 226 Monroe Street | Oct 13 | Paula Hawthorn |
| 14) ME Julevick | 3300 E Fourth | 10/13 | ME Julevick |
| 15) Alise Vanoyan | 442 Cook St | 10/13 | Alise Vanoyan |
| 16) Larry Rieberg | 400 Adams St | 10/15 | Larry Rieberg |
| 17) Hayden Meier | 237 Madison | 10/15 | Hayden Meier |
| 18) Pamela Guiry | 399 Madison | 10/15 | Pamela Guiry |
| 19) Bill CARROLL | 59 STACKSON LOT | | Bill CARROLL |
| 20) Chris Gublin | 397 Madison St. Denver 80206 | 10/15 | C.F. Gublin |
| 21) Mary Gublin | 397 Madison St 80206 | 10/15 | Mary Gublin |

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| Name | Residence | Date | Signature |
|------|-----------------|-------------------|------------|
| 22) | Deanna Kipp | 494 Columbine St. | 10/15/22 |
| 23) | Molly Rothberg | 745 Jackson St. | 10/15/22 |
| 24) | Kamryn M. Green | 400 Cook St. | 10.15.2022 |
| 25) | Patricia Green | 400 Cook St. | 10-15-2022 |
| 26) | Ava Nyquist | 402 Cook St. | 10/15/22 |
| 27) | | 444 Cook St. | 10/15/22 |
| 28) | Jill | 444 COOK ST. | 10/15/22 |
| 29) | | 121 Madison | 10/15/22 |
| 30) | Jeth Reid | 445 Madison | 10/17/22 |
| 31) | Kelvin Bond | 445 Madison | 10/17/22 |

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| Name | Residence | Date | Signature |
|------------------------------|---------------------------------------|----------|-----------------|
| 3a) Paul and Anna Robbitt | 450 Madison St Denver, CO 80206 | 10/19/22 | Paul Robbitt |
| 3b) Carolyn B. Kemp | 415 Clayton St Denver, CO 80206 | 10-19-22 | Carolyn B. Kemp |

From: [Doug Macnaught](#)
To: [Dierschow, Becca - CPD City Planner Senior](#)
Subject: [EXTERNAL] Re: 401N Madison St
Date: Wednesday, October 19, 2022 11:40:53 AM

Dear Ms Dierschow

I write in opposition to the granting of Historic Landmark Designation for 401 N Madison St, Denver.

My wife and I have been Cherry Creek residents since 2015. We live at 246 Jackson St and walk the neighborhood every day with our dog.

The above property has been a neighborhood eyesore for many years and has clearly fallen into a significant state of disrepair. The gentlemen that have submitted the application do not live in the neighborhood and seem to have some rosy image of the property when it was in its prime condition. It is so far removed from that position today to make it unrecognizable.

No one has offered to purchase and restore it.
It does not fit with any other structure in the neighborhood.

Respectfully, I ask that you deny the application and allow the developer to demolish the property and replace it with modern and new accommodations that people can actually live in.

Regards

Doug Macnaught
doug@macnaught.net
P: 321-624-2648

From: [Mac Hawley](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Re: The Richard Crowther House - 401 Madison St, Denver, CO 80206
Date: Wednesday, October 19, 2022 4:47:49 PM

I live near the Richard Crowther House. I've been looking at it at least once daily for the last 10 years as I walk or run by.

While the architect may have had memorable moments in his career, this house is not one of them. It is ugly in both design and materials. used. When talking to friends, I call it the CIA Bunker of N Cherry Creek. It is reminiscent of the German defense structures built on the cliffs of Normandy.

My wish is that this house be demolished immediately.
Denying the owners the right to do this is an abuse of the Landmark criteria.

Thank you for your time,

Mac Hawley
453 Jackson St
Denver, CO 80206
303.912.4084 cell

From: [dianne howell](#)
To: [Landmark - Community Planning and Development](#)
Cc: [Mac Hawley](#)
Subject: [EXTERNAL] The Richard Crowther House - 401 Madison St, Denver, CO 80206
Date: Thursday, October 20, 2022 1:10:07 PM

To Whom it May Concern.

Along with Mac Hawley, I believe this house does not merit saving. To me, personally....It is a brutal slab of concrete!

If you save it....ask yourself will anyone want to buy it and restore it? OR, is your organization going to spend \$millions to make it (and maintain it) into a museum?!

Not ALL art or architecture is worthy of saving. One must be able to objectively discern the difference. Please re-think your objectives here and the outcome which might prevail into the future (a big hunk of concrete still sitting on that corner of Madison and 4th)

Best regards, Dianne Howell

From: [John Uva](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 400 Block Madison Street Demolition
Date: Friday, October 21, 2022 1:32:24 PM

As a 20 year neighbor on Madison Street I wanted to give my brief opinion why this building should be demolished.

- The building's deferred maintenance shows structural deficiencies after being vacant since 2007 that a positive return on investment for any developer would not be feasible with as a remodeling project.
- The home's internal design scheme is functionally obsolete in today's standard further requiring an entire new floor-plan design moving many walls.
- The three smaller units on the side of the home are functionally obsolete for today's standards with a small pool in the living room.

Anyone interested in saving this building based on its design/art appreciation should be required to purchase the property from the developer and secure their own funding for a remodel endeavor that will not offer a good return on their investment. This is similar to the position they are placing the new owner into with this historic preservation request. Have them place their own money at risk following their heart for preservation!

Unfortunately, this property has been the eye-saw of the block for so long, further saddling the purchasing party with a non-profitable remodeling project would simply result in this building being vacant for another 15 years. The only profitable action is to demolish the building.

Sincerely,

John Uva
545 Madison
720-201-7948

Sent from [Mail](#) for Windows

From: [Ken Green](#)
To: [Landmark - Community Planning and Development](#)
Cc: [Ken Green-AGH](#)
Subject: [EXTERNAL]
Date: Sunday, October 30, 2022 2:29:11 PM

I would like to encourage the Denver Landmark Preservation Commission to deny Landmark status to 401 North Madison Street. To consider this property as a Landmark sets the bar very low. This property has been abandoned for close to two decades as the market place has deemed it uninhabitable and too expensive to modernize or remodel. Finally, there is a builder willing to demo and remove an eyesore in our community. The new owner should be allowed to proceed as we all have with our personal property. Private enterprise has been redeveloping many areas of Denver successfully improving the environment and the the tax base in the process. It is time to move on at 401 North Madison Street.

Thank you.

Ken and Trish Green

400 Cook Street

kgreen@agraholdings.com

303-519-4195

From: [Gary Grappo](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 401 Madison Street Landmark Designation
Date: Monday, October 31, 2022 1:28:26 PM

To Whom It May Concern:

I am writing to express my strong opposition to the Landmark Designation of the structure located at 401 Madison Street in Denver's Cherry Creek North neighborhood.

I am a nine-year resident of the same neighborhood. I have seen the property on numerous occasions -- albeit from the outside only -- and can discern no redeeming value to it. The architecture, though reputedly designed by a well-known architect, is heavy, oppressive, dark and dungeon-like, more resembling a 1950s-era bomb shelter or maximum security mini-prison than a residence in one of Denver's most prominent and historic neighborhoods. It is entirely out of character with the diverse architecture already extant in the neighborhood.

It would be an insult to the residents of Cherry Creek North, and especially to those within sight of the property, to allow this structure to stand, especially when there is a buyer available and willing to commit to building a structure(s) more in keeping with the style, tenor and customs of the neighborhood.

I urge that the landmark designation be denied and the buyer/builder be allowed to continue with plans to demolish the structure and build new housing on the site.

Respectfully,

Gary A. Grappo
205 Jackson Street
Denver, CO 80206

From: [Marty Linder](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 401 Madison Street Landmark Proceedings - My Comment as a Neighborhood Resident
Date: Saturday, October 29, 2022 11:12:49 AM

Dear Landmark Commission Members:

I walk by this neglected piece of property on my daily walks. Though it was designed by, and was the home of the well-known architect, Richard L. Crowther, for a time, the structure is an eyesore within our community. Even a famous architect can design an ugly, though functional building. This structure was sadly not his finest endeavor. It has languished as an eyesore for years. It looks like a concrete bunker.

The developers legally bought the property. Why didn't the preservationists now involved buy the property instead? Where were they and their sudden great interest prior to the sale?

This building is "**aesthetically unworthy**" of being preserved and should be demolished. The legal property-owners/developers should be allowed to proceed with their building plans. Their structures will be a welcome enhancement to the block and the neighborhood.

Thank you for your consideration.

Sincerely,
Martha Linder
335 Detroit Street, Denver, CO 80206

From: [Tom Wilson](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 401 N Madison property
Date: Saturday, October 29, 2022 2:09:03 PM

Dear Denver Community Planning and Development,

I am a resident of the Cherry Creek North neighborhood. I have been closely monitoring whether 401 N Madison should be established as a landmark or demolishing the structure.

This house is an eyesore and should be demolished. I viewed the CCNNA recording from the October 18 meeting, and my vote goes to demolishing the structure and building two duplexes on the property.

Thank you for allowing me to share my opinion.

Thomas Wilson
254 Jackson Street

From: [Larry Detrich](#)
To: [Landmark - Community Planning and Development](#); tomh@hartstudio.net; mhughes2923@gmail.com; [Joe Durzo](#)
Subject: [EXTERNAL] Historic Designation 401 Madison St. Denver, Co.
Date: Friday, October 28, 2022 9:36:54 PM

Please include our comments in considering the designation of 401 Madison St.

Larry Detrich and Kay Kelly, Owners of 390 Madison St. since 1988

We believe our observations and viewpoint should be considered in determining the outcome of the hearing regarding 401 Madison St. For nearly 30 years, 401 Madison St, across the street from our residence, has been an abandoned eyesore. The house slowly deteriorated while the unchecked vegetation shielded vermin. For a time, it housed a family of foxes. We were puzzled that, during a time when the surrounding neighborhood properties were being improved, 401 Madison was an overgrown wildlife refuge.

It was with some relief we found out the property was sold, the wreck of a house would be removed, along with the thriving junior forest.

Now we understand some group is protesting the improvement due to the "historic architectural value of the house". Maybe historic engineering and construction value but not architectural value. Architectural value creates a movement and gets copied. This place, fortunately did neither. It does offer its neighbors a loss of their property value due to dreadful condition of the house and the overgrowth of weeds and trees.

Where have these people been for thirty years? What alternative is this group offering to remove this wreck? Are they offering to leave it as is for posterity, take down the ugly fence and provide guided tours?

Is this just an effort to "shake down" the new owners by threatening a long delay for their development plans.

Larry Detrich and Kay Kelly

From: [David Murphy](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Written Comments: 401 North Madison
Date: Saturday, October 29, 2022 10:02:29 AM

I am writing to OPPOSE the Landmark Designation of this property/structure. I personally find the entire process abhorrent. NO non-landowner should have ANY rights to file this application. Period, full stop. The applicant had LOTS of time to raise the money needed and BUY the property and then he could file whatever designation that he wanted. But, he didn't. He wants his cake without even paying for it.

Its disgraceful.

I urge you to REJECT this designation without further consideration.

David Murphy
100 Steele St, Apt 411
Denver, CO 80206

From: [William J. Kelly III](#)
To: [Landmark - Community Planning and Development](#); [Dierschow, Becca - CPD City Planner Senior](#); [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#); [hello@magbuilders.com](#); [info@DocomomoCO.org](#); [ccnewcomerssocialgroup@gmail.com](#)
Cc: [Mary Kelly \(marywj3@gmail.com\)](#)
Subject: [EXTERNAL] In Re: Landmark Application on 401 Madison Property
Date: Friday, October 28, 2022 12:57:08 PM
Attachments: [October 28.pdf](#)

All:

Please see the attached correspondence dated today regarding the subject property.

Bill

William ("Bill") Kelly
Managing Partner
Kelly Law Partners, LLC
501 South Cherry Street, Suite 1100
Denver, Colorado, 80246
Direct: 720.236.1801
Mobile: 303.903.8580
Fax: 720.236.1799
wkelly@kellylawpartners.com
www.kellylawpartners.com

*Admitted in Colorado, Louisiana & Illinois

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Please consider the environment before printing this email.

WILLIAM J. KELLY III
559 MADISON STREET
DENVER, CO 80206
(303) 903-8580
wkelly@kellylawpartners.com

October 28, 2022

VIA EMAIL: landmark@denvergov.org
VIA EMAIL: becca.dierschow@denvergov.org
VIA EMAIL: kara.hahn@denvergov.org
VIA EMAIL: hello@magbuilders.com
VIA EMAIL: info@DocomomoCO.org
VIA EMAIL: ccnewcomerssocialgroup@gmail.com

RE: Landmark Designation Application for 401 N. Madison Street

Dear Ms. Dierschow, Ms. Hahn, the Cherry Creek North Neighborhood Association, MAG Builders and Docomomo Colorado:

1. My name is Bill Kelly. I live at 559 Madison, one and one-half blocks from 401 Madison.
2. Prior to moving to Madison, I recently served a 3-year term as President for the Coral Place Homeowners Association in Greenwood Village. Prior to that, I served as President for the Upper Audubon Association (“UAA”) in an historic neighborhood in uptown New Orleans, adjacent to Audubon Park, Tulane University and St. Charles Avenue. Construction of homes in UAA range from 1853 to 1969, with nearly 70% of the homes there constructed prior to 1939. I served the UAA during the period immediately before, during and after Hurricane Katrina.
3. I am a 25-year member of the National Trust for Historic Preservation, an organization that works “to preserve architectural and cultural gems throughout the United States.”
4. I have stood in the shoes of recipients of this letter, being asked to “weigh-in” or even decide between competing interests of preservation, on the one hand, and utility, on the other. The decision is often a very difficult one.
5. I am in favor of the demolition of 401 Madison decision:
 - a. The property has been in disrepair, neglect and subject to vandalism (and used as a skateboard park) for more than a decade. The fact that this has all come to be only *after* someone has taken interest in developing and improving this prime corner of one of Denver’s most beautiful and valuable neighborhoods strikes me as unfair. I have heard the explanation for the process; it does not make it any more fair.

- b. The subjective qualities – cultural or artistic -- of this vanguard-style 1970's concrete structure can be reasonably debated. I cannot dispute what three architects, and apparent past friends and colleagues of Mr. Crowther, find to be inherent and historic qualities of this structure. I appreciate their expertise and efforts to voice their points of view. And their work is important. I also applaud their tone and approach to the request for a designation. These kinds of meetings can become unnecessarily emotional, if not downright unprofessional. All that said, no one can reasonably debate that the qualities they find in this property are largely subjective. This application has generated a lot of talk in this area. Some of it animated. I have not spoken to one neighbor who wants that structure to remain. From their subjective point of view, they think it is ugly. One neighbor reported that the “odd lines of concrete and metal along the roofline” conjure up images of how Dr. Suess might design a prison. No team of architects, artists, historians, or journalists – “with twenty-seven eight-by-ten color glossy pictures with circles and arrows and a paragraph on the back of each one” (to quote Alro Guthrie) – can change those subjective impressions. The neighbors do not want this building.
- c. The fact that this is our neighborhood, and not a commercial corridor or distant venue, should make our voices highly relevant.
- d. According to an October 11, 2022 publication in Westword Magazine, Mr. Crowther used this construction “to experiment with an environmental-sustainability movement.” That does not somehow make the building useful or attractive in this neighborhood in its current environment. We can appreciate Mr. Crowther’s significant and valuable contributions to architecture in a variety of ways without deeming this structure a landmark and, in essence, “sticking the neighbors with this building.” The man and the concrete are not one-in-the-same.
- e. The committee reported that, In discussions with the owner, it could not reach a “win-win” (defined as keeping the structure and renovating it in an economically viable way). That is far from surprising. Sale, restoration, and continued use of this building as a residence appears cost-prohibitive. The math will not work. The amount of money required to purchase this land and improvement would be so high that this esoteric structure will compete for a buyer with the highest-valued homes in Denver. The fact that (as one report has noted) other adjacent properties nearby have appraised or sold for \$8M does not provide a reasonable comparator. Those modern residences have wide appeal and have been generally targets of bidding wars. Finding anyone who will want to purchase, renovate and reside in this highly unusual structure will compel a multi-year search for an extremely high net-worth individual who has a very specific aesthetic. It may take years to find any such buyer. More likely, it just will not happen. We already know this because the property has sat, neglected and vandalized, for well over a decade. If someone in Denver had an

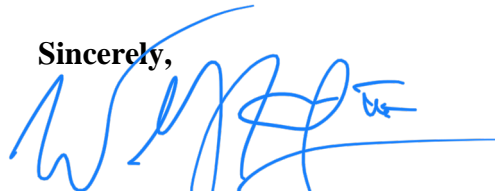
appetite to renovate this property – on a huge lot in a desirable locale – it would have already happened.

- f. The lack of any cost-efficiency to a landmark designation of this structure compel a death sentence to improvement on this block. 401 Madison will sit, in ruin, as it has for the past many years.
- g. The photos of 401 Madison used at the last neighborhood association zoom (and posted on YouTube) have been heavily filtered or perhaps even doctored. I urge anyone considering this designation to walk the property and see the true condition of this building – on all four sides of it -- before casting any vote.

Given how long this property has sat in complete disrepair and neglect, the notion that someone will purchase, renovate and then reside in this property strikes me as Quixotic. In that light, the decision at hand is not about demolishing a beautiful old structure to make room for newer, more modern development. The choice, as I see it, is between development of new homes that conform to the current landscape of the greater Cherry Creek area, on the one hand, and forcing neighbors to continue living with an abandoned property, occasionally getting its highest and best use as an illegal skate park, on the other.

Thank you for reading my views. I hope they are helpful. I am happy to take any calls or questions at the number indicated above. And I again applaud everyone on all sides of this difficult issue for their professionalism and demeanor.

Sincerely,



**William J. ("Bill") Kelly III
559 Madison Street**

October 30, 2022

Landmark Preservation Commission
Attention: landmark@denvergov.org
Community Planning and Development
City and County of Denver
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

RE: Landmark Designation Application for 401 N. Madison Street

To Whom It May Concern:

I'm writing this letter as a business owner and preservationist developer in the City and County of Denver. Our company has been through multiple Landmark designations as well as part of the on-going debate of keeping and re-using existing structures. Our company has also strived to keep the existing structures on previous developments; however, we have also been in positions where the existing structure is best to re-develop for the community.

Mr Crowther had a impactful past in environmental sustainable practices and certainly appreciate recognition for his personal achievements. However, I don't believe this work should be preserved. I have reviewed the inspection report as well as the materials utilized on 401 N. Madison and would oppose the Landmark designation of this property. I have worked with the developer, and they have a sterling reputation in the building community. They have always used high quality building materials and practices on their new developments.

Please feel free to reach out to me with any questions or concerns.

Sincerely,

Ben Gearhart
303-910-7015
Ben@gmdevco.com
Principal – GM Development

October 31, 2022

Landmark Preservation Commission
Attention: landmark@denvergov.org
Community Planning and Development
City and County of Denver
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

RE: Landmark Designation Application for 401 N. Madison Street

To Whom It May Concern:

Please accept this letter in review of the above referenced application. I support the application to redevelop the subject property as proposed by MAG Builders. As a local Denver based business owner and preservationist developer in the City and County of Denver. Our company has been developing sites throughout urban areas of Denver focused on infill opportunities. Our focus has been to provide additional inventory in a very tight supply market.

MAG Builders continues to be an exemplary example of urban residential development with significant positive impact in every neighborhood they have developed. I partnered with them on several projects in North Cherry Creek a few blocks from the subject property and the resulting construction was embraced by the neighbors, the new residents and the surrounding community.

Important to note is MAG Builders designs a product with context sensitivity to the existing neighborhood.

Thank you for your consideration and review.

Scott Kilkenny
Live4ward Development
915 S Pearl St 102
Denver CO 80204
303-242-4730

I support

October 30, 2022
Landmark Preservation Commission
Attention: landmark@denvergov.org
Community Planning and Development
City and County of Denver
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

RE: Landmark Designation Application for 401 N Madison Street

To Whom It May Concern:

As a business owner and preservationist developer in the City and County of Denver I do not support this proposed Landmark designation of 401 N Madison St . I am all in support of preserving truly historical structures, but am just not seeing the value on this proeprty. Please feel free to reach out to me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles E Moore", followed by the date "10/30/22".

Charles E Moore
303-305-9400
charles@gmdevco.com
Principal – GM Development

From: cliff@cliffordjack.com
To: [Landmark - Community Planning and Development](#); [Dierschow, Becca - CPD City Planner Senior](#); [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
Cc: cliff@cliffordjack.com
Subject: [EXTERNAL] Landmark application for 401 Madison St. in Denver
Date: Friday, October 28, 2022 4:32:53 PM

Dear Ms. Dierschow and Ms. Hahn,

My name is Clifford Jack. I have lived at 395 Monroe Street for 6 years and my home is a half a block away from 401 Madison. I can see the property from my front door and walk by it almost daily.

While I recognize that the property was built by Mr. Crowther and was unique for its time, it clearly has been in a state of disrepair for many years. I know the real estate market very well in this area and I was very surprised by the purchase price. If this transaction does not go through, I cannot imagine anyone else purchasing the home with the intention of repairing it in a manner consistent with its original construction. Having done many remodels of my personal homes, I would imagine that the cost to remodel would be in the several million-dollar price point which even at the peak of the market would not have been a reasonable transaction. Only a builder who has a plan to divide the lot and build multiple units will be able to make the math work based on the purchase price. Considering everything going on in the real estate market today and with the steep rise interest rates, it is highly likely that the house will just sit there should you approve the landmark designation.

I would be happy to talk to any of the committee members should you deem it helpful.

Thank you for allowing me the opportunity to offer my view in this matter.

Clifford Jack
Cell: 720-244-0033

From: [jody riesberg](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 401 Madison st. Cherry Creek
Date: Friday, October 28, 2022 3:05:36 PM

I am a resident on Adams st. I walk my dogs by this address every single day. It is awful! I am all for saving historical buildings when it makes sense. This house does not need saving, it needs to be knocked down. It is in such disarray that no one will spend the million or so it would need to be brought back to its original state.

From: [Karen Padgett](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 401 Madison St
Date: Tuesday, October 25, 2022 11:21:08 AM

Hello

I am a resident of Cherry Creek North - live at 330 Monroe St. I walk past this abandoned house almost daily and was so happy to see it was being developed as it is such an eyesore/overgrown. When development and clean up abruptly stopped I became quite interested in what was happening. I understand preservation, however this disaster is too far gone to have any historical value and I have absolutely NO idea who would purchase this from the developer and turn it into something worthwhile. The write up on the architect/owner, although touching doesn't help the fact that this house is not salvageable and needs to go. I don't understand how this is a process that doesn't take into account that the house has sat vacant/ no one has stepped up to renovate it and now a developer has committed to tear it down and suddenly it is a property that has historical value? The house needs to go, the sooner the better. The time is long past to renovate and the cost would be astronomical to bring it up to a habitable and safe place- if even possible.

Thanks for your consideration

Karen Ryan

720-939-3428

From: [Susie Law](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 401 Madison
Date: Friday, October 28, 2022 5:31:49 AM

After researching Richard Crowther, my conclusion is that the Cooper theatre is what should have been preserved. There is no historic mention of the house at 401 Madison. If someone wants to “preserve” the house, they should document it, photograph it, add it to Wikipedia, create a website, etc. I see no reason to preserve the actual structure, especially when it was recently bought with the intention of redevelopment.

From: [Elaina Johannsen](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Landmark Application on 401 Madison
Date: Friday, October 28, 2022 8:00:23 AM

Hello,

My husband and I live on the 400 Block of Cook Street, the street next to 401 Madison and share the ally with this home. We are hoping that the application for Landmark status gets denied. We have lived here for 3 years and 401 Madison has always been an eyesore to the neighborhood and has attracted unwanted people entering it. I know that the demo application drew attention to this home for the potential Landmark Status, but it seems to me that the individuals who applied for the status could have looked up all homes by this particular architect and made their move sooner instead of waiting until a builder who invested so much money was ready to move forward.

Thank you,

Elaina Johannsen
303.472.4493
Elainanmt@gmail.com

From: [Sally Roach](#)
To: [Dierschow, Becca - CPD City Planner Senior](#)
Subject: [EXTERNAL] Landmark Designation 401 N. Madison
Date: Tuesday, October 25, 2022 4:07:10 PM
Attachments: [Landmark 401 Madison.pages](#)

October 25, 2022

Community Planning
Denver Landmark Preservation
201 W. Colfax, Dept. 205
Denver, CO 80202
Becca Dierschow

RE: Objection to Landmark Designation 401 N. Madison St. , Denver, CO. 80206

Regarding the consideration you are currently giving the above mentioned property for “Landmark Designation”, we are **unequivocally opposed** to any such move for preservation.

For the past 30 years we have lived near this property and have seen it steadily deteriorate and become a problem for neighbors. As you have duly noted in your inspection report, this house has been inhabited by foxes, coyotes, rabbits, vagrants, homeless camps, drug addicts and goodness only knows what other occupants have sheltered there through the years. Because the “Applicants” for this landmark designation made a point about “habitability” being of critical importance, we would like to reiterate that this property is NOT habitable without massive mitigation for mould, water damage, urine contamination, concrete repair, re-wiring, new plumbing, and probably many other less apparent structural issues.

Applicants Hart, Hughes, and Gass have indicated the current owner paid too much for the property, and they have been unable to find financing to purchase it themselves, but a property is worth what a ready, willing and able buyer pays. The buyer was willing to pay that amount because there was an opportunity to develop the property and clean up what has long been a health and safety hazard. An undue financial burden should not be placed on the buyer because the applicants are late to the party and did not move to buy the property when it might have been more affordable. The applicants live nearby and were probably aware of the house long ago.

Although Richard Crowther was a prominent architect of his day, it seems telling that many of his designs such as the Cooper Cinerama, Joslins, and Fashion Bar are long gone. Additionally, the fact that none of Mr. Crowther’s large family have occupied or made any effort to maintain this house for the past 15 years should indicate that there is no architectural integrity to preserve. It has become a blight upon the neighborhood and will not be missed.

Sally C. Roach and Geoffrey R. Cullen
440 Adams St.
Denver, CO. 80206
sallycroach@comcast.net

From: [Esther Starrels](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Proposed landmark designation 401 Madison Street
Date: Friday, October 28, 2022 1:33:06 PM

To members of the Landmark Designation Commission and City Council:

As a resident of Cherry Creek North I wish to express my opposition to designating the structure at 401 Madison Street a historic landmark. This building has been an eyesore for me since I moved to 4th Avenue and Garfield Street in 2014. We referred to it as "the bunker house" because you literally could only see the roofline of the building. The building is functionally obsolete and I suspect would require extensive repairs to HVAC and plumbing systems in order to be habitable; such investment does not make economic sense to me.

I am a former board member of Historic Denver so am sympathetic to preserving buildings that are architecturally significant. While the contributions of Richard Crowther may be noteworthy in terms of environmentally-conscious design, in my opinion the aesthetic and historic merits of this particular structure do not justify preserving it. The neighborhood would be better served by demolishing the building and replacing it with 4 housing units for Denver residents. I would encourage the council to consider how the developers could be encouraged to provide at least one unit of moderately-priced housing, which is critically needed in Denver now.

Sincerely,
Esther Starrels
3655 E 4th Avenue
Denver, Co 80206

From: [Mary Ellen Lawrence](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 401 Madison, Demolition
Date: Monday, August 8, 2022 11:32:31 AM

Good Morning. Over the weekend I drove past 401 Madison because several people told me that this landmark, passive solar house built by Architect Richard L Crowthers was set for demolition. What can I do to lend a helping hand to save this important and visionary architects home? I would like to hook up with others who have expressed interest in saving this home. My background is as an art and architecture librarian who worked at MIT and in Florence Italy for Syracuse University. I have time and energy to assist in saving this important home - Mary E Lawrence,

--

M E H Lawrence
Meh.law@gmail.com
Phone : 303-332-5440

From: [Claudia Reasor](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 401 Madison St.
Date: Sunday, October 30, 2022 7:56:27 PM

My name is Claudia Reasor and I live at 538 Detroit St, Denver in North Cherry Creek.

I am in favor of trying to preserve the property. I value this type of structure and its history. I have always been in favor of passive solar. The property was lovely before the developers went in and cut down all the landscaping.

Thank you.

Dear Landmark Commission,

I am writing to support the landmark designation on Richard Crowther's personal residence at 401 Madison St. This home was an early study in passive solar, and is situated specifically on the lot for this functionality. It is higher level of construction and thinking than almost anything that could replace it. I understand that post modern architecture isn't loved by everyone, because of the minimalism and simplicity of the detailing, however it is a significant part of our architectural history. In Denver, we have not been good stewards to Crowther's works. Cooper Cinema which was an innovation, is now a shopping center. Several other post modern properties he designed are now demolished. The most green building is the one that is already there, and this property could be adaptively reused. I am a board member of Historic Littleton Inc, and in our studies on Littleton Blvd he is mentioned for his significant work and his work is eligible for Landmark designation according to the studies. Littleton also suffered an unfortunate loss of a Crowther designed King Soopers at the intersection of Littleton Blvd and Broadway. Crowther designed an addition to Eugene Sternberg's Littleton Medical Clinic, the first walk-in clinic of it's kind. At one time, Crowther's Littleton Clinic was part of a campus and was a sensitively-designed freestanding companion to Sternberg's now-lost Littleton Medical Center that was sited immediately to the west. The Littleton Medical Center was demolished and replaced by an apartment complex in 2007. Currently Miller Law occupies this building designed by Crowther. You will also find several pages attached on Crowther's significance from COMMERCIAL MODERNISM IN THE GREATER WEST LITTLETON BOULEVARD CORRIDOR 1950-1980 by Michael Paglia and Diane Wray Tomasso. Both studies of post-war Littleton mention the significance of Crowther's personal residence at 401 Madison St. We cannot allow this building to end up in a landfill. The purchaser should have realized that they were taking a risk buying a historically significant home built and lived in by a prominent Colorado architect, and assuming they could demolish it without the public taking notice.

Excerpt below taken from *Historic Context of Littleton Colorado 1949-1967* Written by Diane Wray Tomasso in 2008

"Richard Layton Crowther, 1911 - 2007

Richard Crowther was born in Newark, New Jersey in 1911. He relocated to Southern California in 1931, then moved to Denver in 1948. Though Crowther attended the University of Denver and the University of Colorado, he did not earn a degree. Nevertheless, in recognition of his work he was awarded the status of "Fellow" by the American Institute of Architects in 1982.

Crowther was an important regional innovator in the development of what he called "ecologic" and what is now known as "green" architectural design and construction. In a 1994 film that he made on his 1978 home and studio at 401 Madison Street in Denver, entitled *Ecologic and Solar Research Residence*, Crowther said, "... responsible architecture requires an ecologic harmony. Every decision we make has an environmental consequence." His work includes the 1956 Neufeld House at 40 S Bellaire Street and a second Crowther House at 500 Cook Street, both in Denver. He designed a series of large, circular movie theaters in the early 1960s including the Cooper Cinema on South Colorado Boulevard.

In the Littleton area, Crowther designed a 1966 east addition to Eugene D. Sternberg's 1950 Littleton Clinic Building on Littleton Boulevard. For realtor Monte Carroll, he designed an office building at East Yale Avenue and South Holly Street, just east of I-25.

Sources

Chandler, Mary Voelz. "Architect Richard Layton Crowther stressed 'Ecologic Harmony,'" *Rocky Mountain News*, January 5, 2007, page 11B.

"How Littleton Medical Center Will Look In August," .January 21, 1966, page 5.

"Monte Carroll starts construction of office building," February 18, 1966, page 5. "

Thank you for your consideration,

Kimber Dempsey

Associate Broker at Realty One Group Premier

Docomomo CO/US Board member/ Historic Littleton Inc Board Member

do.co.mo.mo_US
colorado

October 31, 2022

Denver Landmark Preservation Commission
201 W Colfax Avenue
Sept. 205
Denver, CO 80202

Dear Denver Landmark Preservation Commission,

The Colorado chapter of Docomomo US, advocate for the documentation and conservation of buildings of the Modern Movement throughout Colorado is writing in support of providing landmark protections for the Crowther House at 401 N Madison Street in Denver.


The architect and original resident of the home, Richard L. Crowther, was one of Denver's most productive modernist architects during his career, and designed a variety of distinctive building types throughout the city. His influence on the modern movement in Denver is unmistakable and well-documented, despite the unfortunate loss of many of the structures that he designed through the years.

While being a productive and influential architect is one thing, Crowther went above and beyond by also working to move the field of architecture forward in Colorado and abroad, by recognizing the need to design buildings to be better connected to the environment, particularly in the area of passive solar design. Crowther not only experimented with these concepts, but wrote multiple books and became a knowledge leader locally and nationally on the topic.

While the Crowther House is frequently referred to as a laboratory, and in some ways it was, it is better to consider it a proof-of-concept for modern passive solar architecture. While there are those who may wish to toss it aside on stylistic concerns, identifying, protecting, and learning from unique and ground-breaking examples such as a Crowther House will inform what is sure to be a new movement of environmentally sensitive architecture that Denver and its architects will once again need to explore in the years to come.

We ask for your support to help the Crowther House stand as an example of modern passive solar design, and a testament to one of Denver's great 20th century architects.

Sincerely,



Atom Stevens
Board Secretary
Docomomo US/Colorado

From: [Leonard Segel](#)
To: [Dierschow, Becca - CPD City Planner Senior](#)
Cc: [Tom Hart](#)
Subject: [EXTERNAL] Advocacy to preserve the Crowther House - 401 North Madison Street, Denver
Date: Thursday, October 27, 2022 5:06:40 PM

Hello Ms. Dierschow:

I am the Executive Director of Historic Boulder, an architect, a founder of the Denver chapter of DOCOMOMO and have worked in Denver for over 16 years. I am writing to state my own beliefs about the worthiness of the Crowther House, at 401 North Madison Street, to be designated as a landmark in the city of Denver. **The property meets the qualifications as a landmark because it has historic significance, architectural merit, and social significance.** Demolition of this property would be a significant loss to the history of Denver.

Historically the building is notable for many reasons. It is one of the best, early examples of the environmental approach to design in Denver. This is demonstrated in its sophisticated and innovative use of daylighting. It was the home of Richard Crowther, an architect who shaped the dialogue about design in Denver with his work on the Lakeside Amusement Park, the Cinerama Theaters, several corporate office buildings, and his many lectures that advanced the state of the art. The building exemplifies an era in Denver when homeowners were expressing the boom times in Colorado with dynamic and sophisticated buildings.

Architecturally, you can tell the building design is cutting edge just by looking at it. The shape of the building expresses the function of both the domestic and the solar energy innovations. It is a significant example of the work of a recognized architect that has influenced the design of others in the profession.

Socially, the property was influential in the 1970's in Denver and across the country as a part of the movement to make construction more environmentally conscious. The design, engineering, and materials of 401 Madison St were an innovative approach to "Green" architecture, long before the philosophy became popular in the architecture field. This lesson is even more relevant in our current times, given the challenges of global warming.

I urge the City planning department to protect this significant property so the Crowther House can continue to be appreciated and tell its valuable lessons of progressive innovations for generations to come.

Best regards.....

.....Leonard Segel

Leonard Segel : AIA, LEED B D & C

SAGEarchitect, LLC

726 Pine Street

Boulder, CO 80302

303.579.8308 cell

leonard.segel@gmail.com

From: [Planningboard - CPD](#)
To: [Landmark - Community Planning and Development](#)
Subject: FW: [EXTERNAL] 401 N. Madison
Date: Monday, November 14, 2022 8:55:59 AM

From: Lindsay Hickel <lindsayhickel@gmail.com>
Sent: Sunday, November 13, 2022 3:46 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: [EXTERNAL] 401 N. Madison

To Whom It May Concern,

I am contacting you today to express my opinion about 401 N. Madison Street. We live in Cherry Creek North and walk by this structure almost daily. It is an eyesore and degrades our entire neighborhood. The building is a derelict structure which is most likely filled with critters and mold since it has been abandoned for as long as we have lived in Cherry Creek North which is over 8 years. In my opinion, it is irrelevant who designed and built it originally since it has no current merit in its present state. I feel so badly for the developer who purchased this property and has been forced to hold onto it during all these preservation delays. It is my understanding that some man who does not even live in Cherry Creek North is the person seeking this historic designation. My reply to that would be that those of us who live near this structure should decide if it is worth preserving and if it enhances our neighborhood. Someone who doesn't even live here should not have that kind of power over our neighborhood. Personally, I have not spoken to one single person over the 8 years we have lived here who wants this eyesore preserved.

Thank you for your consideration of this matter and for considering the wishes of our neighborhood.

Sincerely,

Lindsay Hickel

From: Tarrant Maureen <Maureen.Tarrant@HealthONEcares.com>
Sent: Wednesday, November 30, 2022 5:50 PM
To: Dierschow, Becca - CPD City Planner Senior
Cc: Tarrant Maureen
Subject: [EXTERNAL] Re:401 N Madison St

Thank you Becca.

Here are my comments:

As much as I respect historical preservation of important architectural structures, the property at 401 Madison is an abandoned eyesore.

I have lived on Madison St in Cherry Creek North since 2014. Specifically I resided at 232 Madison from 2014 to earlier this year, and have purchased my new property at 475 Madison St recently, which is undergoing renovations.

I have walked by this home or driven by this home multiple times per week for 8 years. I was thrilled when it was purchased and I thought someone would come along and massively refurbish or tear down this overgrown and somewhat scary looking house.

Always a source of conversation in walks, one could only imagine what was going on inside this unmaintained bunker styled property.

I do not support historic designation for 401 N Madison St, and would expect that if designation passed, there would be little possibility for an interested buyer to maintain or adequately renovate the property. Additionally, a neighbor on Madison St shared that this abandoned property has become used by teenagers for roof skateboarding and party break-ins. The risks associated with inappropriate use of a long time abandoned house presents risks to me and my neighbors which I find unacceptable, and far outweigh the need for historic preservation.

Thank you for allowing my input in this process.

Maureen Tarrant-Fitzgerald
475 N Madison St
Denver CO 80206
Cell 303 901-3303

Maureen Tarrant
President & CEO
Administration

Presbyterian / St. Luke's & Rocky Mountain Hospital for Children
1719 E. 19th Ave Denver, CO 80218
P 720-754-7778 | **M** 303-901-3303

[HCAhealthcare.com](https://www.HCAhealthcare.com) | [Connect With Us](#)

From: [Lindsay Hickel](#)
To: [Dierschow, Becca - CPD City Planner Senior](#)
Subject: [EXTERNAL] 401 N. Madison
Date: Sunday, November 13, 2022 3:38:06 PM

Hello Ms. Dierschow,

I am contacting you today to express my opinion about 401 N. Madison Street. We live in Cherry Creek North and walk by this structure almost daily. It is an eyesore and degrades our entire neighborhood. The building is a derelict structure which is most likely filled with critters and mold since it has been abandoned for as long as we have lived in Cherry Creek North which is over 8 years. In my opinion, it is irrelevant who designed and built it originally since it has no current merit in its present state. I feel so badly for the developer who purchased this property and has been forced to hold onto it during all these preservation delays. It is my understanding that some man who does not even live in Cherry Creek North is the person seeking this historic designation. My reply to that would be that those of us who live near this structure should decide if it is worth preserving and if it enhances our neighborhood. Someone who doesn't even live here should not have that kind of power over our neighborhood. Personally, I have not spoken to one single person over the 8 years we have lived here who wants this eyesore preserved.

Please pass my comments along to the Preservation committee and ask them to respect the wishes of the residents of Cherry Creek North. We request that this building be demolished as soon as possible so something esthetically appealing can take its place.

Thank you for your time and consideration,

Lindsay Hickel

From: [Zach Grumet](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL]
Date: Wednesday, December 7, 2022 2:44:34 PM

Dear Denver City Council,

My name is Zach Grumet, and I would hate to see a beautiful piece of architecture such as the Crowther residence be torn down. I'm writing as a resident who, like you, wants to enhance and protect what makes Denver a great place to live and work. In a fast-growing city one of the most tangible, demonstrable contributions you will make surrounds what we do with current spaces; our buildings. Committing to environmental stewardship and creative housing solutions requires leadership to decide not just what we build, but what we tear down. What we preserve is what we value.

Therefore, there should be no dispute that the Crowther residence at 401 Madison should become a designated landmark. Experts and informed citizens agree. Of course, there's the usual and expected disagreement from a developer who wants a return on investment and neighbors who are tired of an eyesore. I'm keenly aware of the (seemingly) opposing interests you must consider.

But what's unusual and less obvious is the backstory, the intangible asset, and the degree of attention this threatened house continues to get locally and nationally.

The Crowther House is one of the nation's earliest experiments in environmental housing. The visionary who built it was a pioneer in residential solar architecture long before it became a public passion. Crowther wrote the book on building with environmental stewardship and was internationally renowned. How fortunate that this living laboratory is in Denver, and was also his primary residence! I can't fathom a moral justification to ignore this legacy! Especially if for the sake of short-term interests that could still be met.

Crowther's contributions will outlive us, his legacy is indestructible. Unfortunately, his house is not. The potential value in a landmark-worthy solar house is undisputed. Crowther's house told a story people want to hear. Only Denver can tell that story and therefore we must.

With some restoration and ingenuity this landmarked house will bring greater return on the developer and neighbors' property investments. Eventually, it's likely to foster a sense of pride that makes a neighborhood more desirable. Unoriginal architecture with false history will never command this added value.

It is without question, a win-win decision to give this house a future. You have an important responsibility to the invisible stakeholder, the future generations of residents who will inherit the decision you will make today.

I am asking for your leadership with your vote to oppose the destruction of this rare, important asset.

Sincerely,

Zach Grumet

2560 S Osceola st

Denver, Co

80219

From: [Liz Haaker](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 401 Madison Street Preservation
Date: Wednesday, December 7, 2022 7:28:16 PM

Hello!

I am writing to support the efforts of Docomoco to preserve the Richard Crowther house at 401 Madison St. as a Denver Landmark.

Preservation of any and all historical landmarks and unique architecture like this house is crucial to maintain Denver's character. I am a Denver native and value things that make Denver Denver!

Thank you,
Liz Haaker

From: [Cody Rixse](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Crowther Residence
Date: Wednesday, December 7, 2022 3:11:36 PM

Dear Denver City Council,

My name is Cody Rixse and I've had an ever long interest in architecture. Along with living in a beautiful mid-century modern home, I work in the architecture industry and thus, understand the value old and new architecture brings to a place. I'm writing as a resident who, like you, wants to enhance and protect what makes Denver a great place to live and work. In a fast-growing city one of the most tangible, demonstrable contributions you will make surrounds what we do with current spaces; our buildings. Committing to environmental stewardship and creative housing solutions requires leadership to decide not just what we build, but what we tear down. What we preserve is what we value.

Therefore, there should be no dispute that the Crowther Residence at 401 Madison should become a designated landmark. Experts and informed citizens agree. Of course, there's the usual and expected disagreement from a developer who wants a return on investment and neighbors who are tired of an eyesore. I'm keenly aware of the (seemingly) opposing interests you must consider.

But what's unusual and less obvious is the backstory, the intangible asset, and the degree of attention this threatened house continues to get locally and nationally.

The Crowther House is one of the nation's earliest experiments in environmental housing. The visionary who built it was a pioneer in residential solar architecture long before it became a public passion. Crowther wrote the book on building with environmental stewardship and was internationally renowned. How fortunate that this living laboratory is in Denver, and was also his primary residence! I can't fathom a moral justification to ignore this legacy! Especially if for the sake of short-term interests that could still be met.

Crowther's contributions will outlive us, his legacy is indestructible. Unfortunately, his house is not. The potential value in a landmark-worthy solar house is undisputed. Crowther's house told a story people want to hear. Only Denver can tell that story and therefore we must.

With some restoration and ingenuity this landmarked house will bring greater return on the developer and neighbors' property investments. Eventually, it's likely to foster a sense of pride that makes a neighborhood more desirable. Unoriginal architecture with false history will never command this added value.

It is without question, a win-win decision to give this house a future. You have an important responsibility to the invisible stakeholder, the future generations of residents who will inherit the decision you will make today.

I am asking for your leadership with your vote to oppose the destruction of this rare, important asset.

Sincerely,

Cody J Rixse

2330 S Lowell Blvd

Denver, CO 80219

From: Adrian Volz <adrianvolzdesign@gmail.com>
Sent: Sunday, November 13, 2022 8:22 PM
To: Dierschow, Becca - CPD City Planner Senior
Subject: [EXTERNAL] Crowther House - Poster

Dear Ms. Dierschow,

I am a Denver native and take pride in the history of our great city. I've worked as a graphic designer and marketing contact in a variety of architecture and landscape firms over the years and have amassed my own appreciation for the built environment.

Starting in 2020 I embarked on my own research projects. I came across many unique architects, buildings and landscapes.

Richard Crowther's work instantly struck my eye. I compiled a series of layouts that celebrated his buildings.

Lakeside Amusement Park, the Cooper Theatre and his residences stood out with their original and modernist elements.

I also became very impressed with his solar building advances.

I understand that Crowther's own residence is still currently under review for historic preservation.

I took the opportunity to recently stop by 401 N. Madison St.

The home is exceptional and I truly hope it is preserved.

I was so impressed and moved to preserve this structure that I compiled the attached poster.

I welcome you to circulate with your colleagues.

Do let me know if you'd like to include in additional printed / digital media.

Thank you very much for your time and continued mission.

Kind regards,

Adrian Volz

Richard Crowther

Completed 1979
401 N Madison Street
Denver, Colorado



**Modernist
Architect**



From: [Tish Gance](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] I support the Crowther historic designation!
Date: Wednesday, December 7, 2022 3:14:38 PM

To whom it may concern

It is vital that we preserve what few iconic architectural gems we have left here in Denver. So many amazing homes and professional buildings have been lost to “progress” and new builds, it is heartbreaking. The Crowther house is one of just a tiny few examples of his work that is still standing....please preserve it, and keep it so future generations can appreciate this beautiful work.

Tish Gance
Designing Amazing Small Business Experiences

[LinkedIn.com/in/TishGance](#)
[ApexdbyDesign.com](#)
720-215-5315

Simplify, then add lightness. ~*Colin Chapman*

From: [V.V](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Richard Crowther House
Date: Wednesday, December 7, 2022 1:57:06 PM

To whom it may concern,

I am writing to support the preservation of the Richard Crowther house in Denver, Colorado. I think conservation of this house and designating it as a landmark will maintain the character and quality of the neighborhood and save one of Denver's unique properties.

Thank you for time and consideration.

Vivian Voehl RN-BC BSN BA

From: [Lisa Gutenkauf](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Richard Crowther Residence Preservation
Date: Wednesday, December 7, 2022 10:40:45 PM

Re: 401 Madison, Denver

Greetings!

It is with the utmost sincerity that you are implored to designate the Richard Crowther residence as an historical landmark. This designation will ensure that its value and place in the history of Denver will be recognized, honored, and held in the esteem which it deserves.

Best,

Lisa Gutenkauf
1420 S. Cherry Street
Denver
Former MCM homeowner

Sent from my iPad

From: [Adrian Kinney](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Save the Crowther Residence
Date: Wednesday, December 7, 2022 7:04:41 PM

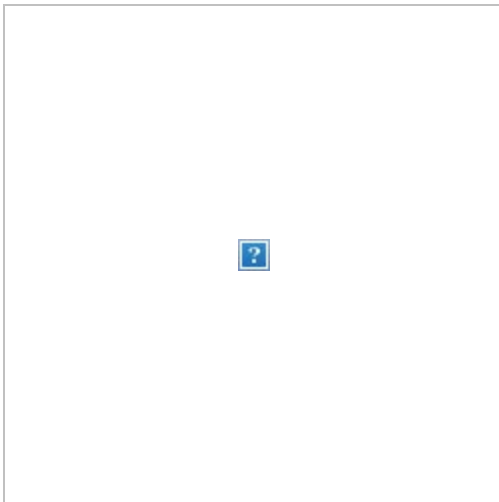
Denver City Council,

In a fast-growing city like Denver, one of the most tangible, demonstrable contributions you will make surrounds what we do with current spaces; our buildings. Committing to environmental stewardship and creative housing solutions requires leadership to decide not just what we build, but what we tear down. What we preserve is what we value. Therefore, there should be no dispute that the Crowther residence at 401 Madison should become a designated landmark. Experts (Historic Denver, Historic Littleton, Landmark Committee) and informed citizens agree.

The Crowther House is one of the nation's earliest experiments in environmental housing. The visionary who built it was a pioneer in residential solar architecture long before it became a public passion. Crowther wrote the book on building with environmental stewardship and was internationally renowned. How fortunate that this living laboratory is in Denver, and was also his primary residence! I can't fathom a moral justification to ignore this legacy!

Crowther's contributions will outlive us; his legacy is indestructible. Unfortunately, his house is not. The potential value in a landmark-worthy solar house is undisputed. Crowther's house told a story people want to hear. Only Denver can tell that story and therefore we must. Some restoration and ingenuity- this landmarked house will bring greater return on the developer and neighbors' property investments. Eventually, it's likely to foster a sense of pride that makes a neighborhood more desirable. Unoriginal architecture with false history will never command this added value.

I am asking for your leadership with your vote to oppose the destruction of this rare, and important asset. And vote to preserve this one of a kind structure.



[midmod Colorado](#)

Independent Broker

Adrian.Kinney@Gmail.com

O: 303-219-0629

C: 303-717-9313

From: stephanie_parsley
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] The Crowther House
Date: Tuesday, December 6, 2022 6:16:32 PM

Dear Denver City Council,

My name is Stephanie Parsley and I'm writing as a resident who, like you, wants to enhance and protect what makes Denver a great place to live and work. In a fast-growing city one of the

most tangible, demonstrable contributions you will make surrounds what we do with current spaces; our buildings. Committing to environmental stewardship and creative housing solutions requires leadership to decide not just what we build, but what we tear down. What we preserve is what we value.

Therefore, there should be no dispute that the Crowther residence at 401 Madison should become a designated landmark. Experts and informed citizens agree. Of course, there's the usual and expected disagreement from a developer who wants a return on investment and neighbors who are tired of an eyesore. I'm keenly aware of the (seemingly) opposing interests you must consider. But what's unusual and less obvious is the backstory, the intangible asset, and the degree of attention this threatened house continues to get locally and nationally.

The Crowther House is one of the nation's earliest experiments in environmental housing. The visionary who built it was a pioneer in residential solar architecture long before it became a public passion. Crowther wrote the book on building with environmental stewardship and was internationally renowned. How fortunate that this living laboratory is in Denver, and was also his primary residence! I can't fathom a moral justification to ignore this legacy! Especially if for the sake of short-term interests that could still be met.

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It is without question, a win-win decision to give this house a future. You have an important responsibility to the invisible stakeholder, the future generations of residents who will inherit the decision you will make today.

I am asking for your leadership with your vote to oppose the destruction of this rare, important asset. **PLUS- Aren't you tired of major cities having homes and neighborhoods that are much more unique compared to Denver? How many more boring buildings and homes can be thrown up before Denver loses its architectural appeal?**

Sincerely,
Stephanie Parsley

1742 Champa Street
Denver, CO 80202

From: [DeeDee LeGrand](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] URGENT: LETTER TO MEMBERS OF CITY COUNCIL
Date: Thursday, December 8, 2022 12:07:12 AM

Dear City Council,

I have an urgent request for you to protect a nationally-recognized structure that is extremely unique and important to Denver. The Crowther a on 4th and Madison, one of the most advanced solar-engineered residences of its time, fell into disrepair and now faces the bulldozer of an opportunistic developer. The landmark-worthy home was designed by Richard Crowther, one of the world's earliest thought leaders in environmental architecture. It's an honor to have the visionary's building as part of our history.

You'll only make a developer and a few current neighbors happy if you do nothing to save the house, but you'll have dealt an unrecoverable loss to a growing number of people who care so deeply about it. Consider the vast number of current and future residents who appreciate the social and aesthetic significance of the Midcentury Modern home, the newly-mobilized national group of concerned design and preservation experts, and the majority of citizens who want the city's commitment to protecting our natural and man-made environments to be more than lip service.

It's easy math: protecting the landmark Crowther home presents the greatest long-term gain to the greatest number of stakeholders. There's a spotlight on this rare asset—not just on the home, but also on Denver--and now on you. We entrust our leaders to understand what's important to us, and protect what we value about our great city.

Kind Regards,

Frances LeGrand
Hilltop resident, neighborhood adjacent to the Crowther House
c) 720-353-3053

December 5th, 2022

Becca Dierschow
Senior City Planner – Landmark Preservation
Community Planning and Development
City and County of Denver

Dear Ms Dierschow and Denver City Council,

My name is Kimber Dempsey, and I am a Denver area Realtor who specializes in mid-century modern, vintage and historic homes. I am also a board member of Docomomo US/Colorado, and Historic Littleton Inc. I am writing this letter to express support for the preservation of the Richard Crowther house, office and research laboratory at 401 Madison Street, Denver, CO 80206. This home was an early study in passive solar, and is situated specifically on the lot for this functionality. It is a higher level of construction and thought, than almost anything which could replace it. I understand that modern architecture isn't loved by everyone. The simplicity, the massing, and materials are not something everyone understands, but it is an integral part of Denver's architectural history. Denver has not been a good steward to Crowther's works. Cooper Cinema which was an innovation, is now a shopping center. Several other modern properties he designed have been demolished. The most green building is the one that is already there, and this is a property which could be adaptively reused.

Two studies of post war Littleton have been completed, and in both studies, the properties Crowther designed are eligible for landmark designation. Littleton also suffered an unfortunate loss of a Crowther designed King Soopers at the intersection of Littleton Blvd and Broadway. Crowther designed an addition to Eugene Sternberg's Littleton Medical Clinic, the first walk-in clinic of it's kind. At one time, Crowther's Littleton Clinic was part of a campus and was a sensitively-designed freestanding companion to Sternberg's now-lost Littleton Medical Center which was sited immediately to the west. The Littleton Medical Center was demolished and replaced by an apartment complex in 2007. Currently Miller Law occupies this building designed by Crowther. In "COMMERCIAL MODERNISM IN THE GREATER WEST LITTLETON BOULEVARD CORRIDOR 1950-1980" by Michael Paglia and Diane Wray Tomasso,

Crowther's work is mentioned as a significant contribution to Littleton Blvd. Two different studies of post-war Littleton mention the significance of Crowther's personal residence at 401 Madison St. We cannot allow this building to end up in a landfill. The purchaser should have realized that they were taking a risk buying a historically significant home built and lived in by a prominent Colorado architect, and assuming they could demolish it without the public taking notice.

Many of Mr. Crowther's buildings have also suffered the fate of being over-looked and under appreciated, because of the perceived "youth" of modernist buildings. It would be an ironic tragedy if this, one of his last remaining works, his own house and greatest masterpiece and a monument to sustainability, were demolished and dumped into a landfill, so that another energy wasting, standard quo, development could take its place. A development that doesn't add a significant amount of new housing to our city, of a style that is fleeting at best.

I am calling upon Denver, and this City Council to realize what an incredible loss, demolishing the Crowther house would be. We cannot casually throw away significant properties, that made major advancements in building technology, and are part of the historical infrastructure of the city. Modern architecture deserves its recognition in Denver's history, especially considering a majority of our homes and properties were built and developed post WWII. Allow this building to stand as a testament of Denver being a forward thinking, environmentally conscience city. Allow this building to be an asset and a tool for learning.

Sincerely,

Kimber Dempsey

Board Member of Docomomo US/Colorado

Board Member of Historic Littleton Inc

Realtor

877 E Panama Dr,

Littleton, CO 80121

Dear Denver City Council,

We all want to enhance and protect what makes Denver a great place to live and work. In a fast-growing city one of the most tangible, demonstrable contributions you will make surrounds what we do with current spaces; our buildings. Committing to environmental stewardship and creative housing solutions requires leadership to decide not only what we build, but what we tear down. What we preserve is what we value. Therefore I am writing to you as a Denver resident, Cherry Creek neighbor, certified interior designer, and architecture enthusiast who is grieved by the landmarks and buildings we have already sacrificed in our city.

Don't let the Crowther residence at 401 Madison be the next one, instead it should become a designated landmark. We have already lost the majority of local structures designed by Richard Crowther, a nationally renowned pioneer of environmental stewardship and its architectural applications. The Crowther House is one of the nation's earliest experiments in environmental housing that served as Crowther's personal residence and living laboratory. The house showcases his experimentation in solar energy, heat conservation, and other examples of early environmental engineering.

While there is disagreement from a developer who wants a return on investment and neighbors who are tired of an eyesore, this is a site that requires more consideration and understanding of its importance. I'm keenly aware of the opposing interests you must consider, but I also ask you to consider the fact that when we demolish existing buildings we aren't replacing them with better ones. Unfortunately the cost of real estate, construction, labor, and materials is only increasing. This causes developers and property owners to build lower quality buildings that are lacking in design authenticity and attention to detail in order for their investments to be profitable. As Denver continues to grow we must embrace opportunities of inclusion and redevelopment of our existing buildings, for they represent the city's unique character and history.

With restoration and ingenuity this house will bring greater return to the developer and neighbors' property investments. It will also foster a sense of pride in the neighborhood for the tangible part of Colorado history that resides there, something that a new development cannot provide. Crowther's contributions will outlive us, his legacy is indestructible. Unfortunately, his house is not. Crowther's house told a story people want to hear and only Denver can tell that story. I am asking for your leadership with your vote to oppose the destruction of this rare, important asset.

Sincerely,



Brie Samyn

1155 Ash Street,
Denver, CO 80220

Foundation Board
in The Netherlands

Chair:

Nanne de Ru,
Architect, Founding
Director Powerhouse
Company and Red
Company, Rotterdam

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and Preservation at
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Netherlands

Mateo Kries

Director Vitra Design
Museum, Germany

Glen Murcutt

Architect, 2002 Pritzker
Architecture Prize
Winner, Australia

Raymond Neutra

President of the Neutra
Institute for Survival
Through Design, USA

ICONICHOUSES.ORG

Utrecht, 8 December 2022

Dear Denver City Council,

Iconic Houses is the international membership-supported non-profit network, connecting architecturally significant houses and artists' homes and studios from the 20th century that are open to the public as house museum. The platform also focuses on advocacy, preservation, house museum management and cooperation.

We are writing as a heritage foundation who, like you, wants to enhance and protect what makes Denver a great place to live and work. In a fast-growing city one of the most tangible, demonstrable contributions you will make surrounds what we do with current spaces, our buildings. Committing to environmental stewardship and creative housing solutions requires leadership to decide not just what we build, but what we tear down. What we preserve is what we value.

Therefore, there should be no dispute that the Crowther residence at 401 Madison should become a designated landmark. Experts and informed citizens agree. Of course, there's the usual and expected disagreement from a developer who wants a return on investment and neighbours who are tired of an eyesore. We are keenly aware of the (seemingly) opposing interests you must consider.

But what's unusual and less obvious is the backstory, the intangible asset, and the degree of attention this threatened house continues to get locally and nationally.

The Crowther House is one of the nation's earliest experiments in environmental housing. The visionary who built it was a pioneer in residential solar architecture long before it became a public passion. Crowther wrote the book on building with environmental stewardship and was internationally renowned. How fortunate that this living laboratory is in Denver and was also his primary residence! We can't fathom a moral justification to ignore this legacy! Especially if for the sake of short-term interests that could still be met.

Crowther's contributions will outlive us, his legacy is indestructible. Unfortunately, his house is not. The potential value in a landmark-worthy solar house is undisputed. Crowther's house told a story people want to hear. Only Denver can tell that story and therefore we must.

With some restoration and ingenuity this landmarked house will bring greater return on the developer and neighbours' property investments. Eventually, it's likely to foster a sense of pride that makes a neighbourhood more desirable. Unoriginal architecture with false history will never command this added value.

It is without question, a win-win decision to give this house a future. You have an important responsibility to the invisible stakeholder, the future generations of residents who will inherit the decision you will make today.

We are asking for your leadership with your vote to oppose the destruction of this rare, important asset.

On behalf of the Board Members of the Iconic Houses Foundation,

Sincerely,

Natascha Drabbe M.A.

Executive Director and Founder **Iconic Houses Foundation**

Dear Denver City Council,

On my first visit to Denver in the 1960's I saw a movie at the Cooper theater. It is a lasting and cherished memory. I did not think then that Colorado had much history compared to my Midwest home. Of course I now see otherwise. I'm writing as a citizen who, like you, wants to enhance and protect what makes Denver a great place to live and work. In a fast-growing city one of the most tangible, demonstrable contributions you will make surrounds what we do with current spaces; our buildings. Committing to environmental stewardship and creative housing solutions requires leadership to decide not just what we build, but what we tear down. What we preserve is what we value.

Therefore, there should be no dispute that the Crowther residence at 401 Madison should become a designated landmark. Experts and informed citizens agree. Of course, there's the usual and expected disagreement from a developer who wants a return on investment and neighbors who are tired of an eyesore. I'm keenly aware of the (seemingly) opposing interests you must consider.

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Crowther's contributions will outlive us, his legacy is indestructible. Unfortunately, his house is not. The potential value in a landmark-worthy solar house is undisputed. Crowther's house told a story people want to hear. Only Denver can tell that story and therefore we must.

With some restoration and ingenuity this landmarked house will bring greater return on the developer and neighbors' property investments. Eventually, it's likely to foster a sense of pride that makes a neighborhood more desirable. Unoriginal architecture with false history will never command this added value.

It is without question, a win-win decision to give this house a future. You have an important responsibility to the invisible stakeholder, the future generations of residents who will inherit the decision you will make today.

I am asking for your leadership with your vote to oppose the destruction of this rare, important asset.

Sincerely,

Ron Naff

10,000 E Yale Av, Unit 60

Denver, CO 80231

Dear Denver City Council,

My name is William Logan and I am the publisher of Modern In Denver magazine. We are a design publication focused on promoting and celebrating historical and contemporary architecture and design. For 15 years, we have been a dedicated and passionate voice for the value of preserving our architectural heritage. Creating a unique sense of place is vital to defining a city's social, cultural, and economic identity.

I'm also writing as a resident who, like you, wants to enhance and protect what makes Denver a great place to live and work. In a fast-growing city one of the most tangible, demonstrable contributions you will make surrounds what we do with current spaces; our buildings. Committing to environmental stewardship and creative housing solutions requires leadership to decide not just what we build, but what we tear down. What we preserve is what we value.

Therefore, there should be no dispute that the Crowther residence at 401 Madison should become a designated landmark. Experts and informed citizens agree. Of course, there's the usual and expected disagreement from a developer who wants a return on investment and neighbors who are tired of an eyesore. I'm keenly aware of the (seemingly) opposing interests you must consider.

But what's unusual and less obvious is the backstory, the intangible asset, and the degree of attention this threatened house continues to get locally and nationally.

The Crowther House is one of the nation's earliest experiments in environmental housing. The visionary who built it was a pioneer in residential solar architecture long before it became a public passion. Crowther wrote the book on building with environmental stewardship and was internationally renowned. How fortunate that this living laboratory is in Denver, and was also his primary residence! I can't fathom a moral justification to ignore this legacy! Especially if for the sake of short-term interests that could still be met.

Crowther's contributions will outlive us, his legacy is indestructible. Unfortunately, his house is not. The potential value in a landmark-worthy solar house is undisputed. Crowther's house told a story people want to hear. Only Denver can tell that story and therefore we must.

With some restoration and ingenuity this landmarked house will bring greater return on the developer and neighbors' property investments. Eventually, it's likely to foster a sense of pride that makes a neighborhood more desirable. Unoriginal architecture with false history will never command this added value.

It is without question, a win-win decision to give this house a future. You have an important responsibility to the invisible stakeholder, the future generations of residents who will inherit the decision you will make today.

I am asking for your leadership with your vote to oppose the destruction of this rare, important asset.

Sincerely,

William Logan

3645 S. Jersey St.

Denver, CO 80237

December 7, 2022

Dear Denver City Council:

I'm writing as a citizen and resident of Cherry Creek North and urge you to approve Landmark designation for the Crowther House, 401 Madison Street. Like you, I want to enhance and protect what makes Denver a great place to live and work. In a fast-growing city like Denver, one of the most tangible, demonstrable contributions City Council can make is to protect unique building and places that add distinctiveness and sense of place. This need becomes more and more acute as new houses and buildings become more homogenous within the city and from city to city. Furthermore, committing to environmental stewardship and creative housing solutions requires leadership to decide not just what we build, but what we keep and creatively reuse. What we preserve is what we value.

Therefore, there should be no dispute that the Crowther residence at 401 Madison should become a designated landmark. Experts and informed citizens agree. Of course, there's the usual and expected disagreement from a developer who wants a return on investment and neighbors who are tired of an eyesore; neighbors are also tired of the identical cookie-cutter houses and duplexes being built throughout Cherry Creek North and neighborhoods throughout central Denver.

But what's unusual and less obvious is the backstory, the intangible asset, and the degree of attention this threatened house continues to get locally and nationally.

The Crowther House is one of the nation's earliest experiments in environmental housing. The visionary who built it was a pioneer in residential solar architecture long before it became a public passion. Crowther wrote the book on building with environmental stewardship and was internationally renowned. How fortunate that this living laboratory is in Denver

Our design and development community has a strong history of creatively reusing structures to meet the changing needs of Denver. With some restoration and ingenuity, this will foster a sense of pride for all of us. It would be a sad irony for a city committed to sustainability and environmental stewardship to allow a structure with this history to be demolished.

I am asking for your support and vote to approve Landmark designation of the Crowther House.

Sincerely,

A handwritten signature in black ink that reads "Ellen Ittelson". The signature is fluid and cursive, with the first name "Ellen" written in a larger, more prominent script than the last name "Ittelson".

Ellen Ittelson
341 Harrison Street
Denver, Colorado 80206



318 UCB
1085 18th Street
Boulder, Colorado 80309-0318
Phone: (303) 492-6504
Fax: (303) 492-4886
Email: finearts@colorado.edu
Website: <http://cuart.colorado.edu/>

December 6, 2022

Dear Denver City Council,

I write this letter advocating for the preservation and readaptive use of the Crowther residence and studio at 401 Madison, Denver. I currently teach architectural history in the Art and Art History Department at the University of Colorado Boulder. In addition, I served on the National Board of Directors of the Society of Architectural Historians, and am currently a member of the National Board of Directors of Docomomo, (Documentation and Conservation of Buildings, Sites and Neighborhoods of the Modern Movement), a New York City-based group loosely affiliated with Columbia University's Preservation Program, and a Board member of the Colorado Historic Preservation Board (appointed by Governor Polis and the Board of History Colorado). I have also served and continue to serve as an advisor for construction projects at the United States Air Force Academy (I presently serve in that capacity for AECOM, a multinational architectural and engineering firm).

Instead of reiterating what has already been stated regarding the significance of this structure, I will draw on some previously published comments. In an October 22, 2022 article for *Westword*, Michael Paglia articulated the criterion by which this house deserves preservation and restoration. He wrote, "Does the property 'exemplify the visible characteristics of an architectural style'? Check: The house embodies the Late Modern style. Is the property 'a significant example of the work of a recognized architect'? Check: The house is an important building in the oeuvre of an acknowledged master of twentieth-century modern architecture in Colorado. Does the property contain 'elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement'? Check, check, check, check, check: The house is a monument to innovation and technical achievement. Is the property 'associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation'? Check: The house's experimental features were predictive of the now-burgeoning environmental-sustainability movement, which was in its infancy when it was built."

There is no doubt that the Crowther residence at 401 Madison should become a designated landmark. I would emphasize that the Crowther House is one of the nation's earliest experiments in environmental housing. The visionary who built it was a pioneer in

residential solar architecture long before it became a public passion. In fact, Crowther's publications and advocacy of building with environmental stewardship predated Edward Mazria's publication of The Passive Solar Energy Book of 1979. That book has been translated into 5 languages, and Mazria was recently awarded a Gold Medal by the American Institute of Architects for his climate activism. It is fortunate indeed that Denver has an example of an early building that addressed these concerns – concerns that are now being applauded by institutions such as the AIA and Docomomo International, and by numerous architectural publications. The building, in short, is of national and international interest.

Beyond its merit in a historical sense is, of course, the issue of the environmental impact of its destruction. As Len Segal, the Executive Director of Historic Boulder, recently wrote in their newsletter, "It is proven that the most energy efficient building is one that is already standing. Once [a] building is torn down, the embodied energy is lost. Embodied energy is the sum of all the energy it took to fabricate, transport, and construct the building. It is debatable whether a new building, even being built in a carbon neutral manner, could ever make up for the lost energy of the demolished building." This is a concern that I continually express in my architecture classes at CU Boulder. Readaptive use is now something that any developer or agency (or City Council) needs to consider – how our decisions impact the environment, and (in this case) how our decisions can destroy a legacy of environmental engagement.

What lessons should we preserve and pass on to generations of contractors and general public? What will the conservation or destruction of this property reveal about Denver's engagement and advocacy of environmental concern? These are just some of the questions that City Council needs to consider regarding the Crowther House and Studio. Your decision today will be viewed by the local, state, national, and international preservation and architectural communities as one of profound significance. Will Denver opt to continue Crowther's legacy of environmental activism and offer this home and studio as an early example of that effort . . . or will they bow to developer interest in its destruction?

Sincerely,

Robert Nauman, Ph.D.
Department of Art and Art, CU Boulder
Member, Board of Directors, Docomomo US
Member, Colorado Historic Preservation Board

Denver City Council. denc@denvergov.org

Denver Landmark Commission, landmark@denvergov.org

cc: Councilperson Kendra Black, kendra.black@denvergov.org

Councilperson Kevin Flynn, kevin.flynn@denvergov.org

Dear Council,

I am writing to you as the former Board Chair of Historic Denver in support of landmark designation for 401 Madison, the Crowther residence.

Other experts have explained to Council the historical significance of this structure and of its architect Richard Crowther. Significantly, the experts at Denver's Landmark Commission and its staff support this designation.

Only Denver can tell the story of Richard Crowther and of his groundbreaking architectural work. We all share a responsibility to recognize these contributions to our fine city.

Council has an important responsibility to today's citizens of Denver and to the future generations of residents to preserve artifacts of this importance.

Please demonstrate your leadership by voting to oppose the destruction of this rare, important asset.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Bob Bassett', with a long horizontal line extending to the right.

Bob Bassett

BassettLawColorado@gmail.com

3029 S. Detroit Way

Denver, 80210

do.co.mo.mo_US colorado

1 December 2022

Becca Dierschow
Senior City Planner – Landmark Preservation
Community Planning and Development
City and County of Denver

Dear Ms. Dierschow,

We are the Officers and Board Members of Docomomo US/CO, the Colorado Chapter of an international organization dedicated to the documentation and conservation of buildings, sites and neighborhoods of the modern movement. We are writing to express our support for the preservation of the Richard Crowther house, office and research laboratory at 401 Madison Street, Denver, CO 80206.

This house was one of Mr. Crowther's greatest masterpieces, completed at the height of his career in 1979. Mr. Crowther was a pioneer in modern holistic solar design. His architectural designs, research and publications led to the movement that we now refer to as "Green" architecture. He anticipated the effects of environmental degradation and foresaw climate change. Mr. Crowther's influence cannot be overstated. During the 1970's and 1980's, he was a nationally renowned speaker on sustainability and solar design, influencing a generation of designers. He spoke and taught at solar conferences, Universities and the Smithsonian Institution. His architectural work was widely recognized and won awards. He was a researcher and published his research; his publication, "Earth-Sun" is still used to teach students. He lived in Denver from 1948 until his passing in 2006.

Mr. Crowther's residence at 401 Madison Street has been called one of the most advanced residences from its period in Colorado, comparable to Charles Deaton's Sculptured house in Genesee. It is a monument to innovation and technical achievement in solar and energy conserving architecture. It featured pioneering use of solar for heating, cooling and lighting. It was an early attempt at net-zero energy use. It is considered to be of the Late Modern architectural period and is featured prominently in the book published by Historic Denver, "The Mid-century Modern House in Denver", written by architectural critics Michael Paglia and Diane Wray Tomasso.

Structures of the "Modern" period are often over-looked and under-appreciated. They are at an awkward architectural age: not old enough to be considered historic yet. Too many of them have been lost to demolition or neglect in the unsustainable cause of "progress". Many of Mr. Crowther's buildings have also suffered this fate. It would be an ironic tragedy

Docomomo US/Colorado . 2555 Walnut Street, Denver, CO 80205

do.co.mo.mo_US colorado

if this, one of his last remaining works, his own house and greatest masterpiece and a monument to sustainability, were demolished and dumped into a landfill at great cost of its embodied carbon, so that another energy-wasting development could take its place. A development that doesn't add a significant amount of new housing to our city, of a style that is fleeting at best.

We call for Denver to protect its built assets, to maintain its uniqueness, to honor its history and think of its future. The Crowther house could be used as a teaching tool, an example of past efforts made to mitigate what has become a global climate crisis. It would be a symbol of the genius that once lived here - that Denver once stood at the forefront of history.

Sincerely,

The Docomomo US/CO Officers and Board Members

A handwritten signature in blue ink, appearing to read "M. J. ...", is positioned below the typed name of the signatories.

Dear Denver City Council,

I'm writing as a Denver native who, like you, wants to enhance and protect what makes Denver a great place to live and work. In a fast-growing city one of the most tangible, demonstrable contributions you will make surrounds what we do with current spaces; our buildings. Committing to environmental stewardship and creative housing solutions requires leadership to decide not just what we build, but what we tear down. What we preserve is what we value.

Therefore, there should be no dispute that the Crowther residence at 401 Madison should become a designated landmark. Experts and informed citizens agree. Of course, there's the usual and expected disagreement from a developer who wants a return on investment and neighbors who are tired of an eyesore. I'm keenly aware of the (seemingly) opposing interests you must consider.

But what's unusual and less obvious is the backstory, the intangible asset, and the degree of attention this threatened house continues to get locally and nationally.

The Crowther House is one of the nation's earliest experiments in environmental housing. The visionary who built it was a pioneer in residential solar architecture long before it became a public passion. Crowther wrote the book on building with environmental stewardship and was internationally renowned. How fortunate that this living laboratory is in Denver, and was also his primary residence! I can't fathom a moral justification to ignore this legacy! Especially if for the sake of short-term interests that could still be met.

Crowther's contributions will outlive us, his legacy is indestructible. Unfortunately, his house is not. The potential value in a landmark-worthy solar house is undisputed. Crowther's house told a story people want to hear. Only Denver can tell that story and therefore we must.

With some restoration and ingenuity this landmarked house will bring greater return on the developer and neighbors' property investments. Eventually, it's likely to foster a sense of pride that makes a neighborhood more desirable. Unoriginal architecture with false history will never command this added value.

It is without question, a win-win decision to give this house a future. You have an important responsibility to the invisible stakeholder, the future generations of residents who will inherit the decision you will make today.

I am asking for your leadership with your vote to oppose the destruction of this rare, important asset.

Sincerely,

Liz Restivo

15270 E Crestline Ave.

Aurora, Co. 80015

From: [Lindsay Hickel](#)
To: [Dierschow, Becca - CPD City Planner Senior](#)
Subject: [EXTERNAL] 401 N. Madison
Date: Sunday, November 13, 2022 3:38:06 PM

Hello Ms. Dierschow,

I am contacting you today to express my opinion about 401 N. Madison Street. We live in Cherry Creek North and walk by this structure almost daily. It is an eyesore and degrades our entire neighborhood. The building is a derelict structure which is most likely filled with critters and mold since it has been abandoned for as long as we have lived in Cherry Creek North which is over 8 years. In my opinion, it is irrelevant who designed and built it originally since it has no current merit in its present state. I feel so badly for the developer who purchased this property and has been forced to hold onto it during all these preservation delays. It is my understanding that some man who does not even live in Cherry Creek North is the person seeking this historic designation. My reply to that would be that those of us who live near this structure should decide if it is worth preserving and if it enhances our neighborhood. Someone who doesn't even live here should not have that kind of power over our neighborhood. Personally, I have not spoken to one single person over the 8 years we have lived here who wants this eyesore preserved.

Please pass my comments along to the Preservation committee and ask them to respect the wishes of the residents of Cherry Creek North. We request that this building be demolished as soon as possible so something esthetically appealing can take its place.

Thank you for your time and consideration,

Lindsay Hickel

December 5th, 2022

Becca Dierschow
Senior City Planner – Landmark Preservation
Community Planning and Development
City and County of Denver

Hello Ms. Dierschow and Denver City Council,

We, the board of Historic Littleton, Inc are writing this letter to express our support for the preservation of the Richard Crowther house, office and research laboratory at 401 Madison Street, Denver, CO 80206. Historic Littleton, Inc has been advocating for Littleton's historic properties and combining efforts with other organizations to save historic buildings in Colorado for over 30 years.

Richard Crowther's personal residence was an early study in passive solar, and is situated specifically on the lot for this functionality. It is higher level of construction and thinking than almost anything that could replace it. We understand that post modern architecture isn't loved by everyone, because of the minimalism and simplicity of the detailing, however it is a significant part of our architectural history. Denver, has not been good a good steward to Crowther's works. Cooper Cinema which was an innovation, is now a shopping center. Several other post modern properties he designed are now demolished. The most green building is the one that is already there, and this property could be adaptively reused. In the studies that have been completed on Littleton Blvd he is mentioned for his significant work. All of his work on Littleton Blvd has been deemed eligible for Landmark designation. Littleton also suffered an unfortunate loss of a Crowther designed King Soopers at the intersection of Littleton Blvd and Broadway. Crowther designed an addition to Eugene Sternberg's Littleton Medical Clinic, the first walk-in clinic of it's kind. At one time, Crowther's Littleton Clinic was part of a campus and was a sensitively-designed freestanding companion to Sternberg's now-lost Littleton Medical Center that was sited immediately to the west. The Littleton Medical Center was demolished and replaced by an apartment complex in 2007. Currently Miller Law occupies this building designed by Crowther. Crowther's significance is mentioned several times in, "COMMERCIAL MODERNISM IN THE

GREATER WEST LITTLETON BOULEVARD CORRIDOR 1950-1980” by Michael Paglia and Diane Wray Tomasso. Two studies of post-war Littleton have been completed and mention the significance of Crowther’s personal residence at 401 Madison St. We cannot allow this building to end up in a landfill. The purchaser should have realized that they were taking a risk buying a historically significant home built and lived in by a prominent Colorado architect, and assuming they could demolish it without the public taking notice. “Crowther was an important regional innovator in the development of what he called “ecologic” and what is now known as “green” architectural design and construction. In a 1994 film that he made on his 1978 home and studio at 401 Madison Street in Denver, entitled *Ecologic and Solar Research Residence*, Crowther said, “... responsible architecture requires an ecologic harmony. Every decision we make has an environmental consequence.” His work includes the 1956 Neufeld House at 40 S Bellaire Street and a second Crowther House at 500 Cook Street, both in Denver.” *Historic Context of Littleton Colorado 1949-1967* Written by Diane Wray Tomasso, 2008.

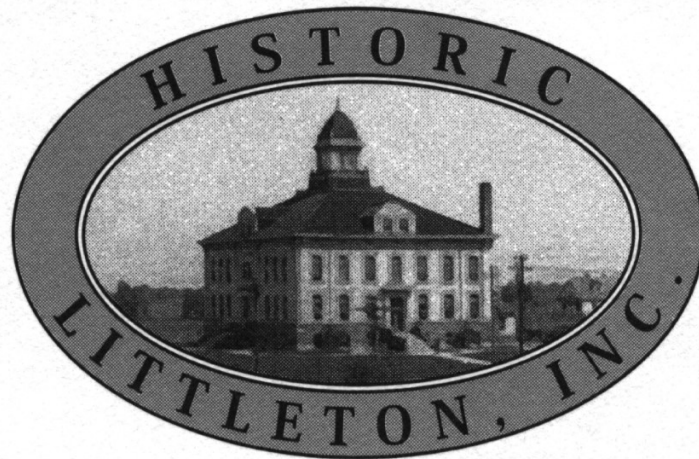
Many of Mr. Crowther’s buildings have also suffered the fate of being over-looked and under appreciated, because of the perceived “youth” of modernist buildings. It would be an ironic tragedy if this, one of his last remaining works, his own house and greatest masterpiece and a monument to sustainability, were demolished and dumped into a landfill, so that another energy wasting, standard quo, development could take its place. A development that doesn’t add a significant amount of new housing to our city, of a style that is fleeting at best.

We call for Denver to protect it’s historic assets, including this very unique, very early example of environmentally conscience architecture. Without minds like Crowther to put homes together such as his own to be case studies in how we can change our environmental impact, we would surely be even farther behind. Allow this building to be a tool, and an asset to the community to show what past efforts were made to be “green” and that Denver was at the forefront of this technology.

“To ignore or disregard our historic roots, or to casually toss away structures and landmarks from our past, is to lose not only the remembrance of a proud and fascinating past, but also of a sense of continuity into the future, and the chance to pass the rich heritage of earlier times to those who will follow us.” ~ Jane Jacobs, From The Life and Death of Great American Cities

Sincerely,

The Board Members of Historic Littleton, Inc



P.O. Box 1004 • Littleton, Colorado 80160-1004

December 5th, 2022

Becca Dierschow
Senior City Planner – Landmark Preservation
Community Planning and Development
City and County of Denver

Dear Ms Dierschow and Denver City Council,

My name is Kimber Dempsey, and I am a Denver area Realtor who specializes in mid-century modern, vintage and historic homes. I am also a board member of Docomomo US/Colorado, and Historic Littleton Inc. I am writing this letter to express support for the preservation of the Richard Crowther house, office and research laboratory at 401 Madison Street, Denver, CO 80206. This home was an early study in passive solar, and is situated specifically on the lot for this functionality. It is a higher level of construction and thought, than almost anything which could replace it. I understand that modern architecture isn't loved by everyone. The simplicity, the massing, and materials are not something everyone understands, but it is an integral part of Denver's architectural history. Denver has not been a good steward to Crowther's works. Cooper Cinema which was an innovation, is now a shopping center. Several other modern properties he designed have been demolished. The most green building is the one that is already there, and this is a property which could be adaptively reused.

Two studies of post war Littleton have been completed, and in both studies, the properties Crowther designed are eligible for landmark designation. Littleton also suffered an unfortunate loss of a Crowther designed King Soopers at the intersection of Littleton Blvd and Broadway. Crowther designed an addition to Eugene Sternberg's Littleton Medical Clinic, the first walk-in clinic of it's kind. At one time, Crowther's Littleton Clinic was part of a campus and was a sensitively-designed freestanding companion to Sternberg's now-lost Littleton Medical Center which was sited immediately to the west. The Littleton Medical Center was demolished and replaced by an apartment complex in 2007. Currently Miller Law occupies this building designed by Crowther. In "COMMERCIAL MODERNISM IN THE GREATER WEST LITTLETON BOULEVARD CORRIDOR 1950-1980" by Michael Paglia and Diane Wray Tomasso,

Crowther's work is mentioned as a significant contribution to Littleton Blvd. Two different studies of post-war Littleton mention the significance of Crowther's personal residence at 401 Madison St. We cannot allow this building to end up in a landfill. The purchaser should have realized that they were taking a risk buying a historically significant home built and lived in by a prominent Colorado architect, and assuming they could demolish it without the public taking notice.

Many of Mr. Crowther's buildings have also suffered the fate of being over-looked and under appreciated, because of the perceived "youth" of modernist buildings. It would be an ironic tragedy if this, one of his last remaining works, his own house and greatest masterpiece and a monument to sustainability, were demolished and dumped into a landfill, so that another energy wasting, standard quo, development could take its place. A development that doesn't add a significant amount of new housing to our city, of a style that is fleeting at best.

I am calling upon Denver, and this City Council to realize what an incredible loss, demolishing the Crowther house would be. We cannot casually throw away significant properties, that made major advancements in building technology, and are part of the historical infrastructure of the city. Modern architecture deserves its recognition in Denver's history, especially considering a majority of our homes and properties were built and developed post WWII. Allow this building to stand as a testament of Denver being a forward thinking, environmentally conscience city. Allow this building to be an asset and a tool for learning.

Sincerely,

Kimber Dempsey

Board Member of Docomomo US/Colorado

Board Member of Historic Littleton Inc

Realtor

877 E Panama Dr,

Littleton, CO 80121

Dear Denver City Council,

This is Craig Allegrezza and I am writing as a resident who, like you, wants to enhance and protect what makes Denver a great place to live and work. In a fast-growing city one of the most tangible, demonstrable contributions you will make surrounds what we do with current spaces; our buildings. Committing to environmental stewardship and creative housing solutions requires leadership to decide not just what we build, but what we tear down. What we preserve is what we value.

Therefore, there should be no dispute that the Crowther residence at 401 Madison should become a designated landmark. Experts and informed citizens agree. Of course, there's the usual and expected disagreement from a developer who wants a return on investment and neighbors who are tired of an eyesore. I'm keenly aware of the (seemingly) opposing interests you must consider.

But what's unusual and less obvious is the backstory, the intangible asset, and the degree of attention this threatened house continues to get locally and nationally.

The Crowther House is one of the nation's earliest experiments in environmental housing. The visionary who built it was a pioneer in residential solar architecture long before it became a public passion. Crowther wrote the book on building with environmental stewardship and was internationally renowned. How fortunate that this living laboratory is in Denver, and was also his primary residence! I can't fathom a moral justification to ignore this legacy! Especially if for the sake of short-term interests that could still be met.

Crowther's contributions will outlive us, his legacy is indestructible. Unfortunately, his house is not. The potential value in a landmark-worthy solar house is undisputed. Crowther's house told a story people want to hear. Only Denver can tell that story and therefore we must.

With some restoration and ingenuity this landmarked house will bring greater return on the developer and neighbors' property investments. Eventually, it's likely to foster a sense of pride that makes a neighborhood more desirable. Unoriginal architecture with false history will never command this added value.

It is without question, a win-win decision to give this house a future. You have an important responsibility to the invisible stakeholder, the future generations of residents who will inherit the decision you will make today.

I am asking for your leadership with your vote to oppose the destruction of this rare, important asset.

Sincerely,

Craig Allegrezza
2505 Ash Street
Denver, CO 8020