

**From:** [Buddenborg, Jennifer L. - CPD City Planner Senior](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#); [Schueckler, Evan - CPD Associate City Planner](#)  
**Subject:** FW: [EXTERNAL] 123 Speer Blvd.  
**Date:** Monday, March 8, 2021 9:33:36 AM

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FYI

-----Original Message-----

From: Michael Harr <meharr@me.com>  
Sent: Sunday, March 7, 2021 8:07 PM  
To: Landmark - Community Planning and Development <Landmark@denvergov.org>  
Subject: [EXTERNAL] 123 Speer Blvd.

Dear Landmark Preservation Commission:

I'm writing in support of Landmark designation of the Channel 7 Building at 123 Speer Blvd. It's a significant building to me, as construction occurred while I was in high school at the time of its construction here in Denver. In that respect, the building is historic in representing Brutalism-style architecture in Denver during the late 60s and early 70s. To me, the architecture is a unique expression of that period of time in Denver's history. The exposed, massive concrete structure supporting the red aggregate panels is impressive and looks as good today as it did in 1969. The building is iconic and prominent in its location at the corner of Speer and Lincoln. It's already a landmark. I'm unaware of other iconic buildings of this style in Denver, with the exception of the cast-concrete greenhouse and buildings at Botanic Gardens. These buildings are in a class of their own due to the construction and period of architecture they represent.

Please add my voice to those in favor of Landmark designation of this rare example of Brutalism-style architecture in Denver.

Thank you,  
Michael Harr  
1223 Race Street, No 201  
Denver, CO 80206

**From:** [caroline.schomp](mailto:caroline.schomp)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] KMGH Building - 123 Speer Blvd.  
**Date:** Monday, March 8, 2021 3:20:06 PM

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Hello -

I'm writing in support of the landmark designation application filed for 123 Speer Blvd. by Brad Cameron, Michael Henry and David Lynn Wise. I grew up just six blocks away from the KMGH building, and when I was younger, worked in that building over two different periods.

While I'm generally not a fan of brutalist architecture, I think the combination of the style, the distinctive Colorado red sandstone coloring and the history behind the building make it worth landmarking and preserving.

Channel 7 has a very rich history; many of the founders of local television worked for KLZ/KMGH. And many local broadcast "firsts" took place there. For example, within my time in Denver TV, KMGH had the first live remote. I still remember Jim Redmond broadcasting live from the Big Thompson flood scene. KMGH was also the first to own a helicopter, and for several years it took off and landed from the 123 Speer Blvd. location.

When I worked at KMGH in the 70s and 80s there was a running joke among those who had worked in the old KLZ building about how much improved things were supposed to be "when we moved into the new building." There was also a persistent story that a second, identical tower would be built on the adjacent parking lot, which of course never came to pass.

I think it would be sad for the KMGH building to be torn down and a soul-less apartment complex built there. That part of Capitol Hill has already undergone so much change mostly through construction of cookie-cutter apartment buildings, that one less would be a boon. I think adaptive reuse of the building, similar to what has taken place on 17th Avenue, or what is planned for Tom's Diner, would be an excellent strategy to keep the tower as it is; demolition of the attached studio building would not be a loss.

Sincerely,

Caroline Schomp  
1166 Gaylord St.  
Denver, CO 80206  
303-388-3109

**From:** [Landmark - Community Planning and Development](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#); [Buddenborg, Jennifer L. - CPD City Planner Senior](#)  
**Subject:** FW: [EXTERNAL] preservation of Channel 7 building  
**Date:** Wednesday, March 10, 2021 10:24:42 AM

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I wasn't sure who to send this to...

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**From:** Judith Bergquist <jbergtre Witt@gmail.com>  
**Sent:** Wednesday, March 10, 2021 10:08 AM  
**To:** Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Subject:** [EXTERNAL] preservation of Channel 7 building

It is too often the easy path taken with architecture, tearing it down rather than re-use and preservation.

We need to preserve architecture of various genres

This is one building we need in Denver to do just that.

It has been a long heartfelt sadness that the 1800's Bank Building at Lawrence and 15th was allowed to be demolished. (And many others.)

Let Denver not repeat this.

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**Judith Bergquist**

**From:** [Landmark - Community Planning and Development](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#); [Buddenborg, Jennifer L. - CPD City Planner Senior](#)  
**Subject:** FW: In Support of 123 E. Speer  
**Date:** Wednesday, March 17, 2021 9:44:54 AM

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**From:** Len Segel <lens@kephart.com>  
**Sent:** Wednesday, March 17, 2021 8:55 AM  
**To:** Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Subject:** [EXTERNAL] In Support of 123 E. Speer

17 March 2021

Greetings:

I'm a Denver architect who is advocating that the Landmarks Board support the protection of the Tower component of the Channel 7 property.

Brutalism is a 'hot' topic across the Country and people are recognizing it as one of the most important styles of architecture in the 20th Century. So why is it still misunderstood in Colorado? A case in point: a developer has purchased the Channel 7 property located at Speer and Lincoln in Denver. They have proposed tearing down this robust example of this innovative adaptation of the Modern movement of architecture. What some people see as FUGLY is actually quite beautiful in its composition. Furthermore, it reveals an important story about America. An enlightened developer could see the merit of adaptively reusing the unique corner tower as the keystone to the development of the rest of the property. Just for the record, the architect, Fulmer & Bowers, designed the Time-Life Broadcast center, which opened in 1969.

While this style was birthed in France in the 1950's it was in the United States where it came into widespread use. This manifestation of Modern architecture has been labeled "Brutalism". That name comes from the French term for textured concrete ('beton brut'), not from the adjective 'brutal'. The roots of Modern architecture were poised and polite, often incorporating white plaster and walls that concealed the buildings' internal logic. Brutalism evolved as more of an expression of the function of the building's use and the spaces inside. The shapes and materials were bold and confrontational, its heavy, rugged forms composed of inexpensive materials that disguised nothing at all. Brutalist buildings of the 1960s and 70s, when the movement reached the height of its influence, are monumental in scale and arresting in appearance, conveying a sense of stability and permanence. Architects took advantage of these qualities, often applying Brutalist principles to all sorts of buildings when an image of strength and permanence was desired.

Famous examples of this design style in America include the Boston City Hall, Marina Towers in Chicago, the old Whitney Museum in NYC, the Salk Institute in San Diego, the Dallas City Hall, and the IBM Headquarters in Boca Raton. Closer to home in Colorado are some amazing examples including The Federal Reserve Bank and the Radisson Hotel on the 16th Street Mall, in Boulder you find NCAR, The Bureau of Standards and Williams Village Residence Halls, and in the metropolitan suburbs there are the Arapahoe Community College and the Renaissance Hotel at Stapleton, just to name a few.

Brutalism represents a break from the conservative past to envision a heroic and progressive future.

In fact, this type of architecture became the de facto favorite approach for many of the important government buildings across the Country. Not since Greek temple architecture was introduced into the fledgling United States in the early 1800's, has such a strong style of design become the expression of the times. In 1962 President Kennedy practically made it the unofficial architecture style for all new government buildings. The epicenter for this movement of design is Washington D.C. where there are more than a dozen Brutalist government buildings including J. Edgar Hoover's famous FBI HQ and the macho HUD HQ Building. From there it spread across the country, being used for schools, churches, offices, libraries and residences.

These buildings tell a very clear story of the 'revolutionary' time period in which they were popular. Think about what was going on in America between the 1950's to the 1970's.

- The Cold war with the Soviet Union was at its height. Nuclear Armageddon was a real possibility. Brutalist architecture responded by expressing an almost fortress-like appearance.
- The U.S. had emerged after WWII as the number one superpower both economically and militarily. Brutalism, in its bold forms and tough materials, vividly expressed that might.
- There was a shakeup in many aspects of U.S. society stemming from the civil rights movement, the anti-war activities that toppled a presidency, women's liberation, and the emergence of the rebellious rock and roll culture. The dynamic and dramatic sculptural forms of Brutalism reflect those liberating times.
- Exploration in the sciences exploded..... remember the space race, the infancy of the use of computers, the unveiling of DNA, and the first heart transplant? Brutalism explored the expressive capabilities of materials like concrete in experimental and playful ways.
- There was a 'war on poverty' announced by President Johnson. Concrete was the most abundant and low-cost material. The Brutalist approach by architects expanded its use from just the floors and columns of buildings to become the walls, inside and out.
- The Baby Boomer generation first exercised its demographic power in rejecting the trappings of the past and of their parents. Brutalism discarded the past 'antiseptic' ideas of the Modern movement of design with a much more expressive perspective on the future.
- Violent crime and protests peaked in the 1960s and '70s. Brutalist architecture responded by projecting the image of insurmountable fortresses that offered safety and security within.

Brutalism is well represented here in Colorado. There may not be a better and more visible example than the Channel 7 tower. Think about how much Denver was reinventing itself in the 1960's and 70's. We were emerging from being cow-town to a center of the petroleum and ski industry in the Rocky Mountain region. Channel 7 celebrated this evolution by cloaking its headquarters in the most innovative style of its times. The corner tower is composed like a classical column with a compact base, an elongated middle section and a cap on top, but with a Brutalist sensibility. The base has 4 massive concrete legs supporting the overhanging office block above. The tower is octagonal in plan with dramatic, angled faces made of textured panels of concrete and the walls facing the streets are a checkerboard of deeply recessed windows. Perhaps influenced by NCAR in Boulder, the concrete here is blended with the local red sandstone, like you see at Red Rocks Amphitheater, to give it an only-in-Colorado appearance.

Built from inexpensive, readily available materials, Brutalism was as accessible and functional as it was symbolically potent, resulting in buildings that have embodied the new powerful position of

America in its ascendancy. Brutalism wasn't only an architecture that shaped the future or confronted the past — it was an architecture that expressed American power, freedom and democracy.

I urge the City Landmarks Board to do what you can to encourage the developer to preserve the remarkable corner tower at 123 Speer Blvd., as an important element for their new development.

Respectfully.....

.....Leonard Segel  
[thesegels@comcast.net](mailto:thesegels@comcast.net)

**From:** [clownfish](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] The "Channel 7 Building" application for Landmark Status  
**Date:** Wednesday, March 17, 2021 3:40:32 PM

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Dear Landmark Preservation Commission,

I strongly support Landmark Status for the KLZ Communications Center, also known as the Channel 7 Building, at 130 E. Speer Blvd. in Denver. This is an iconic and stylish building located just across the street from the building complex that used to house Racine's Restaurant, which unfortunately will soon be up for sale because the present owners have decided they can not afford to keep it open during the pandemic crisis that has hit our city's restaurant sector especially hard during the last year.

Considering growing number of demolished buildings now being used as plots for ever-newer and larger buildings in the wider downtown area of Denver, including this area, now is the time to save our treasured landmark structures for future generations of Denverites to use, view, and enjoy. This building is still especially usable in its present state, so that taxpayers will not have to fund the renovation of it, nor the cost of demolishing it and putting up yet another skyscraper--God knows we have enough of those!

Please vote to keep this beautifully designed building standing by granting it Landmark status, and thank you for all your do!

Sincerely,

Scott Vickers  
1440 N. Franklin Street  
Denver, CO 80218  
[clownfish@riseup.net](mailto:clownfish@riseup.net)

**From:** [Laurie Kepros](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Please Landmark the Channel 7 Building  
**Date:** Thursday, March 25, 2021 10:52:44 AM

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I am a Denver homeowner writing in support of the application to Landmark the Channel 7 Building. This gateway to downtown on the edge of Speer contributes to the diversity of Denver's architecture in a way that is rapidly vanishing. Notably, today's piece in the Washington Post about Brutalism highlights not only the historical lessons to be gained by preserving examples of this style of building but also that -- without protective action -- its extinction is looming in other major US cities: [https://www.washingtonpost.com/dc-md-va/2021/03/25/brutalist-architecture-washington-dc/?utm\\_campaign=wp\\_post\\_most&utm\\_medium=email&utm\\_source=newsletter&wpisrc=nl\\_most&carta-url=https%3A%2F%2Fs2.washingtonpost.com%2Fcar-ln-tr%2F313a6de%2F605cb5479d2fda4c881bc270%2F59dfeeff9bbc0f0e67f44896%2F46%2F70%2F605cb5479d2fda4c881bc270](https://www.washingtonpost.com/dc-md-va/2021/03/25/brutalist-architecture-washington-dc/?utm_campaign=wp_post_most&utm_medium=email&utm_source=newsletter&wpisrc=nl_most&carta-url=https%3A%2F%2Fs2.washingtonpost.com%2Fcar-ln-tr%2F313a6de%2F605cb5479d2fda4c881bc270%2F59dfeeff9bbc0f0e67f44896%2F46%2F70%2F605cb5479d2fda4c881bc270)

It is unfortunate that the owners have been unwilling to find a solution that would allow redevelopment of the building while still preserving key characteristics of this style. Examples of thoughtless redevelopment which are indifferent to the history and character of Denver's communities are already too easy to find.

Sincerely,  
Laurie Rose Kepros  
1725 N Marion Street  
Denver, CO 80218  
[lauriekepros@gmail.com](mailto:lauriekepros@gmail.com)



**From:** [Fedor Apraxin](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Denver7 Building at 123 Speer Blvd  
**Date:** Wednesday, March 24, 2021 9:45:52 AM

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Dear Sir or Madam,

I am writing in opposition to the landmark designation application for the Denver7 Building at 123 Speer Boulevard. I oppose the idea for three reasons:

1. The reasons cited regarding the building's involvement in the telecom history of Denver has nothing to do with the building and everything to do with the occupant. This is an office building, plain and simple. The history of Denver7 is important to the city, but what matters is the work of the reporters, editors, and other staff, not where they showed up for meetings.
2. The application cites the building's Brutalist architecture. We already have other examples of such architecture, from the I.M. Pei building at Court Place to the Federal Reserve Building. Moreover, of all the architectural styles to preserve, Brutalism seems like the last one.
3. The owner and longtime user opposes landmarking, and landmarking would prevent a plan to add more housing stock to Denver at a time when real estate prices are skyrocketing? What kind of city will Denver become if we start preventing owners from taking sensible steps with their properties? How many hardworking people have to be priced out of Denver before we realize that stopping new development is suicidal for even a great city like ours?

I hope the commission will reject the landmark designation application for the Denver7 building.

Best regards,  
Fedor  
Lafayette Street  
Denver

**From:** [David Engelken](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Cc:** [brad.cameron](#); [Michael Henry](#); [David Lynn Wise](#); [Craig Bill Angela Vanderlan](#); [Sharon Nunnally](#); [316djw@gmail.com](#); [David Engelken](#)  
**Subject:** [EXTERNAL] Preserving the Channel 7 Building  
**Date:** Wednesday, March 10, 2021 11:32:30 AM

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Dear Landmark Commission members,

As a key founder as well as resident in our Humboldt Street/Park Avenue Addition Historic District neighborhood, I would love it if you could help guide a reasonably added-density solution for the distinctive Channel 7 Building, preserving its important architecture and history as the centerpiece in that solution.

Our neighborhood has been served again and again in our own restoration and preservation work over several decades by repeated community-responsive coverage from the very dedicated Channel 7 staff. In the pre-email days we often made hand-delivered press drops there in support of our work, always being treated with follow-up consideration and very frequent, high quality and high-profile coverage...thus our special affection for that particular building. Given its importance to us in restoring and preserving even our little slice of the metro area, the effects of the work from within that building's history would be very tough to estimate, in service to the entire metro area through all these decades...a vital heritage of crucially communicating and shaping our city's history.

Thank you for your consideration, and for your hard work for this beautiful city!

David Engelken  
Humboldt Street Neighborhood Association  
& Humboldt Street/Park Avenue Addition Landmark District

Mary Voelz Chandler  
836 East 17<sup>th</sup> Avenue, 1-C  
Denver, CO 80218

February 19, 2021  
Denver Landmark Preservation Commission  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
[landmark@denvergov.org](mailto:landmark@denvergov.org)

To Members of the Denver Landmark Preservation Commission:

For two decades, I wrote about architecture, preservation, and art for *The Rocky Mountain News*, while producing two editions of the *Guide to Denver Architecture*. My interest in the architectural scene in Denver is still important, even though we have seen too many unfortunate changes in Denver's urban fabric.

What stands before us is a large corporation ready to scrape the Channel 7 Building (as it is now titled) at 123 Speer Boulevard: the office tower, stair tower, and the studio building. When gone, the land would undoubtedly leave a blank slate for apartment buildings.

The application to the city submitted by Scripps Media has noted that there was no distinguished architect, no appreciation for the architectural style, and no understanding of the cultural history of the complex that is highly visible. In this, I disagree: Scripps Media made a list of the items that meant to *them*, and attempted to provide the three strikes against preserving the complex to receive a Demolition & Certificates of Demolition Eligibility. The applicant wrote this:

1. To allow greater flexibility in the conveyance, we are submitting this Application for Certificate of Non-Historic Status to allow for the total demolition of all existing buildings in favor of structures that better accommodate current occupancy trends.
2. The nondescript structures do not carry any known architectural significance. To our knowledge, the structures were not designed by a recognized architect or master builder and do not contain any elements of design, engineering or materials that appear innovative. To the extent that they are considered Brutalist architecture, the City contains better examples of Brutalist architecture. What's more, given the structures' unremarkable nature, they cannot be said to portray the environment of a particular people or development with a distinctive style.
3. The Property is not in a "prominent location," historic district, or area that is an established, familiar and orienting feature of contemporary Denver. As the structures boast no

particular architectural or geographic significance, they neither make a special contribution to the City's distinctive character nor promote understanding or appreciation of the urban environment.

There is quite a lot of information to counter the owner's application, in terms of 123 Speer Boulevard and the architect who designed it with fine gestural integrity.

First: Rather than accommodating "current occupancy trends," there are ways to look at adaptive re-use for this building, which is in fine condition even after it was built in 1969.

Second: There certainly was an architectural firm – Raymond Bowers of Fulmer & Bowers – that has been credited for designing several acclaimed TV and radio stations in numerous cities. Bowers chose a prominent style called Brutalism for the Denver Channel 7 building, which played a role in Modernism. The five-story tower is important in terms of its finely honed architecture and octagonal shape, its important coloration, and the idea of including a layer of crushed Colorado Red Rock set against and contrasting with the massive gray concrete frames. For years, concrete has been somewhat covered up (or ignored), but Brutalism honored the material for its contribution for sturdy and long-lasting buildings. The applicant said there were better examples, but there are very few Brutalist buildings in downtown Denver (like three, not counting the Denver Channel 7 building).

Third: The office tower and the stair tower are certainly located in a "prominent location." With five stories, the Channel 7 Building serves as a beacon and a guide post to those who are entering downtown via Lincoln Street and / or Speer Boulevard.

The style and the word Brutalism have often been tarnished because of the imposing buildings that rely on concrete and weighty massing, but Denver has few examples of this style. In terms of the office tower, the weight of the building offers a balance that hovers above a smaller base on the ground. The loss of this tower would be a loss for Denver's evolving architectural history. As well, there has been a resurgence of interest in Brutalism because of its evocative angles and abstractions that promote the importance of this style.

The application for designation of Denver Channel 7 offers a powerful description:

"The building is comprised of three main masses: the imposing five-story octagonal office tower, five-story stair or utility tower, and two-story studio. The primary mass is the office tower, which is formed by the dramatic juxtaposition of a heavy octagonal volume cantilevering off of a taller, narrower core. The complex shape of the office tower is itself then contrasted with the simpler, vertically oriented stair tower in the middle of the whole composition, and the low mass of the studio building which spreads over the northern end of the parcel right to the sidewalk. The interplay of these masses creates a bold open front along Speer Boulevard that narrows and then drops towards the rear of the site as the number of windows diminishes as well.

“The building’s materiality expands on the drama of the massing through a contrast between the exposed grey concrete structure and crushed Colorado Red Rock panels. The exposed concrete structure is limited to the office tower, where the cantilevered octagonal mass is the most structurally tenuous piece of the design. The stout piers visible at ground level highlight the smaller footprint of the square core, while beams and columns balloon outward and upward as if straining to keep the expanding red walls contained. Between the grey beams, the modular panels of crushed Red Rock alternate between solid walls and expanses of deeply inset window surrounds that make the whole structure appear heavier as it precariously sits on its small footprint.”

Finally, the Landmark Preservation Commission’s staff supports:

“(1) The structure or district maintains its integrity;

“(2) The structure or district is more than 30 years old, or is of exceptional importance; and

“(3) “The structure or district meets at least 3 of the following 10 criteria:

“☒ It has a direct association with a significant historic event or with the historical development of the city, state, or nation;

“☒ It embodies the distinctive visible characteristics of an architectural style or type;

“☒ It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;

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

Finally, the unrelenting demolitions in Denver over the past decade (or more) have disrupted the history of the architectural timeline and understanding of design in this city. As buildings are torn down because of financial reasons, this city is losing its history, which eventually will look like any city in America. As an alternative, a creative architect (and owner) would consider adaptive re-use for Denver Channel 7, not tear it down.

To Members of the Denver Landmark Preservation Commission, thank you for your time and consideration.

Sincerely,

***Mary Voelz Chandler***

Mary Voelz Chandler

[ChandlerRMN@hotmail.com](mailto:ChandlerRMN@hotmail.com)

303.916.7345

CC: Brad Cameron, President of Neighbors for Greater Capitol Hill, [bwillcameron@comcast.net](mailto:bwillcameron@comcast.net)

Michael Henry, Secretary of Neighbors for Greater Capitol Hill, [michaelhenry824@comcast.net](mailto:michaelhenry824@comcast.net)

David Lynn Wise, AIA, Architect, [david@davidlynnwise.com](mailto:david@davidlynnwise.com)



**Corbett AHS, Inc.**  
Architectural History Services

**Kathleen Corbett, Ph.D.**  
4659 E. Amherst Avenue  
Denver, Colorado 80222  
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March 5, 2021

TO: [landmark@denvergov.org](mailto:landmark@denvergov.org)  
CC: [denc@denvergov.org](mailto:denc@denvergov.org)

Re: 123 East Speer Boulevard Landmark Designation - SUPPORT

I'm writing to add my voice to those of the many Denverites who believe that the KLZ Communications Center/KMGH Channel 7 Building at 123 East Speer Boulevard is a significant work of architecture and important to the city's history. It is beyond doubt worth saving. The applicants have made strong cases for seven of the criteria for landmarking, far exceeding the three required.

This building is more than just the gateway to Downtown for the northbound. It's an emblem of a time when Denver was still working hard to shed its image as a "cowtown" (remember flinching at that descriptor?) and achieve recognition as a world class city with a booming energy-based economy. The expansion of television's reach in the 1960s was an inexorable part of this effort, and no other building in the city represents this so proudly as the KLZ Communications Center.

As the author of the application points out, Brutalist buildings in Downtown Denver are uncommon, and this example is, through its fortuitous siting and its remarkable ability to invoke the Morrison Formation sandstone of the Front Range while adhering rigorously to the core principles of modernism, one of the most notable. Some find Brutalist buildings unlovable, but that subjective judgement doesn't diminish their importance in the history of architecture.

I strongly encourage you to approve this application. In my estimation, it has unequivocally proven that the KLZ Communications Center meets the criteria for Landmark designation and, further, that it should be allowed to continue as one of the best symbols in the cityscape of the period when Denver went from regional hub to one of the most important cities in the nation.

Sincerely,

Kathleen Corbett  
Architectural Historian

Community Planning and Development

December 11, 2021

Denver Landmark Preservation

201 West Colfax, Dept. 205

Denver, CO 80202

p: 720.865.2709

f: 720.865.3050

[www.denvergov.org/preservation](http://www.denvergov.org/preservation)

To whom it may concern:

This letter is written in opposition to the Certificate of Non-Historic Status application for 123 Speer Boulevard being presented by the building's out-of-town owners.

As someone that has spent the last thirty years researching and writing about modern and contemporary architecture in Denver, I want to say unequivocally that the 1969 KMGH-TV Studio and Offices at 123 Speer Boulevard is a significant structure that is a top tier example of Brutalist architecture in the city. That it is prominently sited and that it reflects the development of mass communications in the mid-20<sup>th</sup> century in the United States.

Architectural significance:

Embodying the defining characteristics of Brutalism, a term coined by Charles Jencks in 1977, 123 Speer Boulevard features 1) robust, over-scaled proportions; 2) a complex formal arrangement of building's volumes; 3) with the expression of its structural features; 4) thick vertical piers; 5) the use of cast-in-place concrete and cast aggregate panels; 6) the expression of the fenestration in the form of 7) vertical windows that are 8) deeply recessed; 9) the top of the walls are eave-less; and; 10) there are flat roofs.

123 Speer Boulevard displays a high level of construction craft and it is in very good original condition. Of particular distinction is the rhythm of the expertly done gray cast-in-place concrete juxtaposed to the pre-cast red aggregate panels.

The designer of 123 Speer Boulevard was Raymond Bowers, working for the firm of Fulmer & Bowers based in Princeton, New Jersey, which made a specialty of designing television studios in the mid-20<sup>th</sup> century.

Geographic significance:

123 Speer Boulevard is prominently sited at the intersection of Lincoln Street and Speer Boulevard and is visible for blocks in all directions being a well-known landmark on the outskirts of the central business district. Its distinctive appearance and massing which together with the substantial quality of its

materials convey the idea that this is an important high-status building. These qualities enhance the prominence of this already prominent site.

Historic significance:

123 Speer Boulevard was originally built in 1969 as a broadcast television studio and office complex (at that time called KLZ-TV) which illustrates the rise of broadcast television in the mid-20<sup>th</sup> century, the premier medium of its time engendering a social revolution in the daily life of most Americans. The designer of the building, Raymond Bowers of Fulmer & Bowers, as has been noted, had made a specialty of designing television studios and offices enhancing the historic significance of 123 Speer Boulevard.

In closing, I would like to extend my admiration for those in the planning office that prepared the well-researched staff report on 123 Speer Boulevard. This report demonstrates that the building is eligible for Denver landmark protection and furthermore establishes that it is clearly eligible for listing on the National Register of Historic Places.

In contrast, the demolition application presented by the owners is not only characterized by the expected puffery that is a standard part of these kind of documents, but in addition, includes downright falsehoods. Most obvious are two that fly in the face of observable reality—that the building is “nondescript” and that it is not in a “prominent location.” In light of these easy-to-dismiss comments, it’s hard to believe that the application comes from a respected media company.

Right now, the importance of Brutalism is at the forefront of international preservation efforts and in the field of architectural history. How sad if Denver were to find itself so far behind this worldwide cultural current, as has happened so many times before, most notoriously in the case of I.M. Pei’s Zeckendorf Plaza, demolished just as Pei was attaining international stardom in the field of architecture.

Sincerely,

*Michael Paglia*

795 Pontiac Street

Denver, CO, 80220

303-377-7545

[Michaelpaglia747@msn.com](mailto:Michaelpaglia747@msn.com)



**From:** [Mike Killion](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Channel 7 Building Should Go  
**Date:** Friday, March 26, 2021 6:26:49 PM

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Hi,

I just want to show my support for the Channel 7 Building NOT getting a historical landmark designation.

Thanks,

Mike Killion

**From:** [pennissen@cs.com](mailto:pennissen@cs.com)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Channel 7 Building  
**Date:** Tuesday, March 30, 2021 9:54:34 AM

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Commision

I am very much in favor of retaining the Channel 7 Tower and architecturally incorporating it into new design for development of the area. We are losing too much 'diverse' architecture in our city as we keep dropping 7 and 12 story boxy buildings across our cityscape. This has certainly been true as of late along one of our leading historic parkways, Speer Boulevard. I hope the commission will picture the future of Speer Boulevard with a more diverse architecture as opposed to the overwhelming walls of apartment windows and balconies that are inclosing the area. It would seem that some 'signature' architecture would be feasible along this desired corridor.

In the 1950's, Denver was besieged with a bevy of bland boring behemoth boxy block and brick buildings bearing blue balconies and bereft of beauty. Are we seeing history repeating itself?

Steve J. Nissen  
Alamo Placita

**From:** [Landmark - Community Planning and Development](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** FW: [EXTERNAL] Channel 7 Building - Preservation  
**Date:** Thursday, April 1, 2021 3:16:20 PM  
**Attachments:** [image001.png](#)

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**Krystal Marquez** | Senior City Planner, Landmark Preservation  
Community Planning and Development | City and County of Denver  
Voice: (951) 251.4119 | [krystal.marquez@denvergov.org](mailto:krystal.marquez@denvergov.org)  
[DenverGov.org/CPD](http://DenverGov.org/CPD) | [Twitter](#) | [Instagram](#) | [Take our Survey](#)

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*Correspondence with this office is a public record under the Colorado Open Records Act, and may be disclosed if requested pursuant to that law.*

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**From:** Christie Murata <[cgmurata@aol.com](mailto:cgmurata@aol.com)>  
**Sent:** Thursday, April 1, 2021 9:25 AM  
**To:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Cc:** [bwillcameron@comcast.net](mailto:bwillcameron@comcast.net)  
**Subject:** [EXTERNAL] Channel 7 Building - Preservation

Denver's Landmark Preservation Commission.

Attached is a letter I have written in support of the Application for Landmark Designation of Denver's Channel 7 Building - the KLZ Communication Center, located at 123 Speer Boulevard.

I request that this be shared with other participants when the designation issue is addressed on April 6th.

Thank you,  
Chris Murata

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I am a long-time Denver resident, with many of those years dedicated to working with the Denver Planning Department as a Preservation Architect in their Preservation Section.

Although I am retired, keeping informed with development in Denver continues to be very important to me.

I recently learned with dismay of the intent of the present owners (Scripps Media, Inc.) to demolish the Channel 7 Building, aka the “KLZ Communications Center” located at the angled intersection of Lincoln Ave. and 123 Speer Blvd (and adjacent to the Zeckendorf Plaza Park). The prominence of this location recognizes an important entry point to Denver’s Downtown Business District, and also brings recognition to the historic importance of television as mass media, developed in the urban setting.

The Channel 7 Building, built in 1969, (designed by Raymond Bowers of Fulmer & Bowers, N.J.) is a significant example of Brutalism, an architectural style identified world-wide in the late 1970’s. The Brutalism style is particularly visible in the Channel 7 Building through its massing, design details, and robust proportions, including the thick vertical piers, cast-in-place concrete, flat roof, and deeply recessed vertical windows and its angled corners, a direct reflection of the angled intersection of Lincoln Ave. and Speer Blvd. The design also honors an important preservation mandate by recognizing and utilizing native Colorado materials, especially the crushed Colorado Red Rock used on the building’s exterior

Today the importance of the preservation of individual structures of unique design, within revised urban architectural development, is recognized worldwide. This was emphasized by the awarding of this year’s Pritzker Prize, (often called the Nobel Prize of Architecture) to Anne Lacaton and Jean-Philippe Vassal, based in Paris, France. Their projects embrace “a commitment to a restorative architecture” which encourages innovative design in *existing* structures while honoring ecological responsibility...such an important point to recognize and embrace in our world today, and reflected directly through Denver’s appreciation of the Channel 7 Building.

We have made mistakes before, and the Zeckendorf Plaza, designed by I.M. Pei for the 16<sup>th</sup> Street Mall, always comes first in my mind. An Irreplaceable masterpiece, its demolition in the 1990’s was a huge loss to Denver’s challenged downtown identity. Acknowledging this, I believe the importance of the Channel 7 Building must be recognized, and must remain in its prominent location at this original site, a southern gateway/portal into Denver’s business arena. With its emphasis on office design, it would still give ample opportunity for the remainder of the site to embrace further appropriate development that may be under consideration, respecting all points of view. A win-win solution for everyone involved.

Once again, our City is challenged, and here is our chance, as Denver citizens, to jump in and to honor our architectural heritage.

Chris Murata

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Denver Landmark Preservation Commission  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

March 27, 2021

***Re: Letter in Support of Denver Landmark designation for the KMGH Channel 7 Building, 123 E. Speer Boulevard***

Dear Members of the Denver Landmark Preservation Commission, Denver Land Use, Transportation and Infrastructure Committee, and Denver City Council:

We are writing you this letter in support of the Denver Landmark designation for the Channel 7 Building, an iconic and sculptural Brutalist 1969 tour de force on the southern edge of the Capitol Hill neighborhood. With its high-profile location at the intersection of Speer Boulevard and Lincoln Street, this building is already a landmark for us and many of our neighbors in Capitol Hill.

The designation application makes a strong case for the building's eligibility as a Denver Historic Landmark, meeting six (6) designation criteria when only three (3) are required to qualify for local designation. This building is an excellent example of Brutalist architecture, with its monumental and sculptural top-heavy form; its pragmatic and honest use of raw concrete; and its emphasis on function over flair. This local example of Brutalism is noteworthy, with its "four-sided" presentation, of deep-set window grilles, and its extensive use of local Red Rock as exposed aggregate in concrete panels.

While some communities – such as Washington D.C., New York, or even Phoenix – boast plentiful examples of Brutalist architecture, Denver only has a handful. This robust local example of Brutalist architecture tells the story of Denver's growth, conveys a significant television station's bold optimism in the city's future, and makes a bold architectural statement for those passing by the intersection of two of Denver's major thoroughfares. Cities thrive and attract economic investment when they nurture and preserve diversity in culture and architecture. An incredible level of design, materials, and effort went into the creation of this one-of-a-kind sculptural building, and Denver would be a much lesser city without it.

We would urge city decision-makers to think about how this wonderful building – which takes up only one-third of its current parcel – could be reused and incorporated into a development that could be a win-win for the building's owners as well as the community. Apparently, the building's owner has indicated that a local designation would hinder continued use of the building as a television station, given that the landmark status would prevent replacement of equipment on the outside of the building along with window changes. A customized designation ordinance could potentially provide for these changes, making this argument negligible. Even without such compensation, we doubt this would be an issue with Denver Landmark Preservation given that exterior equipment has always been present at this

site and is part of its history, and window replacements would not alter the building's predominant monumental Brutalist aesthetic.

The building could also certainly be reused for other purposes, including anything from a hotel to residential and office uses. In the late 1980s, doubters could not foresee how warehouses in the Lower Downtown Historic District could possibly be repurposed, with their vast interiors, exposed infrastructure, and spartan window placements. Yet they were reused to accommodate a host of new uses. Creative thinkers could also craft "one-of-a-kind" spaces in the Channel 7 building, as well. The building could remain a positive symbol of creativity, diversity, and forward-thinking for our community.

Heritage Consulting Group, an out-of-state historic preservation hired gun for the building owner, declares the Denver7 building "a second-rate example of the Brutalist style" which "is not a prominent feature of the Denver skyline." Honestly, we wish Heritage Consulting Group would stick to their bread and butter of historic preservation tax credits, and stay in their offices in Portland (Oregon), Philadelphia, and Madison – 1,000 miles away or more from Denver. As trained and practicing architectural historians, a former planner in the Denver Landmark Preservation Office (Barbara), and Denver residents, we beg to differ. Driving down Speer Boulevard, this marvelous sculptural building is one of numerous well-designed modern buildings that stand out along our beloved parkway. This fabulous building is a local icon, is a rare architectural type for Denver, and an excellent regional example of Brutalist architecture. It is also incredibly prominent and recognizable on Speer Boulevard and Lincoln Street, important corridors for Denverites traveling to and from downtown.

Arguably, better examples of Brutalist architecture might exist in other cities, but we need to preserve what is locally significant and architecturally important for our community. What does it matter to Denver if a better Brutalist building located in Washington, D.C. or elsewhere, is preserved, when one of the milestone examples of Brutalist architecture in our city is torn down? Our community is the loser when an iconic and unusual building in our city is lost. A mantra in preservation is that "all preservation is local," and that is why we have city preservation offices across the country that decide what buildings and places are worth saving for their communities. As such, the opinion of an out-of-state concern seems inconsequential compared to the opinion of our own local preservation advocates, the Denver Landmark Preservation office and Commission, and the Denver community at large.

I urge you to preserve Denver's architectural heritage, to be forward-thinking as your predecessors who saved the warehouses in lower downtown, and vote to landmark the Brutalist 1969 Channel7 building.

Thank you,

James Steely and Barbara Stocklin-Steely

**From:** [carlamcconnell@comcast.net](mailto:carlamcconnell@comcast.net)  
**To:** [Landmark - Community Planning and Development](#)  
**Cc:** [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Denver 7 - 123 Speer Blvd  
**Date:** Friday, April 2, 2021 5:56:28 PM  
**Attachments:** [image001.png](#)

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April 2, 2021

To: Denver Landmark Preservation Commission

RE: Denver 7 Building, 123 Speer Blvd, Landmark nomination

Commissioners,

I am writing to urge that you find the Denver 7 structure meets the criteria for designation and should be recommended for **Denver Landmark District** designation by Council.

Principal Planner Kara Hahn's report found that the complex meets 6 of the criteria for designation. Two of the criteria; representing a familiar feature of the community due to its prominent location, and, promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity, particularly apply to the tower.

The tower presents an opportunity for adaptive reuse of a unique architectural expression, Brutalism, rare in Denver. Adaptive reuse of at least the tower, would allow for development of most of the site in a compatible way reviewed under Landmark Design Guidelines.

I urge LPC to find that 123 Speer Blvd meets the criteria for designation as a **Denver Landmark District**.

Thank you,

Carla McConnell

662 Ulster Way

Denver, CO 80230

Cc: CW Amanda Sawyer



**From:** [SARAH J BRADLEY](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] 123 Speer Boulevard designation  
**Date:** Monday, April 5, 2021 12:14:15 PM

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To the Landmark Preservation Commission:

Having read the application, the staff report, and public comments I am wholeheartedly in favor of historic designation for 123 Speer Boulevard.

I have lived in the Alamo Placita Historic District at 545 N. Emerson Street since 1973. I often drive east on 6th Avenue so I am very familiar with the Channel 7 building, as we locals call it. I've been observing that area much more closely since the possibility of historic designation came up. It seems to me to fit in well with other buildings nearby and could be adapted, architecturally and functionally, to remain intact with modifications.

The Denver Post recently ran a major piece about the awarding of the prestigious Pritzker Prize in architecture to two French architects who specialize in adapting and "reusing" buildings. That tells me that we who support the designation of 123 Speer are not far off the mark for what is valued today in terms of urban design. Your staff report also seems to support that.

Brutalism may not be to everyone's taste but that isn't the point here. What I find relevant are the major reasons brought up in the application to support this designation.

Thank you for your consideration and for your work to keep Denver both moving ahead and preserving our heritage.

Sincerely,  
Sarah Bradley

**From:** [Nancy Widmann](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Channel 7 Building  
**Date:** Monday, April 5, 2021 1:25:22 PM

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I completely support the historic designation of the Channel 7 Building. This was an important addition to Denver's architectural scene when it was built. The Brutalist style building remains an important example of Denver's attention to worldwide architectural trends. Denver should preserve the building as an example of its place as an important western city in tune always with up to date development.

Though retired from the public research and preservation field now, I have been proud to prepare applications for many Denver historic districts and individual buildings. The Channel 7 Building should be approved to add to the fine collection of preserved buildings. It will add to the all too few examples of Modernist styles that offer proof of Denver's architectural prominence.

Sincerely,  
Nancy L. Widmann  
Consultant, Preservation and Public History (retired)

Nancy L Widmann

**From:** [samantha.savant@yahoo.com](mailto:samantha.savant@yahoo.com)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Support of preservation of 123 E Speer  
**Date:** Monday, April 5, 2021 8:18:57 PM

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I support the preservation of 123 E Speer. It's always a pleasure to see this elegant example of Brutalist architecture when I drive by.

There have already been too many historic buildings razed in Denver. Prominent examples, like 123 E Speer, need to be preserved.

My family drove to the building when I was a kid to be a member of the studio audience when my uncle spun the wheel for a Colorado Lottery game. It's one of my most vibrant memories. Seeing such a lovely high-rise was a big experience for a country girl!

**From:** [Dan Paulien](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] In Support of 123 E. Speer Blvd.  
**Date:** Tuesday, April 6, 2021 12:06:25 AM

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I believe this building is worthy of historic designation. It makes a bold architectural statement and has one of the most pleasing building exteriors along Speer Boulevard. Because it is finished in earth tones, it does not have the more jarring impact of many of the grey concrete Brutalist buildings in other cities.

I urge you to designate it so that an adaptive use can be found to allow it to continue to enhance the visual context along Speer Boulevard.

Dan Paulien  
3333 E. Florida Ave. Unit 83  
Denver CO 80210  
303-359-9824

**From:** [Randy Kady](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] KMGH Building Preservation suggestion  
**Date:** Thursday, April 8, 2021 8:34:18 AM

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Dear Denver Landmark Preservation Commission:

I saw an article this morning that you voted 6-1 to recommend approval of the designation application for the KMGH building on Speer Boulevard.

I wanted you to know that I agree with your recommendation, as I spent much of my childhood in that building. My father, Steve Kady, was a news photographer at KMGH for over 40 years.

I know that any design plans for the building are premature until the landmark status is approved, but I would like to offer a selfish, but fitting suggestion to commemorate the building. A statue of Starr Yelland (one of Denver's beloved sports casters) and my father, Steve Kady, doing a live shot. They made KMGH back in the day.

You should know that my father has no idea that I am making this suggestion, but if you are going to preserve the KMGH building, I feel you should recognize those that made it historic in some manner.

Again this is a selfish suggestion, but it is one that I hope you will consider if/when the time comes.

If you have any questions, I am happy to answer them.

Thank you.

Randy Kady  
970-286-1216

**From:** [Greg Sorensen](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Preservation and Reuse of the Denver Channel 7 building  
**Date:** Tuesday, April 13, 2021 5:23:16 PM

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I urge the members of City Council to find a way to preserve the Channel 7 building at Speer and Lincoln. While a landmark in historic preservation terms is typically thought of as "a building of unusual historical and usually aesthetic interest," another definition is "a conspicuous object on land that marks a locality." That is undoubtedly true for the Channel 7 building. I have lived in the Capitol Hill area since 1976, and this distinctive building always denoted getting close to home when driving north on Lincoln. I would always look for its striking red sandstone walls and check the time and temperature on top of the building. It would be a shame to lose this distinctive piece of Denver architecture to a wrecking ball so that a developer can simply erect a nondescript building typical of so many that are being built today in Denver. Let's preserve the architectural landmarks we have rather than sacrificing them for a few more tax dollars and cents. Think how much Denver has lost over the decades as distinctive architectural buildings have been razed to give way to urban redevelopment -- in the worst sense of the term. I urge you to designate this building as a Denver landmark and to preserve this critical architectural component that is a testament to how our city has grown.

Thank you,

Greg Sorensen  
1250 N Humboldt St. Apt 1303  
Denver, CO 80218

**From:** [Wendy Vonhof](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] 123 Speer Blvd  
**Date:** Thursday, April 8, 2021 10:16:58 AM

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Hello,

I just read about your decision to designate 123 Speer Blvd with landmark status. I am surely too late to chime in but I have to say that this is an incredibly ugly building that I would love to see replaced with something more interesting. I read your report and have to say that while this building has history, don't all buildings? We don't have to preserve all of them if they're ugly eyesores taking up valuable space on a very prominent corner in our city. I live in the Baker neighborhood and pass this building often and have never, ever seen any beauty in it whatsoever, rather seeing it as an ugly blob of concrete from an era of ugly blobs of architecture. It is also a very unpleasant building to walk past with no interesting features at the street level, but rather a feeling that it might topple over on you because it looks so top-heavy and butts out over it's base. Brutalist indeed!

Yes, TV is a part of history but do we really need to preserve an ugly building to remind us about it when it remains a pervasive part of all of our lives and isn't going away anytime soon? We KNOW that it was important. Terry may have been important in Denver's TV history, but do we really need to preserve an ugly building to remind us about him? How about a plaque nearby? I just cannot imagine that visitors to Denver will flock to this building to revisit TV history - can you? Will anyone even look at it and wonder what it's history is about? How will anyone know that this building has important history?

Honestly, I have never written to you but feel strongly enough about this ugly (have I mentioned that I think it's ugly? :) eyesore that I felt the need to do so today.

Thank you for listening,  
Wendy Vonhof  
123 Cherokee St  
Baker Neighborhood

**From:** [Barry Edmonds](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Tuesday, April 13, 2021 7:16:09 PM  
**Attachments:** [KMGH Building.docx](#)

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To whom it may concern:

I am Barry Edmonds, former employee of KMGH-TV. I worked Channel 7 Engineering from 1971 until retirement in 2018. My father started at KLZ Radio and TV in 1954 until his death in 1977. I grew up roaming the old building and working in the new one.

KLZ-TV and Radio operated from an old auto dealership from 1953 until 1969 at 6th and Speer Blvd. For 16 years, broadcasting from the old building was harder and harder as the technology and demands for more staff grew. This prompted the construction of the current building by Time-Life Broadcasting, providing enough space for foreseeable future growth.

There was nothing noteworthy about the building. It was state of the art for the current time, as other big broadcast companies were housed in similar facilities. As technology advanced for broadcast television and radio, the "state of the art" building has slowly proved to be inadequate. I worked through several projects before retirement trying to meet floor space, structural and electrical requirements to get them accomplished. There is not enough HVAC, structural or electrical service available for any future growth in this building.

If a company is to continue broadcasting from the current location, this building should be demolished and replaced with one that allows for future growth and sustainability. It is not a landmark; it is just an old and outdated building.

Thank you,

Barry Edmonds



**From:** [Jeremy Irwin](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Re: Landmark Preservation Application, 123 Speer Boulevard  
**Date:** Friday, April 9, 2021 12:50:57 PM

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Dear Ms. Hahn,

I'm writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture *do not* rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application. Thank you for your time and consideration.

Sincerely,

Jeremy Irwin

4751 Broadway

Bldg C

Denver, Co 80216



**JEREMY IRWIN**  
**CEO / CCO / OCD**  
**M: 303.949.5494**



**From:** [Max Roha](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Do not make the Denver 7 building a landmark please.  
**Date:** Friday, April 9, 2021 4:28:52 PM

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Let's be honest it doesn't look that great and if the denver neighborhoods that my aunts and uncles and their families grew up in were allowed to get torn down because of the times then buildings in downtown should be able to change with the times except for some of the exceptional buildings from Denver's history like the brown palace or the train station.

Sincerely,  
Maxwell Rodriguez-Harman  
2734 N Adams st  
4/9/21

**From:** [erika Sabatos](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Sunday, April 11, 2021 8:32:40 PM

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4/11/2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard. As a vendor who frequently held meetings in that building, the building history and architecture does not rise to the level of landmark designation.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,  
Erika Sabatos  
1326 S. Monroe Street  
Denver, CO 80210

Cc: Denver City Council

Erika Sabatos  
She/Her/Ma'am  
e: [erika@emedia.cc](mailto:erika@emedia.cc)  
ph: 720.234.5116



**From:** [Victoria Stone](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Monday, April 12, 2021 8:46:03 AM

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April 12, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As an advertiser client of Denver 7, I attended meetings often in their building at 123 Speer Blvd for 6 years from 2014-2020. I am writing in opposition to the landmark designation application of the Denver 7 news building.

I saw firsthand how the Denver 7 staff has outgrown this space over time. The facilities are aged and don't meet the needs of this leading media company in Denver.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Victoria Stone

Home address: 7205 Othello Street, Castle Pines, CO 80108

Business address: 3513 Brighton Blvd, Denver CO 80216

Cc: Denver City Council

**From:** [Tom Rossbach](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#); [denc - City Council](#)  
**Subject:** [EXTERNAL]  
**Date:** Monday, April 12, 2021 1:56:24 PM

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4/12/21

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a longtime resident of the Speer neighborhood, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated



with the long-term redevelopment for this site.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Tom Rossbach

20 S. Pennsylvania St. #6

Denver, CO 80209

Cc: Denver City Council

--

-Tom

**From:** [Noel Simmons](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#); [denc - City Council](#)  
**Cc:** [dglover@crlassociates.com](mailto:dglover@crlassociates.com)  
**Subject:** [EXTERNAL] Landmark Preservation Application, 123 Speer Boulevard  
**Date:** Monday, April 12, 2021 4:03:52 PM

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April 12, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a someone who lives and works in Denver, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Noel Walker Simmons

5068 Yosemite Court

Denver, CO 80238

Cc: Denver City Council

--

Noel Walker Simmons, MS, MA, ATR, LPC  
Art Therapist and Licensed Counselor

(303) 819-2112

[www.insightintegrationcounseling.com](http://www.insightintegrationcounseling.com)

"The first half of life is devoted to forming a healthy ego, the second half is going inward and letting go of it."

— C.G. Jung

**From:** [Leon McBroom](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Tuesday, April 13, 2021 9:38:48 PM

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4/13/2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a Denver property owner and a business person working in Denver, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Leon McBroom  
3400 Larimer St  
Unit #107  
Denver, CO 80205

Cc: Denver City Council

April 14, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a Denver resident who works in the area, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

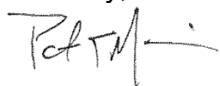
First off, let me say I am very much supportive of respecting the legacy of many existing buildings and uses in our neighborhoods. As a resident of the Berkeley neighborhood, I have watched with sadness the rampant slot-home development dilute the character of many older buildings.

However, redevelopment by no means should be a four-letter word especially when the site is taken in the context of the surrounding area. It is the context and location of 123 Speer, as a key gateway into the CBD from Cherry Creek and the Southeast, that I think a landmark designation would be a critical mistake. Such a designation would forever stamp an irrelevant and highly-purpose built structure as the entrance to downtown. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would also present significant hurdles and challenges to creating a better use of this site and ultimately handcuff the forthcoming dynamics that are evolving in this neighborhood.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Merrion". The signature is stylized and includes a horizontal line extending to the right.

Peter Merrion  
4954 Meade Street, Denver CO

Cc: Denver City Council

**From:** [Lynne Valencia](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Blv. Landmark Application  
**Date:** Tuesday, April 13, 2021 10:17:02 AM

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April 13, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As someone who has worked in the KMGH/Denver7 news building at 123 Speer Blvd, I am writing to express my opposition to the landmark application that has been submitted by three Denver residents.

As a member of the leadership team with experience working in the building, I can attest that the layout, inefficiency and inherent lack of an open/collaborative nature of the building does not work for a modern media organization, let alone one that is growing like KMGH/Denver7. This is why most other television news studios in town are 2-3 stories and not separated out into a small tower like the building at 123 Speer.

News technology must adapt to meet the needs of consumers, viewers, and where the news is happening—all of which have changed drastically in recent years. As such, it is no surprise that the needs of a broadcast journalism organization have changed significantly since the 1970's when this particular building was purpose-built for. If this application is intended to celebrate KMGH/Denver7, don't punish them by forbidding them from improving their future and designating them in a very challenging building.

KMGH/Denver7 contributes to the community in a meaningful way by telling the personal stories of our residents and by informing and educating people on important issues and events.

If the landmark application is approved, Denver7's local, employee-driven plan to move and expand in the Denver area will be put to a stop. From my experience working in the building, I can understand the difficulty with adapting this dark compound of a structure into a new use.

Given all of the challenges the media has faced recently, it would be a true shame to penalize Denver7 with a historic landmark status on their building, hampering their ability to adapt and change with the ultimate goal of better serving the community. I ask that you deny the landmark application for 123 Speer.

Sincerely,

Lynne D. Valencia  
4588 Hooker Street  
Denver, CO 80211

Cc: Denver City Council



April 9, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As someone who currently lives and works in Denver, Colorado (and has lived and worked in Denver for the past 22 years), I understand the importance of history and the benefits that can come with the appropriate and thoughtful use or landmark designation.

It is for this reason that I am writing to oppose the landmark application for the Denver 7 news building and site at 123 Speer Blvd.

A 1970's purpose-built television studio that no longer works for the business and the operations it was built for should not be designated as a landmark. The building does not rise to the level of designation in the landmark criteria, and the history, architecture and other claims in the application lack the exceptional nature and value to warrant designation over the objection of the property owner.

We want our historic districts and landmark structures to thrive and have active and successful uses. This building, with its dark opaque exterior and uninviting ground floor is not a beneficial starting point upon which to layer on the very strict regulations and design limitations that come from Landmark designation—especially when the use that it was purpose-built for, a television studio, needs to relocate because the building no longer works for their operation.

This building is not a consistent or successful example of Brutalist architecture and lacks many of the most notable qualities. Furthermore, the historic claim that a television studio should be designated as a historic landmark because the news was broadcast from that building is a stretch. There are far better ways to celebrate the news media and journalism than by landmarking one particular news studio.

Again, I want to reiterate my opposition to the landmark application for the Denver 7 news building at 123 Speer and urge Denver City Council to vote the application down.

Sincerely,



Melinda L. Humphrey  
250 Columbine Street  
#215  
Denver, CO 80206

Cc: Denver City Council

April 14, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As someone who has worked in the KMGH/Denver 7 news building at 123 Speer Blvd, I am writing to express my opposition to the landmark application that has been submitted by three Denver residents.

As a journalist and former Community Affairs Manager at Denver 7 with experience working in the building, I can attest that the layout, inefficiency and inherent lack of an open/collaborative nature of the building does not work for a modern media organization, let alone one that is growing like KMGH/Denver 7. I worked at the station in the late 80s to mid-90s and the building layout was antiquated back then. Now, some 27 years later, I can only imagine how inefficient the layout remains for these changing times.

Just take a look down the street from 7 News and you will see that all of the other television news studios are 2 to 3 stories and not separated out into a small tower like the building at 123 Speer.

News technology must adapt to meet the needs of consumers, viewers, and where the news is happening—all of which have changed drastically in recent years. As such, it is no surprise that the needs of a broadcast journalism organization have changed significantly since the 1970's when this particular building was purpose-built for. If this application is intended to celebrate KMGH/Denver 7, don't punish them by forbidding them from improving their future and designating them in a very challenging building.

If the landmark application is approved, Denver 7's local, employee-driven plan to move and expand in the Denver area will be put to a stop. From my experience working in the building, I can understand the difficulty with adapting this dark compound of a structure into a new use.

As journalists, we are keenly aware of history, but the historic value is in the news, stories and archives that we create—not in the building where those stories were broadcast from. Before this process started, Denver 7 began an effort to digitize all of their news archives going back to 1956 and making them all available for the public to access at the Denver Public Library. That is the history.

Given all of the challenges the media and journalists have faced recently, it would be a true shame to penalize Denver 7 with a historic landmark status on their building, hampering their ability to adapt and change. I ask that you deny the landmark application for 123 Speer.

Sincerely,

Kelli R. Kindel  
3880 South Glencoe Street  
Denver, CO 80237  
303-584-9191

Cc: Denver City Council

**From:** [Kristian Lichtenfels](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [dencc - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Subject:** [EXTERNAL] Landmark Preservation Application, 123 Speer Boulevard  
**Date:** Wednesday, April 14, 2021 9:08:20 AM

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April 14, 2020

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a long-time and current resident of Denver, I understand the importance of history and the benefits that can come with the appropriate and thoughtful use of landmark designation. I grew up about a mile from the site and drive past it weekly in my regular course of business.

It is for this reason and additional reasons detailed below that I am writing to strongly oppose the landmark application for the Denver 7 news building and site at 123 Speer Blvd.

Landmark designation is an important municipal tool to preserve the culture of our city and community. Unfortunately many groups have increasingly used this tool as a blunt instrument in an attempt to stall and stymie well planned growth and development. I feel it is imperative that the city and our city council resoundingly deny this application for landmark designation on numerous grounds. Should they not express a clear and resounding denial, the city will only be fostering further misappropriation of city resources, time and this important tool, encouraging other activist groups to utilize this when historic preservation is not their goal, but simply a means to an end of stalling or stopping development.

Grounds for denial of this Landmark Preservation Application:

1. A 1970's purpose-built television studio that no longer works for the business and the operations it was built for should not be designated as a landmark.
2. The building does not rise to the level of designation in the landmark criteria, and the history, architecture and other claims in the application lack the exceptional nature and value to warrant designation over the objection of the property owner.
  - o Furthermore, not only does not meet criteria Sec. 30-3.2 requiring the structure having 'exceptional importance'. As a Denver Resident for over 30-years, and having lived close to the property, I can tell you I know of no citizen who would consider this building exceptional in any regard. It is neither architecturally or historically important or exceptional. The site is located in a wonderful neighborhood of vibrant retail and residential activity, deserving of a more comprehensive integration into the neighborhood. Furthermore, as a professional in the business of real estate, I can assure you that there would be virtually no demand for this space given its unique design and limited windows. Should it be granted historic preservation, the building will almost certainly sit vacant for decades, seeing that the news agency currently occupying has deemed it no longer functional for its

purposes.

- Additionally, the building does not only fail to meet the required three (3) of ten (10) criteria listed in Sec. 30-3.3, I would argue it doesn't meet a single one of the criteria. This is one of the reasons, I believe the city and council should not only deny this application but set an example to those applicants by denying with a resounding response, to discourage future frivolous and malintent applications.
3. We want our historic districts and landmark structures to thrive and have active and successful uses. This building, with its dark opaque exterior and uninviting ground floor is not a beneficial starting point upon which to layer on the very strict regulations and design limitations that come from Landmark designation—especially when the use that it was purpose-built for, a television studio, needs to relocate because the building no longer works for their operation.
  4. This building is not a consistent or successful example of Brutalist architecture and lacks many of the most notable qualities. Furthermore, the historic claim that a television studio should be designated as a historic landmark because the news was broadcast from that building is a stretch. There are far better ways to celebrate the news media and journalism than by landmarking one particular news studio.

Again, I want to reiterate my opposition to the landmark application for the Denver 7 news building at 123 Speer and urge Denver City Council to vote the application down.

I greatly appreciate your time in reviewing my comments here. I am hopeful my message and the additional messages from my fellow citizens is recognized in this process and helps to limit further misuse of this important urban planning and cultural preservation tool.

Sincerely,

Kristian Lichtenfels  
3205 S. Gregg Ct.  
Denver, CO 80210

Cc: Denver City Council  
&  
Kendra Black

**From:** [Judith Metz](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Channel 7 Building  
**Date:** Tuesday, April 20, 2021 2:20:52 PM

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I am writing to express concern of the lack of overall neighborhood planning in this part of Capitol Hill. There is no respect for historical structures or the neighborhood itself. Instead, we have to contend with greedy developers who's only goal is to build out to the property lines and heights. When I stand and compare 7Haus to the Channel 7 building, there is no question about which one tells us more about our past or will actually look interesting as a landmark in years to come.

Please do not wrecking ball yet another piece of Denver's historical past.

Judith Metz  
217-219 E. 7th Avenue  
Denver, CO 80203

**From:** [carlamcconnell@comcast.net](mailto:carlamcconnell@comcast.net)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Ch 7 tower & parking structure  
**Date:** Saturday, April 24, 2021 6:48:43 PM

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Kara –

I am writing Council urging that they support landmark designation for the Ch 7 tower and parking structure.

As you know, Council can consider issues beyond just the criteria for designation, which you have already clearly articulated.

I am going to ask them to consider adaptive reuse as the most sustainable option. That both structures can serve for many decades, as part of a larger development, and should not be sent to land fill.

I have sent an email to the Office of Climate Action, Sustainability and Resiliency to see if they have information about encouraging adaptive reuse of structures vs demolition, but I do not know anyone in that office who I could contact directly.

Would you have some information about how adaptive reuse is the best environmental option – or – suggest someone I could contact in the Climate Office?

Thank you, in advance, for any assistance.

Carla McConnell

**From:** [carlamcconnell@comcast.net](mailto:carlamcconnell@comcast.net)  
**To:** [Denver Climate Action, Sustainability & Resiliency](#)  
**Cc:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** RE: [EXTERNAL] Waste created by building demolition  
**Date:** Thursday, April 29, 2021 8:48:17 AM

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Hi Taylor -

Thank you for your reply. Having that 40% of waste from construction figure is helpful.

The reason I have contacted your office concerns the application for Denver Landmark for 123 E. Speer Blvd (Ch 7 building) which Council will be considering on May 10.

The structure more than meets landmark criteria, but, council can consider other issues. One of my arguments is sustainability and adaptive reuse - why "throw-away" two structures (tower and parking structure) which can continue to serve Denver for many decades.

I do not know if it is appropriate for your office to enter into this discussion at this time. It is an issue facing most cities and some have already enacted ordinances related to demolition waste and I hope that your discussions with Planning are productive and include the Landmarks staff.

Thank you.

Carla

-----Original Message-----

**From:** Denver Climate Action, Sustainability & Resiliency <[Sustainability@denvergov.org](mailto:Sustainability@denvergov.org)>  
**Sent:** Wednesday, April 28, 2021 4:29 PM  
**To:** Carla McConnell <[carlamcconnell@comcast.net](mailto:carlamcconnell@comcast.net)>; Denver Climate Action, Sustainability & Resiliency <[Sustainability@denvergov.org](mailto:Sustainability@denvergov.org)>  
**Subject:** RE: [EXTERNAL] Waste created by building demolition

Hi Carla --

Our Buildings & Homes team is starting discussions with the Community Planning and Development department about adaptive reuse policies.

As far as metrics, in 2019 about 43% of waste was generated by the Institutional, commercial, industrial and multi-family-residential sector (ICI), 40% from construction and demolition (C&D) and 17% from residential (within Denver's collection program which includes single-family and multi-family up to 7 units). More details and info found here on page 7: [https://www.denvergov.org/files/content/public/government/departments/recycle-compost-trash/dr\\_annualreport\\_2019\\_final.pdf](https://www.denvergov.org/files/content/public/government/departments/recycle-compost-trash/dr_annualreport_2019_final.pdf)

Taylor Moellers | Sustainable Neighborhoods Administrator Climate Action, Sustainability & Resiliency | City and County of Denver Pronouns | She/Her/Hers  
phone: (720) 865-5477  
311 | [pocketgov.com](http://pocketgov.com) | [denvergov.org](http://denvergov.org) | Denver 8 TV | Facebook | Twitter | Instagram

-----Original Message-----

**From:** Carla McConnell <[carlamcconnell@comcast.net](mailto:carlamcconnell@comcast.net)>  
**Sent:** Thursday, April 22, 2021 6:06 PM  
**To:** Denver Climate Action, Sustainability & Resiliency <[Sustainability@denvergov.org](mailto:Sustainability@denvergov.org)>  
**Subject:** [EXTERNAL] Waste created by building demolition

Are any policies being developed to encourage the adaptive reuse of buildings over demolition?

How much of landfill is the result of construction waste?

Thank you.

Carla McConnell  
303-888-0261



Insert Date

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,



Cc: Denver City Council

26 April, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

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The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Kayla Adams  
2905 Inca St, Unit 3026  
Denver, Co 80202

Cc: Denver City Council

26 April, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Rick Will  
5150 E Yale Circle, Suite 400  
Denver, CO 80222

Cc: Denver City Council

**From:** [Skip Weller](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#); [denc - City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Blvd. Landmark application  
**Date:** Tuesday, April 20, 2021 4:28:26 PM

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4/20/2021  
Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

As a owner of a Denver Advertising agency who frequently works at the building, It is not a comfortable environment to conduct business.

Nothing about the building makes it a Landmark or historic property.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Samuel "Skip" Weller  
7900 E Union Ave. Suite 300

Denver Colorado, 80237

Cc: Denver City Council

**Skip Weller** | President

C: [303-378-0504](tel:303-378-0504)

**Weller Media Services**

7900 E. Union Ave.

Suite 300

Denver Colorado 80237

April 16, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Elizabeth Deline Williams  
727 S. Clarkson Street,  
Denver, CO 80209

Cc: Denver City Council

April 16, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Brett Williams  
727 S. Clarkson Street,  
Denver, CO 80209

Cc: Denver City Council

April 21, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Denver7 building at 123 Speer Boulevard.

There are several reasons why this application is not in the best interest of the community or of the current occupants.

Firstly, the building's history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver7.

Secondly, and most importantly, the building itself -- the layout, lack of accessibility, etc. -- does not work well with the very nature of its occupants. I can attest, as a former intern in the building and in my current role as public relations professional who often works with the Denver7 news team and executive leadership, that the layout, inefficiency and inherent lack of an open/collaborative nature of the building does not work for a modern media organization, let alone one that is growing like Denver7.

The application would prevent Denver7 from expanding its operations and serving the needs of the viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Lisa Metzger  
PR Director  
Avocet Communications

Cc: Denver City Council



**From:** [Erin Whipple](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#); [dencc - City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Wednesday, April 21, 2021 11:44:33 AM

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Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area. I believe most of the people in Denver haven't even been contacted by the three individuals who initiated this application and if asked they would all oppose it, too.

The building history and architecture does not rise to the level of landmark designation, and the current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers, and they should be able to relocate because the building no longer works for their operation.

As such, I strongly urge you to vote no on this application.

Sincerely,  
Erin Whipple  
1671 Cook St.  
Denver, CO 80206

Cc: Denver City Council

**From:** [Angela Ireland](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Wednesday, April 21, 2021 12:37:41 PM

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April 21, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Angela Ireland  
732 South Clarkson Street  
Denver, CO 80209

Cc: Denver City Council

Angela Ireland  
Design Consultant  
970-402-7788



We encourage you to:  
Read about us in [Denver Life Magazine](#)  
Check out our new portfolio at [aiinteriors.com](http://aiinteriors.com)  
Or follow us on [Instagram](#)

April 21, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Denver7 building at 123 Speer Boulevard.

I understand the application was submitted by three (3) Denver residents and it does not have broad support from their neighbors and/or the surrounding community organizations. I appreciate and respect all voices. However, compromise seems to get lost here. The challenges around non-historic status have gotten away from its intent to preserve the architectural and historical significance of properties, which I value greatly, to include more social preservation elements or frustrations out of growth pressures and lack of design guidelines provided by the City. If this is what's driving the residents to use these applications to force their participation in future developments that impact their neighborhoods, we need to find a better way of working to address that.

In my opinion the architecture of the Denver 7 building does not rise to the level of landmark designation. Unique as it maybe, it's not a timeless structure that couldn't be replaced with something that is more efficient and adaptable and better suited to accomplishes many of the City's planned goals and vision for the site and neighborhood. After all, in 30-years do we want to be looking at preserving slot-homes as an expression of architecture of its time?

I think the philosophy surrounding our Landmark's process falls short of allowing for creative adaptive reuse of single purpose buildings like the Denver 7 building because the requirements prohibit broad modifications to bring the existing structure into something equally as architecturally unique and one that is also financially feasible in today's economic environment. In the end, we get an all or nothing attitude towards preservation for every property to give the community time to contemplate outcomes but there are many layers requiring diligence in redeveloping real estate, which is why planning guidelines that meet with neighborhood expectations are necessary.

We have a rich history of architecture in Denver. One that is well worth preserving. There are innovations in architecture occurring all around the world, so why is it we are not seeing much of that inspiration in projects coming into our City? Are we taking the wrong approach with these types of processes? Why is Denver so limited in its vision for adaptive reuse of historic structures and also lacking in policies that inspire architecturally significant new design?

Denver 7 has a place and identity in the community separate from their building and as such they can be honored in other ways, if desired. The application wants you to consider this building significant without any frame of reference to why would we assume the next building to be built here couldn't be equally important or better as a result. Context matters and if now is the time their business requires expanding

to best serve the needs of their viewers limiting their property value has a direct effect on their business if not only their ability to build something equally inspiring. Contemplating historic designations should certainly not overburden the wishes of the property owner no matter who they are, in this case. This is not what the Landmark ordinance was designed for. I urge you to vote no on this application.

Sincerely,

*Win King*

Win King  
King Commercial Real Estate  
1624 Market St, Ste 202  
Denver, CO 80202

Cc: Denver City Council

April 21, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application. Thank you for your consideration.

Sincerely,

Lorii Rabinowitz  
1989 S. St Paul Street  
Denver, CO 80210

Cc: Denver City Council

**From:** [Tara Rojas](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Thursday, April 22, 2021 8:32:35 AM

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April 22, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to share my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by very few (3) Denver citizens. It does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Tara Rojas  
18906 E. 51<sup>st</sup> Place  
Denver, CO 80202

Cc: Denver City Council

**From:** [Greg Armstrong](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Friday, April 23, 2021 1:16:00 PM

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April 23, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard. An application submitted by only 3 individuals should not prevent any business in Denver from proceeding with plans that are well thought out and in fact would improve the business operations and improve the neighborhood aesthetics. Up until recently I had been a General Manager in the Denver TV market since 1998 and I have been in 123 Speer numerous times and always felt it would be extremely difficult to operate in that facility. So much has changed with staffing and technology in the TV industry since the 1970's so more productive and efficient workspaces are required to maximize operations. All one has to do is look across the street and see KDVR/KWGN to get an example of a modern operation that enhances workflow and provides a visual benefit to the community. It is my understanding no other community groups are supporting this application and I would expect they have the same personal opinion on that structure as do I....it is possibly the ugliest building in Denver. When I drive north on Lincoln and see it squatting on that beautiful corner of the river I always think it needs to be replaced with something more befitting the entry to downtown. Stop the madness and vote no on this application so the majority can benefit and thanks for your time.

Greg Armstrong  
2800 S Dexter Way  
Denver, CO 80222



**From:** [Dave Bocks](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Blvd. Landmark Application  
**Date:** Thursday, April 29, 2021 5:24:32 PM

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4.29.2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

█

Dave Bocks  
686 Mariposa St.  
Denver Colorado 80204

Cc: Denver City Council

**From:** [Brandon Volskis](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Friday, April 30, 2021 1:10:31 PM

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4/30/21

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Brandon Volskis  
1253 Elizabeth St.  
Denver, CO 80206

**From:** [Egger, Brenda](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Monday, May 3, 2021 9:50:26 AM

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Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

**Brenda Egger**

Region President, Denver Region

**iHeartMedia**

4695 S Monaco St

Denver, CO 80237

o 303-713-8759 | c 303-854-7059

Cc: Denver City Council

**From:** [ROBERT CALL](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Landmark Prservation Application 123 Speer Blvd  
**Date:** Tuesday, May 4, 2021 11:18:36 AM

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Tuesday May 4, 2021

Dear Ms. Hahn,

I am writing personally to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

I have worked in Denver for nearly 30 years and have been a part of the Denver media community for over 40 years. As such, I strongly urge you to vote no on this application.

Sincerely,  
Robert B. Call  
303-322-3620

May 4, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a resident of Denver, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Levey Tran  
316 S. High St.  
Denver, CO. 80209

Cc: Denver City Council

4/30/21

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Patricia Ghanem  
330 S. High St.  
Denver, CO 80209

Cc: Denver City Council

5/5/21

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,

Vanessa Sylvain

3160 W. 65<sup>th</sup> Ave.  
Denver Co. 80221

Cc: Denver City Council

April 16, 2021

VIA EMAIL

Attn: Kara Hahn

Email: [Kara.Hahn@denvergov.org](mailto:Kara.Hahn@denvergov.org)

Cc: Denver City Council

Email: [Dencc@denvergov.org](mailto:Dencc@denvergov.org)

Re: Opposition to Landmark Application on 123 Speer Boulevard

Dear Ms. Hahn,

As a property owner and real estate developer in Denver, I am writing in opposition to the landmark designation application of the KMGH Denver 7 news building located at 123 Speer Boulevard.

In my opinion, the Denver 7 news building is not landmark worthy, and neither are the buildings that currently house KUSA, KCNC, and KDVR. There is nothing truly historic or notable per se about the buildings, given their current special use and the changing landscape of broadcast media; there ought not to be any landmark or use restrictions placed on them now or in the future.

A forced adaptive reuse of the current structure at 123 Speer will likely lead litany of costly and unforeseen problems that ultimately lead to a much more difficult and expensive building that does not work particularly well for any of its users or the City's goals of promoting affordability.

I am vehemently against non-owner supported landmark designations, purely on the grounds that I firmly believe they are an affront to the personal property rights of the landowner. Only in the rarest of cases, should these types of applications move forward. In Denver, the landmark designation process needs to be revised such that non-owner supported applications require more than a few activists to force this type of process, which comes at a great cost and pose great risk to a person's property rights.

Again, I want to reiterate my opposition to the landmark application for the Denver 7 news building at 123 Speer and urge Denver City Council to vote the application down.

Thank you for your attention to these matters.

Very truly yours,



Jason M. Sisk

Treeline Multifamily Partners, Ltd.  
1700 Lincoln Street, Suite 3450  
Denver, CO 80203



April 18, 2021

Re: Opposition to Landmark Designation for 123 Speer Boulevard, Denver, CO

To: City Council  
Landmark Preservation Department, Division of Community Planning & Development

From: Greg Holm, 1325 S. Downing St., Denver, CO 80210

The following is a letter in opposition to the designation of 123 Speer Boulevard as a landmark. I urge City Council to vote no on the proposed landmark designation based on the issues and concerns outlined below:

### **People Are More Important than Buildings**

Any decision that considers what should be built in a city should start with considering the impact on both the current and future citizens of the city. Cities and buildings exist for one purpose, to serve people. The leaders of a city are obligated to use their positions to provide the people they serve everything people need to have productive and meaningful lives. After food and water, the single most important thing a city can provide to its citizens is shelter, a place to live. Denver, as well as the rest of the United States, is in a major housing crisis. The use proposed for this site is for multi-family housing, and therefore, the imperative to provide housing to Denver's citizens should have a much higher priority than preserving a building of dubious (at best) significance.

### **Who is Harmed by the Proposed Landmark Designation?**

- The City of Denver: successful cities of the future will be those that are able to attract an educated and talented workforce. One of the essential criteria for attracting young, talented people to Denver is the availability of affordable housing that is close to jobs. Denver is currently losing ground to cities like Dallas on this front, with reduced in-migration due to the lack of availability and the high, and increasing, cost of housing.
- The +/- 350 to 560 people who would live in the estimated 250 to 400 apartments that could be built on the 123 Speer site (assumes 60% 1-bedroom and 40% 2-bedroom units). These prospective future residents will be harmed if the landmark designation prevents the apartment building from being built. None of these potential future residents have a seat at the table, however, it is our leadership's role and responsibility to consider the needs of future residents of the city.
- Low income residents of other neighborhoods. If the proposed apartments are not built, the hundreds of potential occupants of those apartments will seek housing elsewhere. When housing is not available in preferred neighborhoods, higher income residents migrate to the next closest neighborhood and displace the current residents who can't compete economically with the newcomers. Denver has already seen this happen in several formerly low-income neighborhoods. Although in-migration has been negatively impacted by the lack of availability and high cost of housing, significant in-migration to Denver continues.
- The +/- 200 employees of Channel 7. The landmark designation has the potential to de-rail the plans for Channel 7 to construct a new, state-of-the-art facility which would provide Channel 7's employees with a better work environment and updated equipment and technology.

- Channel 7, which provides an essential service to the city, the region and the state, and which employees over 200 residents of the city and surrounding areas.

#### **Who Benefits from the Proposed Landmark Designation**

- A small, privileged and elitist group of activists who would get to celebrate another successful effort to stop construction of new housing.
- The employees of the Landmark Division of CPD, who would have justified their positions by pushing another landmark designation through the process.

#### **Abuse of Historic Preservation / Landmark Designation System**

It is reasonable to ask whether the applicants are cynically abusing the landmark designation process as a tool to stop development. Several of the letters from the supporters of the designation specifically mention their desire to stop development as one of the reasons they are writing in support.

The timing of the landmark designation application is also telling. If 123 Speer is such an important building why wasn't the application for landmark designation filed long ago? Why did the applicants only file when they learned, by way of notice from staff in the Landmark Preservation Department, that a demolition permit had been applied for, and that an apartment building was proposed on the site?

Caution is urged in making this decision and City Council should carefully consider the motives of the applicants in this situation, and in any application for historic / landmark designation. We should not accept the use of the landmark process as just another tool in the anti-development toolbox.

#### **Elitist Nature of Support for Historic Preservation / Landmark Designation**

The lengthier of the supporter's letters read like college term papers for an architectural history class. Pursuit of landmark designations is too often an elitist endeavor by privileged people that inflicts actual harm on the city and its people. There's nothing wrong with people having architectural history as a hobby; but preventing the construction of housing, and disrupting the economic growth and development of the city to satisfy a few individual's interest in architecture is not in the best interests of the city or its citizens. This, of course, assumes that the applicants are sincere in the stated reasons for the application, and are not just applying for landmark designation to stop construction of an apartment building.

#### **Landmark Preservation Department of Community Planning and Development – Conflict of Interest**

Those employed in the Landmark Preservation Department have an interest in ensuring landmark designations are successful. If there are no landmark designations passed there would be no reason for their continued employment. This is reflected in their practice of writing an extensive justification for landmark designation status upon filing of a request for demolition, and then circulating such white paper to registered neighborhood organizations and other interested parties, which then results in filing of applications for landmark designation. Staff in the Landmark Preservation Department have a conflict of interest that should be taken into consideration when leaders and community members review their reports in support of designations.

#### **Accurate Description of the Building:**

Below is the intellectualized, elitist description of the building in the staff report, which, again, reads like a paragraph from a college architectural history term paper:

“The building is comprised of three main masses: the imposing five-story octagonal office tower, five-story stair or utility tower, and two-story studio. The primary mass is the office tower, which is formed by the dramatic juxtaposition of a heavy octagonal volume cantilevering off of a taller, narrower core. The complex shape of the office tower is itself then contrasted with the simpler, vertically oriented stair tower in the middle of the whole composition, and the low mass of the studio building which spreads over the northern end of the parcel right to the sidewalk. The interplay of these masses creates a bold open front along Speer boulevard that narrows and then drops towards the rear of the site as the number of windows diminishes as well.”

Let’s break this down based on what any observer, who is looking at the actual building, and not trying to conflate an ordinary, purpose built, quasi-industrial, television studio into an architectural masterpiece, sees;

- the “imposing tower” is a squat, ugly 5 story building, with limited windows, set back from the street with a few dismal trees planted on the corner of Speer & Lincoln.
- I’m going to try to not laugh out loud over the description of the “vertically oriented stair tower.” Have you ever seen a stair tower that is not vertically oriented? And are we really going to take seriously a claim that a stair tower is architecturally significant?
- Next is described “the low mass of the studio building.” Yes, it is low, it is a two-story cast concrete warehouse building with no windows; which any observer can plainly see has no significance of any kind, except for the forbidding aspect it presents to anyone walking past the studio building on Lincoln St. or 7<sup>th</sup> Ave.
- The entire building and its huge parking lot is a full block “dead zone” with no activating elements which creates a hostile environment for pedestrians walking past the building.
- The crowning glory of this architectural jewel is the massive parking lot on the east side, with its classic chain link fence and scattering of satellite dishes spread among the parking spaces.
- This building was a scar in the fabric of the city when it was built, and it continues to be one today.

In the balance of the staff report, the author(s) continue to stand on their heads to dramatize and inflate this non-descript building into something it’s not. It is not a significant building in any way shape or form and any ordinary observer will arrive at that conclusion. I suppose it takes an advanced degree and an elite, intellectual, mind-set to discern that it’s an architectural masterpiece. Or maybe it’s just a NIMBY ploy to stop housing construction?

### **Purpose Built Building – Not Adaptable**

123 Speer is a special purpose building constructed specifically as a television studio and associated office space, made of concrete, which is virtually impossible to modify, with limited windows in the office portion and no windows in the studio portion. In addition, the landmark designation would limit the ways in which the building could be modified for alternative uses. The following describes some of fallacies of the applicant’s proposal for the “adaptive reuse” of the existing building:

- Multi-family Use:
  - Multi-family apartment buildings require specific floor plate shapes and sizes in which to layout apartments so that residents have access to natural light, unit floor plans can be rationally organized and so building infrastructure can be constructed in an efficient manner (i.e. plumbing and ventilation must be stacked). Additionally, attempting to reuse the existing building will have a dramatic impact on the design and cost of a future building’s foundation and parking structure.

- Office Use:
  - Office tenants, over the past few years, have become increasingly focused on employee health & wellness. Access to natural light for all employees is a key element of this focus and corporate office users now seek buildings with window lines that wrap the building, preferably with floor to ceiling windows. The existing office tower portion of the building has windows on only two sides and those windows are small and deeply recessed, strictly limiting occupant's access to natural light (an issue for Channel 7's current employees as well).
  - The building is located in one of the lowest rent office markets in Denver, which will further handicap the future project's finances, and drive up the housing cost for eventual occupants of an apartment building should the developer attempt to re-use this portion of the existing building as office space.
  - As a result of the remote working trend that has arisen from the pandemic, in the future corporations will seek office environments that will draw their employees back to the office, and this building, for several reasons, will never provide an attractive work environment for office employees.
- Retail Use:
  - Retail tenants for the ground floor would require the existing building to be extensively modified to create a continuous window line and an inviting atmosphere to draw customers. It will be extremely costly to make the improvements to the existing building that retail users would require. and the landmark designation would severely restrict what would be allowed. For example, cutting windows into the entire length of the façade of the two-story warehouse portion would be extremely costly, requiring structural reinforcement, would substantially alter the appearance of the building and would likely be denied by the landmark commission,

The existing building is not suitable for adaptation for any potential future use. Requiring that the building be re-used / adapted would add to already high construction costs in the market and would result in higher housing costs for residents of a future apartment building on the site. In addition, the adaptations required would likely not be permitted if the building were to be designated a landmark.

In closing, I again urge City Council to deny the proposed landmark designation of 123 Speer.

Best regards,



Greg Holm  
1325 S. Downing St.  
Denver, CO 80210

**From:** [Ryan McCaw](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Monday, April 19, 2021 10:45:08 AM

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April 19, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As an experienced local developer and property manager in Capitol Hill, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway. Moreover, redeveloping this site and maximizing density is key to helping the community attain its sustainability-related goals and support walkable, pedestrian scale retail in the area.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site, including myself.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site. Moreover, it would invalidate years of extensive comprehensive planning efforts that designated this site and surrounding properties for a particular future land use. What's the point of these long-range planning endeavors if a few residents can circumvent the process through hostile historic landmarking?

I manage 1119 N. Pearl St., a truly relevant historic and beautiful property a short walk from the Denver 7 site. With Racine's closing, I've noticed a rapid increase of homeless people congregating in this area (as have my tenants), disinterested in taking advantage of Denver's new generous open camping sites, new affordable supportive housing options, and tiny homes opportunities. All of the sudden, the area surrounding the Denver 7 site has rapidly deteriorated and is impacting quality of life for neighborhood residents and employees. Placing additional burdens on this site's redevelopment prospects will encourage the site to further languish and only intensify problems already negatively

affecting myself and the tenants living at 1119 N. Pearl St. among others.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Ryan McCaw, LEED AP  
Property Manager  
Unlimited Apartment Services, LLC  
1119 N. Pearl St.  
Denver, CO 80203

**From:** [Buddenborg, Jennifer L. - CPD City Planner Senior](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** FW: [EXTERNAL] Landmark designation issue - 123 Speer Blvd.  
**Date:** Monday, April 19, 2021 11:23:36 AM

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FYI

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**From:** Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>  
**Sent:** Monday, April 19, 2021 11:15 AM  
**To:** Jonathan Boho <bohojk@gmail.com>  
**Cc:** Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Subject:** Re: [EXTERNAL] Landmark designation issue - 123 Speer Blvd.

Jonathan,

Thank you so much for reaching out to share your opinion on this. I am looping in Landmark to make sure your email gets included for the official record for the public hearing.

Thanks!

**JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

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Dial 3-1-1 for City Services  
Hablamos Espanol

*Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality.*

On Apr 19, 2021, at 10:18 AM, Jonathan Boho <[bohojk@gmail.com](mailto:bohojk@gmail.com)> wrote:

Dear Councilman Clark,

I am writing to oppose the hostile historic landmark designation levied against the 7 News building on 123 Speer Blvd.

The applicants for the designation are attempting to stretch the limits of the historic landmark provision by claiming, only now that the building is facing a possible

demolition, that it is of historic significance and therefore has value to the community and city due to those attributes.

We have seen this before, most recently with the situation involving Carmen Court where a group of people petitioned the city to override private property rights in an attempt to stop what they perceived to be unwanted development. In fact, abusing the landmark designation process is fast becoming the go-to move for opponents of housing development.

It may be in the interest of the city and its residents to consider whether to permanently amend this process so hostile designations of this sort are no longer possible. However, until such a time comes, I urge the City Council to hold the line and continue to deter these type of attempts not only for the damage in does a city that is in the middle of a housing shortage, but also to preserve the landmark process for legitimate uses.

Sincerely,

Jonathan Boho  
456 S. Lincoln St.  
Denver, CO 80209



**From:** [Amanda Roberts](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Opposition to Landmark Designation at 123 Speer Boulevard  
**Date:** Monday, April 19, 2021 12:54:21 PM

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Dear Ms. Hahn:

CC: Denver City Council Members

I am a resident on South Lincoln Street in Denver, CO, who lives near Speer & Lincoln. I oppose the hostile landmark designation of the Denver 7 News building at 123 Speer Blvd. for the following reasons:

- 1) Aesthetics - a large concrete building with parking lots and satellite dishes are not historic by any stretch of the imagination, and particularly not compared with our existing historic blocks & structures on Lincoln. The building does not contribute to the overall historic look & feel of the street.
- 2) Lincoln Street needs redevelopment here to make it a walkable, livable space - as opposed to the pedestrian-unfriendly structure that is there now. Activation at the street level, with the bikeway closeby - a major connector - is ideal for this spot.
- 3) Hostile historic landmark designations are not a productive use of the landmark process. We need to save our old unique Denver places, but property owners - the ones who will provide the upkeep of the places - should be the ones opting into it, instead of it being forced on them.
- 4) As far as saving old places, we need to be judicious. Simply put, some buildings are too old or expensive to care for or are not remotely up to code, are past their prime, and should be knocked down.

As someone who started an RNO for Lincoln/Broadway near this location, I care deeply for Lincoln reaching its potential as a gateway to the city.

To that end, I am in full support of developers investing in Lincoln. Modern Denver was built by developers, and unless we are re-allocating land back to the original indigenous peoples who lived here, developers should continue to be able to re-build the city to meet its growing population needs. Furthermore, we have a housing affordability crisis, and we are relying on formerly red-lined areas too much to address this. This wealthier, denser, downtown area can absorb more housing and redevelopment.

Thank you in advance for considering my comments.

Sincerely,

Amanda Roberts  
456 S Lincoln St.  
Denver CO 80209

**From:** [Mat](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#); [denc - City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Monday, April 19, 2021 3:18:06 PM

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I am writing in opposition to the historic designation application for the Denver 7 news building at 123 Speer Blvd.

These designations should be based on history and architectural importance, but it seems the decision is always passed on to City Council. This makes the decision entirely political, subject to the political pressures of neighbors who are afraid of change and are opposed to new development.

Let actual experts in history and architecture, employed by the city, make this decision, not politicians, or neighbors afraid of change. Let the city make the decision and then take responsibility for its decision. If the city were to decide a property were of such great value to the public that it should be preserved, the city should then take on the responsibility of making it accessible, beneficial and useful to the public.

I am not an expert in architecture, so I will not attempt to tell you if this building is architecturally significant or not. But I would ask those in favor of preserving it, how much time have you spent around it, on foot? Have you really felt what it's like on the sidewalks around this building, or have you only glanced at it from your car on Lincoln or Speer? It may feel like a landmark or a "gateway to downtown" for commuters cruising by in their cars, but as a person on foot it's a mostly blank concrete wall and a fenced off parking lot, hot in the summer sun and devoid of life as all its inhabitants arrive via car and are rarely seen on the street. I can tell you that I wouldn't miss it if it were gone. If it were replaced by one or several buildings with homes and businesses and activity and life, maybe even some freaking windows, I'd be quite happy.

Mat Trostle  
43 S Sherman St.  
Denver

**From:** [Kirstin Michel](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Blvd landmark designation  
**Date:** Monday, April 19, 2021 7:20:44 PM

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Hello,

I am short for time so I will be brief: I do not support the landmark designation of 123 Speer Blvd. Yet again, we have another application filed by residents who just don't want change in the area and are using this process as a means toward that end. The city should not support this designation and must put an end to these hostile designations.

I am a Speer resident. I walk by that building all the time with my dogs. It's neither historic, nor attractive and it's certainly not something we need to preserve for all eternity at the direct expense of housing for people.

Truly if we had sane zoning policies that allowed growth throughout the city, we wouldn't have these fights in the first place.

Thanks,  
Kirstin

--

Kirstin Michel, MPA  
c: 720.401.7166



04/20/2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

**Re: Opposed to Landmark Preservation Application, 123 Speer Boulevard**

Dear Ms. Hahn,

I want to voice my strong opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard. This is an overstep and outside the spirit of the community service that Landmark was designed to provide to Denver, Colorado.

It's offensive that the application was submitted by just three residents of the City of Denver, and furthermore, this change does not have support from many of the neighborhood and community organizations surrounding the area.

Through the years, I have served on many different real estate and non-real estate related community boards and associations, from the local, state and national REALTOR(R) level, to the Denver Coalition for the Homeless, the Broadway Partnership, the New Urban Enterprise Institute and more. I care deeply about Denver real estate.

The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7. This is not the best use of preserving historic buildings in Denver.

The current use and structure do not accomplish most of the City's planned goals and vision for this site and neighborhood. This is a deviation of the spirit of preserving historic buildings and must be stopped.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.



As a result, I strongly urge you to vote no on this application.

Sincerely,

*Jeff Bernard*

Jeff Bernard, MBA, DRS  
100 St. Paul Street, Suite 200  
Denver, CO 80206

Cc: Denver City Council

**From:** [Taylor Beard](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Denver 7 Landmark Designation  
**Date:** Monday, April 26, 2021 8:58:14 AM

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Dear Ms. Hahn and Members of City Council,

I'm writing with the thoughts of the 200 Denver 7 employees and journalists at [123 Speer Blvd.](#) Considering only three individuals filed the landmark claim without the support of the property owner or larger community groups in the area leads me to urge you to consider rejecting this application.

Not mincing words, the building is ugly and in no way is it inviting, welcoming to pedestrians or cyclists, and does not emanate anything historically significant about Denver. I am also shocked the applicants included the north portion of the property along 7th and Sherman. I watched City Council Committee this week and do not think the potential exclusion of this part of the property from the landmark application is reflective of a compromise, but an over-reach to begin with by the applicants, as that part of the building hardly resembles a historical or architectural landmark.

Having lived very close to the site in the neighborhood for nearly ten years and as an avid cyclist and frequenter of the restaurants and shops in the area, I cannot say that I have once purposefully walked on the sidewalks surrounding the site, which is a result of the current building and secure news operation.

I grew up near Arapahoe Community College (ACC), along South Santa Fe Drive, and now understand this complex of buildings is considered a fine example of Brutalist architecture. My thoughts when asked about the aesthetics of ACC is that it most closely resembles a jail. While I can understand for a school/college, large government institution or other similar user inhabiting a Brutalist structure, this is not the use or building style that we should be considering landmarking at the unique intersection of Lincoln, Speer and 6th Avenue, nor is this a building style that would be easy or reasonable to adaptively reuse.

With all of this in mind, and in consideration for Denver 7, its employees, and nearby residents like myself, I hope this email in opposition to the 123 Speer Landmark application will be well received and considered.

Thanks,

R. Taylor Beard  
1135 Lipan St  
Denver, 80204

**From:** [William M. Moon](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Subject Line: Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Monday, April 26, 2021 9:57:26 AM

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Ms. Hahn,

I am writing to express opposition to the proposed Landmark designation of 123 Speer Boulevard, also known as Channel 7 television station.

My honest opinion is that this structure is not worthy of consideration as a Denver Landmark. As an actively practicing architect in Denver for over 35 years, I do not see the architectural character of this building as a Landmark in itself, and while important as a local television station headquarters, that alone does not make it a Landmark. I believe the site itself is one of Denver's most important locations – and know it can serve our City better than the current interior-focused use.

There are many other buildings in Denver that are more worthy of Landmark designation – and I urge you to oppose this designation.

Thank you.

William M. Moon, AIA Architect  
780 Jackson Street  
Denver, CO 80206

April 14, 2021

Community Planning and Development

201 West Colfax Ave., Dept. 205

Denver, CO 80202

Attn: Kara Hahn

Re: Landmark Preservation Application

Dear Ms. Hahn,

My name is Dennis Supple. I was employed as the Facility Manager of KMGH from 2012-2019. I would like to express my opposition to the landmark application that has been submitted for the building at 123 Speer Blvd based on my experience maintaining the property for seven years and extensive knowledge about the condition of the structure.

This building is a pre-stressed concrete structure that has red rocks embedded in the concrete. It was completed in 1968. There is no significant architectural design associated with the structure. The building is aging badly. The mechanical, electrical, and plumbing systems are rapidly approaching end of life. The building is extremely energy inefficient. It does not currently meet the standards set by Energize Denver, and never will.

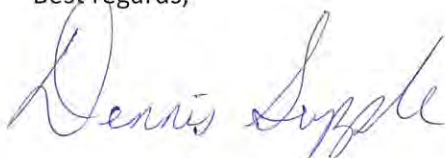
The boilers were installed in the building prior to the first- floor deck being poured. There is no way to remove them when they fail. It would be virtually impossible to bring in new steam boilers. The cost of retrofitting the system to hot water boilers would be prohibitive. The air handlers, (six of them), were all installed in 1968. They have run continuously since the building opened. They are starting to fail and replacing them would require extensive demolition and rebuilding.

The roofs are failing. The provisions of the Green Roof Ordinance would require significant work to the doors and curbs for any mechanical or broadcast equipment located on the roofs. The cost associated with this are also prohibitive.

This building has served its purpose for over 50 years, but it is aging badly, and it is not cost effective to make it a viable, usable office building. It was designed for a 1960's era television broadcast operation. The broadcast industry has changed dramatically since then, and the building no longer works well for that purpose. Broadcast and building technology have advanced greatly in the last 53 years. This building no longer meets the needs of the industry it was designed for or the energy efficiency required by law.

I urge you to oppose the landmark designation for all the reasons stated above. Allowing the sale and redevelopment of the building and property benefits the City and the neighborhood. Thank you for taking the time to read my letter and my reasons for opposing the landmark designation.

Best regards,





Dennis Supple

Certified Facilities Manager-CFM

Sustainable Facilities Professional-SFP

**JEFF SHOEMAKER**  
**1313 N. WILLIAMS ST.**  
**#1104**  
**303.818.8078**  
[wjshoemaker@comcast.net](mailto:wjshoemaker@comcast.net)

Honorable Members of Denver City Council:

Once again, I am reaching out to you as a lifelong Denver resident and not in my role as Executive Director of The Greenway Foundation, although the subject property involved in matter involving this outreach does lie along the Cherry Creek Greenway at Speer Blvd. and Lincoln St.

I continue to find it troubling that three Denver residents can initiate a landmark status application regarding private property and send a property owner into immediate mediation whereby the owner is expected to give, negotiate and “find compromise” when the applicants are creating, in this case, an unreasonable demand and offering very little.

I also find it troubling that landmark staff takes each one of these owner-opposed designation applications and presents each and every one of them (Tom’s Diner, Carmen Court, 123 Speer) as if it is a supreme example or “A+”, when we all know these applications vary in significance.

Designating the 123 Speer/Channel 7 building as a landmark would be a very poor decision for not only the property owner here, but the City and neighborhood.

This one should be easy:

- The property is not a consistent or high-quality example of Brutalism architecture;
- The historical claims made in the application are far-reaching; and
- The landmark application is not supported by the wider community of neighborhood groups and businesses/groups that surround the property

If the building is landmarked, or Channel 7 is forced to adaptively reuse a Brutalist structure, they should be compensated for the major loss in value that will result from such a decision.

How does preserving purpose-built 1969 television studio that no longer works for the business it was built for advance the City’s policies and

goals? Especially when so many of the City's goals call for this site at the gateway into downtown to be something truly spectacular?

Members, I urge you to use your best judgement and vote this application down. I also encourage you to embark on a review regarding the entire landmark ordinance and process as I believe it is hugely unbalanced in terms of public policy. Allowing a mere three Denver residents with little to no "skin in the game" to hugely and negatively affect someone else's property and livelihood is, my opinion, a clear example of disproportional power with little to no accountability of related actions. And, as I've stated to you previously, if you choose to endorse an appointed Board's recommendation of this type, then apply the rules involving eminent domain and compensate the property owner at hand with full market value at a minimum.

As always, thank you for taking to the time to read this email and consider my perspective. I truly appreciate every one of you for the hard work you do each and every day. I welcome your outreach.

With Regard;

Jeff

**From:** [Jamie Mitchell](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Blvd Landmark Application  
**Date:** Thursday, April 29, 2021 9:43:47 AM

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To Whom It May Concern:

I'm writing in opposition to the Landmark designation application for the Denver 7 building at 123 Speer. My company's offices are located seven blocks away at Broadway and Ellsworth. As an experienced commercial broker in Denver who has worked on the Broadway-Lincoln corridor for the past 10-years with experience in office, retail and multifamily, I can attest to the existing building's serious shortcomings which City Council should not overlook when considering the property owner's perspective on this issue. When considering adaptive re-use, one must consider all of the costs that go into introducing a new use into a building, especially a purpose-built television studio like this that will require all new systems, serious work to the exterior/roof and more. Last I checked, our City was focused on bringing more attainable housing into the City Center and building complete neighborhoods. A forced adaptive re-use of this building would undoubtedly raise costs on the redevelopment of the property, which runs counter to these goals. Furthermore, the idea that is being raised by the landmark applicants and City staff that the site can simply be rezoned to build taller and preserve the building adds even more cost through the time spent rezoning, building taller is more expensive, plus the preservation of the building. This property should be redeveloped in collaboration with the community, but not with a forced preservation outcome considering the application was submitted by only 3 Denver residents without broader support from the community.

Thank you for your consideration,

James Mitchell,

James Mitchell  
Pinnacle Real Estate Advisors  
One Broadway, Suite A300  
Denver, CO 80203

Home Residence:  
840 S Harrison  
Denver, CO 80209

**From:** [Todd Whitfield](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] 123 Speer Landmark Application - Opposition Letter  
**Date:** Thursday, April 29, 2021 10:20:40 AM

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Kara,

I am writing to ask that you Vote No on the landmark application for the Channel 7 building at 123 Speer Blvd. My friend said my initial reaction, of, the building should be blown up, was too strong to say. While that comment was made in a joking manner, it is not an uncommon reaction in talking to my neighbors and others whom I know from living and working in Denver for many years. To be blunt, the building isn't cohesive to the look and feel of downtown. Rather, it looks quite out of place. As a building built in the 1960s (not a great era of architecture for both commercial and residential), I have found very few people who believe this brutalist building should be designated, forever, as a historic landmark. Landmarking that building would be a very costly mistake, not only for a local news agency who is looking to move to a more modern facility, but for the City as well. A purpose-built news building offers the City very little in terms of walkability or the active, vibrant public realm that our plans call for in this location.

I hope you will take my perspective into account when voting on this issue.

Thank you for all you do.

Sincerely,

Todd Whitfield  
1823 S. Grant St.

**From:** [Alex Ringsby](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Blvd. Landmark Application  
**Date:** Thursday, April 29, 2021 2:28:04 PM  
**Attachments:** [image001.png](#)

---

Dear Ms. Hahn and Members of City Council,

I am writing to add my voice to a growing list of people who are opposed to the landmark application for the Channel 7/KMGH building at 123 Speer Boulevard in Denver.

As someone who has grown up in Denver, I have seen Denver grow and change considerably. I have seen first-hand the value of historic preservation. However, speaking for the building at Speer and Lincoln, I can tell you that this would not be a good use of our City's preservation process or Landmark ordinance.

The building from my research was purpose-built for a 1970's television studio. It was designed to be insular and offers very little to the occupants in terms of light or to the public on the ground floor where we want active streets. To convert this structure into desirable and marketable office space, or residential living space, or another use, would be very difficult and expensive.

I have been watching this process with an open mind but feel compelled to speak out for two main reasons. First, we should be encouraging the redevelopment of properties like this in our urban core for mixed-use and housing to combat our housing shortage. Making redevelopment significantly more expensive to satisfy a few people's historic interest in a questionable building is bad policy. Secondly, I believe Channel 7's growth and desire to move and reinvest in new, more workable space in Denver should be celebrated and not hampered as it is with this unnecessary landmark application.

I hope City Council revisits its landmark ordinance and process that allows 3 people to submit an application and force a property owner into mediation. Historic preservation is important, but the current process is giving it a black eye in my humble opinion.

Sincerely,

Alex Ringsby  
1336 Glenarm Place  
Denver, CO 80204



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Alexander Ringsby, SIOR  
President  
Ringsby Realty Corporation  
1336 Glenarm Place, Suite 200  
Denver, CO 80204  
(303) 892-0120 Phone  
(303) 589-4948 Mobile  
[alex@ringsbyrealty.com](mailto:alex@ringsbyrealty.com)  
[Download Vcard](#)

April 30, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As someone who has worked in the KMGH/Denver 7 news building at 123 Speer Blvd, I am writing to express my opposition to the landmark application that has been submitted by three Denver residents.

As the head of finance and accounting at KMGH for 13 years, I'm intimately familiar with working in the building and the costs associated with running it. The age of the building has made operating it extremely expensive. The layout, inefficiency and inherent lack of an open/collaborative nature of the building does not work for a modern media organization, let alone one that is growing like KMGH/Denver 7. This is why most other television news studios in town are 2-3 stories and not separated out into a small tower like the building at 123 Speer.

News technology must adapt to meet the needs of consumers, viewers, and where the news is happening—all of which have changed drastically in recent years. As such, it is no surprise that the needs of a broadcast journalism organization have changed significantly since the 1970's when this particular building was purpose-built for. If this application is intended to celebrate KMGH/Denver 7, don't punish them by forbidding them from improving their future and designating them in a very challenging building.

If the landmark application is approved, Denver 7's local, employee-driven plan to move and expand in the Denver area will be put to a stop. From my experience working in the building, I can understand the difficulty with adapting this dark compound of a structure into a new use.

As broadcasters, we are keenly aware of history, but the historic value is in the news, stories and archives that we create—not in the building where those stories were broadcast from. Before this process started, Denver 7 began an effort to digitize all of their news archives going back to 1956 and making them all available for the public to access at the Denver Public Library. That is the history.

Given all of the challenges the media and journalists have faced recently, it would be a true shame to penalize Denver 7 with a historic landmark status on their building, hampering their ability to adapt and change. I ask that you deny the landmark application for 123 Speer.

Sincerely,

Paul D. Latham  
849 Uinta Way  
Denver, Colorado 80230

Cc: Denver City Council



**Anna Zawisza**  
**4640 Bryant Street**  
**Denver, Colorado 80211**

May 3, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a long-time resident of Denver, I was dismayed to learn of the landmark application for the Channel 7 building at 123 Speer Boulevard. The fact that this application was submitted by only three Denver residents and does not have support from the surrounding neighborhood and community organizations should be a clear indication that Denverites do not want this building designated as a Landmark.

This building is not a consistent or successful example of Brutalist architecture and lacks many of the most notable qualities. The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood. Furthermore, many of us consider it an eyesore and feel that Denver would be much better served by a different structure at this location.

For these reasons, the current owner should not be subjected to the strict guidelines this designation would place upon their business.

Please know that I understand the importance of history and the benefits that can come with the appropriate and thoughtful use of a landmark designation. This is not it and I would like to state my strong opposition to the application that was submitted.

Sincerely,

A handwritten signature in blue ink that reads "Anna Zawisza". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Anna Zawisza  
Denver Resident

cc: Denver City Council

**From:** [Dmitrii Zavorotny](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Denver 7 building hostile landmark designation  
**Date:** Monday, May 3, 2021 2:33:16 PM

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Hi all,

I'm writing in opposition of the hostile landmark designation. Regardless of whether we think that the building deserves to be preserved (it's ugly as hell and it doesn't, for the record), it's super concerning that it can take just 3 existing homeowners to throw a wrench into the ability of the city to add new housing. Even if you do the right thing and vote against preserving this building against the wishes of its owners, it's already cost time, money, and effort that could have been better put into building more housing in the middle of a massive housing shortage, affordability crisis, and homelessness epidemic. We need to house people today, not spend months or years over every minor aesthetics battle. While historic preservation has its place, I feel like it's been abused far too much lately. It's been abused in order to preserve a nostalgic view of Denver that never existed explicitly for those who had the luck and privilege of already living in Denver. The same people denying others homes oftentimes bought their homes in the 90s for under \$50K and are able to list those same homes for over \$1M today. Lets not let the privileged few dictate housing policy for the underprivileged many. Please vote no to preserve the Channel 7 building and button up the Landmark preservation criteria so that attributes like "it's right off of Speer, so that makes it practically historical" don't become driving factors.

Dmitrii Zavorotny  
720-771-6211  
1950 N Logan St. #403  
Denver, CO 80203  
District 10

**From:** [L.A. Brown](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [City Council District 10](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Subject:** [EXTERNAL] Channel 7 building - 123 Speer Boulevard  
**Date:** Monday, May 3, 2021 5:00:07 PM

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Dear Ms. Kara Hahn,

I am writing to oppose the hostile designation of the Channel 7 building at 123 Speer Boulevard. It is of my opinion that historic designation has gone berserk in this city and needs to be stopped. I have come to learn that the only thing constant is change. Denver is changing... and needs to change. We desperately need more housing in this City, which is what could be provided if we allowed this building to be demolished and a large multi-unit building put up in its place. A perfect location for a busy transit corridor.

Sincerely,

Luchia Brown  
132 W 4th Ave  
Denver, CO 80223

**From:** [Jim Bershof](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Channel 7 Building  
**Date:** Tuesday, May 4, 2021 10:46:52 AM

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Good Morning Kara,

As a Denver native and having lived here most of my life, I would like to register my opposition to the Channel 7 Building at Speer and Lincoln being declared a Denver Landmark. From the time it was built, I have felt it was not a strong piece of architecture. If it is classified as an example of the Brutalism Style, it is not a good one. It is basically a simple extruded octagonal prism that is lacking in the kind of differentiation and interest that makes for good architecture. In comparison with the Federal Reserve Bank on the 16<sup>th</sup> Street Mall, another building of approximately the same era that could also be considered to be an example of Brutalism, the Channel 7 building is sorely lacking! In addition, from an urban design perspective, the Channel 7 Building does not take advantage of its very prominent corner location and is a missed opportunity.

Thank you for your consideration.

Sincerely,

Jim Bershof, FAIA, LEED AP

Former Denver Landmark Preservation Commission Member

Former Denver Planning Board Member

1200 Niagara Street

Denver 80220

## **KMGH - Denver 7 Building (123 E. Speer Boulevard, Denver, CO) - Landmark Application**

When I recently learned of the efforts to “Landmark” the KMGH Building, and the subsequent approval by the Landmark Commission, I was initially quite surprised. I then decided to research the situation, learn the pros and cons while also thinking about its’ intrinsic values to the city and its’ neighborhood, and then offer my considered opinion to City government. This is a building that the owner clearly objects to a landmark designation. It is becoming evident that the proponents appear to be anti-growth and anti-redevelopment. Using the weaknesses in the City’s historic preservation rules should not be a tool to prevent property owners to redevelop their property to a more useful and fitting use. The focus should be on the quality of the redevelopment in alignment with the City’s vision, buildings truly worth saving, and including the long-range Blueprint Denver plan. The City should bring the interested parties to the table to try and work out a solution absent of landmark designation. Landmark designation should be taken seriously and not used as an obstructionist ploy while undermining the credibility of the Landmark purposes and processes!

I’m hoping you have read the good articles in the Denver Post which do a good job of describing the situation, the issues, and possible solutions [Sunday, May 2, Section D, front page; Monday, May 3, front page 1A]. In addition, I offer my insight and opinion in this communique.

### **Personal Background:**

First, I think it important to let you a little about me to hopefully provide insight into my opinion: I have no financial or professional interest for approval or disapproval of Landmarking the building. I am a recently retired Architect whose national practice was in Downtown Denver for almost 50 years. I passed by this building and through the neighborhood almost daily in my drive to my nearby office in Downtown Denver. I know it’s’ presence, context, and the neighborhood well. My local projects were both public and private buildings in and around downtown Denver and the State of Colorado with many award-winning results (including projects for the City and County of Denver).

My interest lies in my support of the best interests of the Denver community and desire to be a good citizen. A few examples of my background serving the Denver community:

- *Steering Committee, 2008 Downtown Denver Area Plan; Downtown Denver Partnership + City of Denver*
- *AIA Denver, Architect of the Year, 1995*
- *Elected to the National AIA College of Fellows, 1995*
- *Member, Union Station Advisory Council; Downtown Denver Partnership*
- *Member, Design Review Board, Auraria Higher Education Center*
- *Chair: Connect Auraria Coalition (connecting the campus to Downtown Denver); Speer Boulevard*
- *Chair, Central Platte Valley Development Council, Downtown Denver Partnership (late 1990’s)  
(Working with business leaders and property owners, while considering various visions; helped establish vision agreements which led to the orderly development of what is there today, as an extension of downtown Denver rather than a “separate downtown”)*
- *Chair, Transportation and Development Council, Downtown Denver Partnership*
- *Board Member, Denver Civic Ventures [former Vice-Chair]; Downtown Denver Partnership*
- *Board Member, Management Committee; Downtown Denver Partnership*
- *Board Member, Downtown Denver Events (Parade of Lights, Taste of Colorado)*
- *Steering Committee, Silver Triangle Urban Design Guidelines*
- *Steering Committee, Tremont District Urban Design Guidelines*
- *National Chair, AIA College of Fellows - Regional Representatives*
- *Member, State of Colorado, Design + Construction Contracts Committee (w/ Larry Friedberg as State Architect)*
- *Periodic design studio critic and guest lecturer at the University of Colorado Denver, College of Architecture*

### **Landmark Designation:**

I was quite surprised and bothered by the Landmark Commission's vote of 6-1 to recommend Landmark status of a building that is generally considered in the "Brutalist" category of architecture. Today, this mid-50's modernist style is considered by many critics and enlightened citizens as an "inhuman" form of Architecture. There are many good examples and many poor examples of this monumental style, but their lack of connection to people is evident in both good and bad examples. I believe, as many others do, that this particular building is a poor example of a brutalist building and considered by many as an undistinguished eyesore. It lacks merit either as Architecture or Urban Design in its' presence, architecture, and fit with the neighborhood. Personal nostalgia for any building, particularly those without merit, should not be reason enough to designate any building as Landmark status.

I am perplexed as to the real motives and intentions of the applicants and the sudden interest in preserving this building by very few individuals. Designation of this building would certainly lower the credibility of deserving Landmark buildings, past, present and future. In general, the Building lacks sufficient historical, urban, or architectural merit to warrant designation. It is simply an eyesore!

### **Landmark Preservation Commission's recommendation:**

I strongly believe that the building's potential designation is highly questionable in meeting the criteria stated in the recommendation for landmarking as well as the intentions of Landmarking itself. Think about the buildings in the history of Denver that were truly deserving and were not able to achieve landmark status (Tabor Courthouse is just one example). To learn more about the "Pros" for designation, I reviewed the Landmark Preservation Commission memo, dated March 30,2021, recommending approval, and summarize my comments as follows:

***Landmark Commission's Designation Criteria and Evaluation, Chapter 30, DRMC:*** The four criteria stated is so general that many undistinguished and undeserving structures could be equally recommended for consideration. Additionally, the structure's historic context is non-existent (the surrounding neighborhood in particular). Yes, Speer Boulevard is an important context and was conceived in an historic era, but the building bears no relationship to the historic context of Speer Boulevard and the vision behind its' creation by Mayor Speer. I have personally been a "student" and among many admirers of the legacy of Saco Rienk DeBoer, Mayor Speer's Landscape Architect, who was responsible for the design Speer Blvd. and the creation of many of Denver's parks. I believe DeBoer would roll over in his grave at the thought of this building standing as an inhuman monument to Denver's citizenry and the vision of Speer and DeBoer.

**1) *A. It has a direct association with a significant historic event or with the historical development of the city, state, or nation;***

No doubt, the Commission's recommendation description includes worthy and credible information about the history of KLZ Communications, its' accomplishments, and its' leadership in the communications and entertainment industry as an organization. Those accomplishments are NOT the result of the building or its' architecture itself and would have been equally attained in any suitable building, worthy or not worthy of designation. The argument for this category is weak.

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

The 50+ year old building's architecture is likely not recognizable by most of Denver's enlightened citizenry or the legacy of KLZ Communications. I would submit that if you surveyed Denver's citizens, most would not know about either and if they did would opine that it is an eyesore. Yes, this is arguable, but so is the assertion that it has direct recognized association with a recognized group and worth preserving.

3) ***C. It embodies the distinctive visible characteristics of an architectural style or type;***

As previously stated, I firmly believe, as many others do, that this structure is not a respected example of Brutalist Architecture, notwithstanding that mid-50's Brutalist Architecture is not one that society currently embraces. Reynor Banham, a Brutalist advocate, if you have read his any of his books on Brutalism, would almost certainly agree that this building is not worthy of being called a good example, and certainly not deserving to be saved. The current site area, and the neighboring vicinity, is in need of a better human connection through design of an improved urban environment. The building site has great potential, with the right designer and design review, for a much better use of the land with a positive contribution to the City and the neighborhood's environment and the historic Speer Boulevard context.

4) ***D. It is a significant example of the work of a recognized architect or master builder;***

The Commission's case for being a good example of a recognized architect or master builder fails to recognize that their overview of the Architect's expertise is recognized for the design of studios and support spaces ON THE INSIDE that support the operations and advancement as a television station. Their reputation has very little to do with the exterior architecture. All architects are recognized for their accomplishments. Myself, as an award-winning Architect in the public realm for over 50 years, and a student of history, I have never heard of Fulmer & Bowers. Even if this may be because of their "narrow" practice field, I would certainly know them they were recognized for outstanding or award-winning design. Thus, I researched this Philadelphia firm under "Philadelphiabuildings.org" and other similar websites. The response was "There is no biography available for this firm". Googling only finds obituaries of Thomas Fulmer.

I fully support historic districts and landmark designations, particularly for owner-supported ones, and for remarkable ones where the building is truly worthy of designation. The bar will be dramatically lowered much too far if this building achieves designation. It will also reduce the credibility of the Landmark process and its' members. I worry about the consequences of indiscriminate and inappropriate designations just as much as I support the good ones. I also worry about the use of designation to stop more worthy projects in our city. It is my understanding that the business vitality of KMGH Denver 7 depends upon their ability to sell for a much better redevelopment of this gateway site and their ability to move to a more suitable facility for their operations. Denver needs to support KMGH. Currently it is a landmark business in an unsuitable building that is not worthy of Landmark status.

**Owner Non-Support:**

Additionally, as I have learned, the building owner does not support the Landmark Designation for good reasons: Scripps (Denver 7), the Owner, has stated very good reasons that Landmark designation poses a significant and serious risk to their operations. This is articulated in their letter dated March 22, 2021, "Adverse Impacts of the Landmark Review Process.....".

Heritage Consulting Group, a respected national historic preservation firm, was retained by Denver7 to assess the property's historic merit and eligibility for designation under the applicable criteria. In completing its assessment, Heritage has concluded that the Denver7 Building does not meet any of the ten landmark eligibility criteria set forth in Chapter 30 of the Denver Revised Municipal Code. (report "123 Speer - Rebuttal Report - 3.22.21).

I also agree with the conclusions articulated thoroughly in the building owner's letter, dated March 23, 2020 (by Dean Littleton). It exhibited a very thorough analysis and explanation of the many considered factors not supportive of Landmark designation. As noted in the report, it was purpose-built at low cost to house a 1970's

television station. It is a poor example of Brutalist architecture, despite containing some elements of the style. For those that appreciate this monumental style of architecture, there are many finer examples of the Brutalist style in and around Denver and the State of Colorado. Additionally, it appears financially unfeasible or suitable for re-use if it is designated given the floorplate dimensions, windowless walls, and difficulty and costs associated with a new use for this particular structure.

In my considered and strong opinion, this building should not be designated as a landmark building. It would be an embarrassment to the Denver community and to the legitimacy and obvious misuse of the Landmark Commission's designation intentions, purposes, and process. I urge you to not approve this building for Landmark status.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary L. Desmond". The signature is fluid and cursive, with a large, stylized initial "G" and "D".

Gary L. Desmond, FAIA



**From:** [Lindsey Norberg](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] 123 Speer landmark application – opposition letter  
**Date:** Wednesday, May 5, 2021 9:54:01 AM

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Mrs. Hahn and Denver City Council:

I am writing to express my opposition to the historic designation of 123 Speer.

This is the first time I have reached out for something like this, but the recent articles about 123 Speer really caught my attention and I figured that if just three people can apply to designate a building as a landmark, then it would be wrong for me to not express my opinion.

The impact of the designation on Denver 7 and their hundreds of employees does not seem to be justified. 123 Speer is an extremely uninviting, unpleasant building to look at (there are some nice brutalist buildings out there, but 123 Speer is not one of them) and I can only imagine it evokes the same feelings from their employees who work within the building. It would be a shame to inhibit their need for a new, better workplace – one with windows, light, and the ability to expand.

If this were an architectural masterpiece, designed by a famous architect, or even if I considered this building to be something that captures the essence of our city, perhaps it would be harder for me to form my opinion. However, that is not the case. I care much more about the happiness and success of Denver 7 and their employees and the fact that I believe any future building would be more approachable, welcoming, engaging, and useful than what currently sits at 123 Speer. We need more housing, more employment opportunities, and I'm sure that Governor's Park would like a better symbol at the entrance to their neighborhood than the monstrosity that sits there today.

Thank you for the opportunity to voice my opinion and I hope it makes a difference!

Lindsey Norberg – a vet that regularly drives past 123 Speer

**From:** [Chris Miller](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer hostile landmark designation  
**Date:** Wednesday, May 5, 2021 11:27:03 AM

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Kara and Councilmembers,

I live nearby. When commutes were a thing, I would bike by it every day as I got onto the Cherry Creek Trail at 6th and Lincoln. I consider it this building a part of the fabric of the city.

But, a city's fabric is like all fabric, impermanent and sometimes in need of maintenance, repair, or replacement. A puffy or a rain jacket with holes no longer insulates or protects.

Re-use here unfortunately sounds to be like using a swath of cotton to patch up a leather jacket - insufficient and inappropriate.

The landmark criteria for this are nonspecific and I believe this article sums it the landmark committee's errors and insufficient rationale for this property better than I can:  
<https://www.denverpost.com/2021/04/29/historic-landmark-denver7-building-property-rights/>

In light of these concerns, I oppose this historic designation.

Thank you,  
Chris Miller  
342 N Sherman St, Denver, CO 80203

**From:** [Jonathan Pitocco](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Paul.Kashman@denvergov.org](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Robin.Kneich@denvergov.org](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Wednesday, May 5, 2021 12:58:06 PM

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05/05/21

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a West Colfax resident (1514 Newton St), I understand the importance of history and the benefits that can come with the appropriate and thoughtful use or landmark designation.

It is for this reason that I am writing to oppose the landmark application for the Denver 7 news building and site at 123 Speer Blvd.

A 1970's purpose-built television studio that no longer works for the business and the operations it was built for should not be designated as a landmark. The building does not rise to the level of designation in the landmark criteria, and the history, architecture and other claims in the application lack the exceptional nature and value to warrant designation over the objection of the property owner.

We want our historic districts and landmark structures to thrive and have active and successful uses. This building, with its dark opaque exterior and uninviting ground floor is not a beneficial starting point upon which to layer on the very strict regulations and design limitations that come from Landmark designation - especially when the use that it was purpose-built for, a television studio, needs to relocate because the building no longer works for their operation.

This building is not a consistent or successful example of Brutalist architecture and lacks many of the most notable qualities. Furthermore, the historic claim that a television studio should be designated as a historic landmark because the news was broadcast from that building is a stretch. There are far better ways to celebrate the news media and journalism than by landmarking one particular news studio. That is particularly true given that landmarking this building would do damage to the future business prospects of that very same news organization who is trying to survive in today's difficult media landscape. How does landmarking this building do them honor, if we know it will hurt them?

Further, the developer of this site seeks to replace it with housing, in whole or in part, which is desperately needed in our city as it faces a crisis of housing supply.

Again, I want to reiterate my opposition to the landmark application for the Denver 7 news building at 123 Speer and urge Denver City Council to vote the application down.

Sincerely,

Jonathan Pitocco

**From:** [janeth.scoville@gmail.com](mailto:janeth.scoville@gmail.com)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Opposition Letter to 123 Speer Boulevard Landmark Application  
**Date:** Thursday, May 6, 2021 9:10:17 AM

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AS property owner of 726 Lincoln St I am oppose to making 123 Speer Blv a historical landmark.

Regards,

Janeth Scoville

**From:** [Ryan Luby](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Landmark Application  
**Date:** Wednesday, May 5, 2021 3:11:26 PM  
**Attachments:** [Letter opposing landmark designation of 123 Speer.pdf](#)

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Dear Ms. Hahn,

I write in my personal capacity as a former investigative reporter at KMGH ("Denver7") and parent company Scripps, who recently departed in 2019, to express my opposition to the landmark designation sought for 123 Speer Boulevard by three Denver residents.

While I appreciate the important role that the landmark designation process plays in preserving the Denver of yesteryear, I believe it has been weaponized and misapplied in this instance. I can say with confidence that the building has far outlived its usefulness. Its layout and inefficiencies have become impositions for the modern-day Denver7 newsroom which needs a large open space to freely collaborate and grow. 123 Speer is uninviting, siloed, and disjointed at best.

123 Speer was designed and built for broadcast television of the 1970s, not 2021 and beyond. News technology has adapted greatly in that time to meet the ever-changing needs of consumers, viewers, and staff. While the building may have been suitable for the 1970s, it is no longer suitable today.

I take issue with the incongruous arguments made by the landmark designation applicants. One of them publicly said that they believe 123 Speer "...was meant to be a proud representation of a broadcast news organization." If they indeed believe in broadcast news organizations, they ought to not insert themselves into Denver7's private property transaction to which they are not a party and prevent Denver7 from improving its future. If their landmark application is approved, Denver7's local, employee-driven plan to move and expand in Denver will be put to a stop, and the newsroom will be forced to remain in a building that it outgrew long before I worked there and certainly after I left.

Denver continues to change rapidly. I understand the desire to preserve truly historic architectural gems, so the city and metro area do not erase their collective history and character, but 123 Speer is not one of them. Denver7 and its employees already face enough challenges simply trying to do their jobs anymore. The last thing they need is a hostile takeover of their physical workspace rooted in dubious claims of historic preservation. I respectfully ask that you deny the landmark application for 123 Speer.

Sincerely,

/s/ Ryan S. Luby

Ryan S. Luby  
4545 S. Logan St., Englewood, CO 80113

Cc: Denver City Council

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Opposition to 123 Speer Boulevard Landmark Application

Dear Ms. Hahn,

I write in my personal capacity as a former investigative reporter at KMGH (“Denver7”) and parent company Scripps, who recently departed in 2019, to express my opposition to the landmark designation sought for 123 Speer Boulevard by three Denver residents.

While I appreciate the important role that the landmark designation process plays in preserving the Denver of yesteryear, I believe it has been weaponized and misapplied in this instance. I can say with confidence that the building has far outlived its usefulness. Its layout and inefficiencies have become impositions for the modern-day Denver7 newsroom which needs a large open space to freely collaborate and grow. 123 Speer is uninviting, siloed, and disjointed at best.

123 Speer was designed and built for broadcast television of the 1970s, not 2021 and beyond. News technology has adapted greatly in that time to meet the ever-changing needs of consumers, viewers, and staff. While the building may have been suitable for the 1970s, it is no longer suitable today.

I take issue with the incongruous arguments made by the landmark designation applicants. One of them publicly said that they believe 123 Speer “...was meant to be a proud representation of a broadcast news organization.” If they indeed believe in broadcast news organizations, they ought to not insert themselves into Denver7’s private property transaction to which they are not a party and prevent Denver7 from improving its future. If their landmark application is approved, Denver7’s local, employee-driven plan to move and expand in Denver will be put to a stop, and the newsroom will be forced to remain in a building that it outgrew long before I worked there and certainly after I left.

Denver continues to change rapidly. I understand the desire to preserve truly historic architectural gems, so the city and metro area do not erase their collective history and character, but 123 Speer is not one of them. Denver7 and its employees already face enough challenges simply trying to do their jobs anymore. The last thing they need is a hostile takeover of their physical workspace rooted in dubious claims of historic preservation. I respectfully ask that you deny the landmark application for 123 Speer.

Sincerely,



Ryan S. Luby  
4545 S. Logan St., Englewood, CO 80113

Cc: Denver City Council

**From:** [Brittany Spinner](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Letter in Opposition to Landmark Application of Denver 7 news  
**Date:** Thursday, May 6, 2021 9:48:23 AM

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Dear Council Members,

I recently heard of the Landmark Application of Denver 7 News building that was submitted by residents. I am writing to express that I am opposed to the total designation of this building as a landmark. Although I do believe in the preservation of quality and special buildings within the city, the hostile designation of this particular building is degrading what it means to preserve and protect Denver's History. While the main building at the corner is an example (not the best example) of brutalist style, the remaining portion of the building and lot is not of special importance and should not be considered as part of the preservation. Preventing any sort of renovation, demolition, or reconfiguration of this building and its lot due to a landmark designation is detrimental to the surrounding areas. Allowing the development of the lots will provide much needed improvement, more housing and updated pedestrian zones that are needed to support the growing neighborhood.

There are many ways to preserve the history and story of Denver 7 without designating the entire building as a landmark. The developer seems willing to collaborate with neighbors and organizations to create a building that the city can be proud of. I believe that collaboration should be a first step before any hostile designation is proceeded with and I hope that city council and the residents can come to an amicable solution.

Thank you,  
--

**Brittany Spinner**



**From:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**To:** [Kevin Helland](#)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Denver 7 Building  
**Date:** Wednesday, May 5, 2021 11:56:29 AM

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Kevin,

Thanks for reaching out. Looping in Landmark so that your opinion is included in the official record for the upcoming hearing.

## **JOLON CLARK**

*Denver City Council District 7*

Phone: (720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

**Sign up for the LD7 e-newsletter [here](#)**

**Keep up-to-date through our Facebook Page [here](#)**

Dial 3-1-1 for City Services

Hablamos Espanol

*Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality.*

On May 2, 2021, at 9:31 PM, Kevin Helland <[kevin.helland.1@gmail.com](mailto:kevin.helland.1@gmail.com)> wrote:

The building owner should be able to do what they want with the building and the city should respect the property owners rights in this case. The building is not an architecturally significant building or a cultural center. If this building were not on Speer we wouldn't be having this discussion because it would have already been approved for demolition. The only historical significance the Denver 7 building provides is how not to design a building to be beautiful and functional.

What's next someone saying the Centurylink building at Evans and Broadway is historical because it's always been there on their commute?

If Denver is going to progress we need to save the buildings worth saving because they have true historical significance or they serve a cultural service. Being at the intersection of major roads doesn't make it either of these.

**From:** [Toby Ertelt](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [denc - City Council](#)  
**Subject:** [EXTERNAL] RE: Landmark Denver 7  
**Date:** Tuesday, April 20, 2021 11:41:22 AM

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**Insert Date**

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a resident of Green Valley Ranch, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Toby Ertelt  
19776 E. 47th Pl., Denver, 80249

April 16, 2021

To: Kara Hahn  
[Kara.Hahn@denvergov.org](mailto:Kara.Hahn@denvergov.org)

Re: Opposition Landmark Application for 123 Speer Blvd.

Dear Ms. Hahn,

As a resident of Capitol Hill, I am writing in opposition to the Landmark application that has been submitted for the Denver 7 television studio at 123 Speer Blvd in Denver.

This application does not meet the Landmark criteria and does not rise to the level of designating it against the wishes of the property owner.

This property represents a key gateway into downtown. The current structure is uninviting and contributes very little to the community and public realm. Designating it as a landmark will not improve these deficiencies. A quality developer and design team should be able to work with the community construct a project that helps with the City's goals of building complete neighborhoods with housing, retail/commercial and access to multi-modal transit options.

To my knowledge, the landmark application does not have broad-based community buy-in. This application diminishes the importance and legitimacy of the landmark process in Denver.

For these reasons and more, I am opposed to the Landmark application for 123 Speer Blvd.

Sincerely,

Shannon Connor  
Shannon.Connor@gmail.com  
720.938.5319

1300 N Ogden St, Apt 402  
Denver, CO 80218

April 16, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a business partner with Channel 7 and someone who lives in Denver, a fifth generation Colorado native, graduate of East High School and having raised my son in 5-Points, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site.

Let me be specific in my personal opinion. I have been in this building multiple times, visited the bathrooms, sat in the lobby, recorded commercials in the studio, met news reporters, and stood in front of the weather screen. I climbed the back stairs and rode the two tiny elevators. Nothing about that building is impressive to me. Yet across the street is Channel 9. I've also been an advertiser with them and once appeared on their local business show. The building is modern, and the boardroom is impressive. Simple amenities such as the bathrooms for guests are well thought out.

On the exterior, there is nothing impressive about the architectural design of the Denver 7 building. However, down the street is the 3-story Deco Gothic Cullen-Thompson Motor Company Chrysler building, with decorated window frames, stained glass windows, and pinnacles with crockets and a sign that still reads "1930 Plymouth Here and Now". (Description is taken from the <https://sah-archipedia.org> website). How does the Denver 7 Building compare?

We know that in every flourishing part of town, Highlands, Rhino, traditional houses lacking any appeal to home buyers other than the land have been scraped for the new designs, which ultimately increases the value of the neighboring properties. The redevelopment brought more business to the area. I've walked through Bob's Warehouse, a business that is likely to sell a wood banister or sold wood hand-carved mantle removed from a Victorian home, clawfoot tub, old pedestal sinks. Nothing like that is in this building. Nothing. By the way, Bob's Warehouse previously operated out of "The Source" on Brighton Boulevard-A HISTORICAL BUILDING I've frequented before it was the SOURCE).

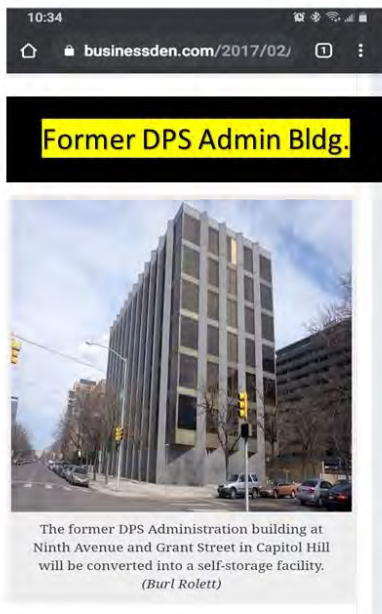
This landmark application could force Denver 7 to move to a less desirable location so that the building could be used for Storage. This is exactly what happened to the 9th and Grant Denver Public School Building. I believe the DPS building has a much more desirable concrete exterior with fantastic vertical windows and would be highly desirable condos. After removing the desks, power cords, recording, taping, and studio equipment, what is left? A shell just like the DPS building.

Recently, Scripps Media hired 20+ production staff to service the growing Denver market, so we gave all our business to them. I trust they can afford to design a building that will become a Landmark for Denver. When there was no stake in The DPS building on 9th and Grant, the city had nothing to say about it becoming a Storage Facility. The Landmark application appears to be sabotage, delay, and impedes progress for a business that should and can improve its property. If developers in Rhino, 5 Points, and the Highlands can, why not Denver 7?

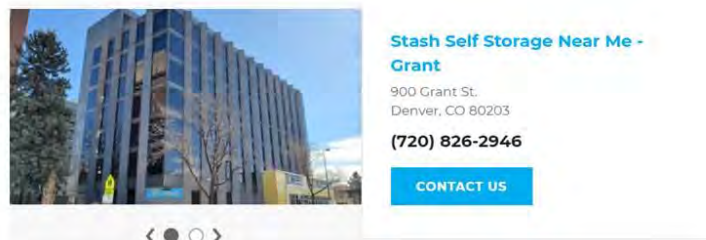
For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,  
Monica Ortega  
Customer Relations Manager  
(Powerizer Complete)  
3275 W. 17<sup>th</sup> Avenue, Apt 16  
Denver, CO 80204

Cc: Denver City Council



## This City Building Was Abandoned And Now Is Used For Storage Just 3 Blocks Away?





What Makes  
This Historic?



Compared to this?

April 17th, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As someone who lives and works in Denver, I understand the importance of history and the benefits that can come with the appropriate and thoughtful use or landmark designation.

It is for this reason that I am writing to oppose the landmark application for the Denver 7 news building and site at 123 Speer Blvd.

A 1970's purpose-built television studio that no longer works for the business and the operations it was built for should not be designated as a landmark. The building does not rise to the level of designation in the landmark criteria, and the history, architecture and other claims in the application lack the exceptional nature and value to warrant designation over the objection of the property owner.

We want our historic districts and landmark structures to thrive and have active and successful uses. This building, with its dark opaque exterior and uninviting ground floor is not a beneficial starting point upon which to layer on the very strict regulations and design limitations that come from Landmark designation—especially when the use that it was purpose-built for, a television studio, needs to relocate because the building no longer works for their operation.

This building is not a consistent or successful example of Brutalist architecture and lacks many of the most notable qualities. Furthermore, the historic claim that a television studio should be designated as a historic landmark because the news was broadcast from that building is a stretch. There are far better ways to celebrate the news media and journalism than by landmarking one particular news studio.

Again, I want to reiterate my opposition to the landmark application for the Denver 7 news building at 123 Speer and urge Denver City Council to vote the application down.

Sincerely,

Brooke Williamson  
1156 S Steele St.  
Denver, CO 80210

April 19<sup>th</sup>, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I write this letter as the general manager and future owner of an impacted business directly across the street from 123 Speer Boulevard. Myself, my customers and my staff at Turin Bicycles are the ones who have to look at its windowless walls, unsightly loading bay, and forbidding chain-link fence every day. It is not an inviting building and certainly is not conducive to a mixed-use neighborhood that supports residential, commercial and retail along this corridor.

This corner serves as an important gateway to downtown Denver and as one of many small businesses on this corner; I want to see this site develop to its full potential. The 7<sup>th</sup> Avenue corridor has improved dramatically over my 21 years in this neighborhood and has an incredible opportunity to continue thriving over time. The last thing I want to see is for this building to remain status quo. I feel the entire site is an eyesore and provides little to no contribution or benefit to the surrounding neighborhood or businesses. I only ever see the building's current inhabitants drive into and out of this neighborhood where new residents would tend to utilize and take pride in their neighborhood. During challenging times like this, small businesses rely on customers local to them and we can't afford to pass up the opportunity to reinvest and redevelop this site to invite more residents and potential customers for local businesses.

Finally, I understand the need to preserve and respect historic buildings in Denver. It's an important process and thankfully there are many beautiful historic buildings preserved in our city, but 123 Speer Boulevard is not one of those buildings. This building was purpose built to be a TV studio in the 1970s and, as I understand it, no longer serves that use, let alone the needs of our neighborhood. Just because some folks may feel nostalgic about the past, I do not feel that nostalgia is worth sacrificing the opportunity for reinvestment and revitalization of our neighborhoods and small businesses.

I ask the Denver City Council to oppose this designation. This building has served its purpose, and it's time for us to turn a page. I know first-hand how this building impacts our neighborhood, and I ask you to reject this application.

Sincerely,

Mike Stejskal,  
Turin Bicycles  
700 Lincoln Street  
Denver, CO 80203



4/20/2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a Denver business owner, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,



Mark Trenka  
Broker/Owner CENTURY 21 Trenka Real Estate  
1010 15<sup>th</sup> Street  
Denver, CO 80202

Cc: Denver City Council

4/21/21

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a Denver resident as well as someone who works at a business located in Denver, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Regina Pron  
2517 S. Cook Street  
Denver, CO 80210

Cc: Denver City Council

4/23/21

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As someone who has worked in the KMGH/Denver 7 news building at 123 Speer Blvd, I am writing to express my opposition to the landmark application that has been submitted by three Denver residents.

As a marketing specialist with experience working in the building, I can attest that the layout, inefficiency and inherent lack of an open/collaborative nature of the building does not work for a modern media organization, let alone one that is growing like KMGH/Denver 7. This is why most other television news studios in town are 2-3 stories and not separated out into a small tower like the building at 123 Speer.

News technology must adapt to meet the needs of consumers, viewers, and where the news is happening—all of which have changed drastically in recent years. As such, it is no surprise that the needs of a broadcast journalism organization have changed significantly since the 1970's when this particular building was purpose-built for. If this application is intended to celebrate KMGH/Denver 7, don't punish them by forbidding them from improving their future and designating them in a very challenging building.

If the landmark application is approved, Denver 7's local, employee-driven plan to move and expand in the heart of Denver will be put to a stop. From my experience working in the building, I can understand the difficulty with adapting this dark compound of a structure into a new use.

As journalists, we are keenly aware of history, but the historic value is in the news, stories and archives that we create—not in the building where those stories were broadcast from. Before this process started, Denver 7 began an effort to digitize all of their news archives going back to 1956 and making them all available for the public to access at the Denver Public Library. That is the history.

Given all of the challenges the media and journalists have faced recently, it would be a true shame to penalize Denver 7 with a historic landmark status on their building, hampering their ability to adapt and change. I ask that you deny the landmark application for 123 Speer.

Sincerely,

Jessica Howard  
1615 Dahlia St, Denver, CO 80220

Cc: Denver City Council

04/28/2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn:

As a locally owned Governor's Park business (The Parlour Capitol Hill) we are writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site. As business owners, we understand the devastating effect that this could have on the business and their employees. While we do support historic preservation and at times against the desires of the property owner, this case to us is an example of a neighborhood group opposed to development and densification and appears to be using this process to prevent the redevelopment of this site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site. Currently this building provides an uninviting form to the neighborhood and does not engage with the street. A new building containing active ground-floor uses, large transparent windows, and residential uses above with balconies can add a much better pedestrian environment than this building can even if it were repurposed. And can add more density to our neighborhood which is beneficial for our local businesses and in further creating a sense of place to this area.

For these reasons, we ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

The Parlour Capitol Hill  
Owners: Estevan Garner & Brooke Schoenborn  
218 E. 7<sup>th</sup> Ave.  
Denver, CO 80203

CC: Denver City Council

April 29, 2021

To: Kara Hahn  
[Kara.Hahn@denvergov.org](mailto:Kara.Hahn@denvergov.org)

Cc: Denver City Council  
[Dencc@denvergov.org](mailto:Dencc@denvergov.org)

Re: Opposition Landmark Application for 123 Speer Blvd.

Dear Ms. Hahn,

I am writing in opposition to the Landmark application that has been submitted for the Channel 7 building at 123 Speer Blvd in Denver.

From my review of the application and material, I do not believe this application meets the Landmark criteria nor does it rise to the level of designating it against the wishes of its owner.

Channel 7 is seeking to move and expand their operations in the City, which should be lauded. The wishes of three (3) people who want to designate this building as historic should not interfere with that unless the building is extremely special. That is not the case here, as many of the claims in the application are far-reaching. This application serves to diminish the importance and legitimacy of the Landmark process in Denver.

This property represents a unique gateway into downtown. I do not believe this style of building, with its dark walls and non-inviting presence is what most people want to see on this important site. Having lived and worked in Denver for many years, I can't say I have ever interacted with this building as a pedestrian and seeing a new mix of uses and thoughtful design on this property is better for Denver than designating the structure over the wishes of the owner, Channel 7.

For these reasons and more, I am opposed to the Landmark application for 123 Speer Blvd.

Sincerely,



Adam Intagliata  
1626 E. 25<sup>th</sup> Ave  
Denver, CO 80205

Cc Denver City Council

**From:** [Scott Chapin](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Denver 7 News Building  
**Date:** Friday, April 30, 2021 1:26:49 PM

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April 30, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a Golden Triangle Denver Resident (Beauvallon) I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

Our neighborhood and this site are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway, both of which my wife and I use and enjoy.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Scott T and Susan M Chapin  
925 Lincoln St #5-F  
Denver, CO 80203

Cc: Denver City Council

**From:** [S. Gallegos](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Monday, May 3, 2021 1:51:05 PM

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May 3, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a Bonnie Brae resident of Denver, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood, site, and surrounding area are poised to accomplish many great things in the future, including creating thoughtful design opportunities that embrace its surroundings as a key gateway into downtown Denver. It also serves as an opportunity to better engage the public realm and embrace the mobility options of the adjacent Cherry Creek Trail and protected bike lanes along Broadway. In recent years, much of the surrounding neighborhood has been renovated or redeveloped, building progressive updating and momentum around the Denver 7 building.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of neighborhood and community leaders that surround the site.

Landmarking this building would only preserve the status quo of an uninviting building and public realm while imposing a number of new challenges and significant costs associated with the long-term redevelopment for this site.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and this dynamic neighborhood.

Sincerely,

Sara Gallegos  
1011 S. Columbine St.  
Denver, CO 80209

Cc: Denver City Council



04/15/2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

As a business owner adjacent to the property, I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

The neighborhood where my business, Counter Culture Brewery + Grille, is located is poised to accomplish many great things in the future, including creating thoughtful design opportunities that will enhance the customer experience at our local businesses. As a key gateway into downtown Denver, it also serves as an opportunity to better engage the public realm and embrace the mobility options of the Cherry Creek Trail and bike lanes along Broadway.

Unfortunately, the landmark application for 123 Speer Boulevard puts this opportunity and momentum at risk. It also comes against the wishes of the owner and without consultation from a broad swath of the neighborhood and its businesses.

For these reasons, I ask you to reject the landmark application for 123 Speer Boulevard so the community can work with Denver 7 and the future owner to thoughtfully design a project that better meets the needs of our growing city and dynamic neighborhood.

Sincerely,

Kevin M McCrossin  
Managing Partner  
Common Ground Collective, LLC  
dba Counter Culture Brewery + Grille  
205 E 7<sup>th</sup> Avenue  
Denver, CO 80203

Cc: Denver City Council

**From:** [Eileen OConnell](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Landmark Preservation Application, 123 Speer Blvd.  
**Date:** Tuesday, May 4, 2021 6:38:33 PM

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Dear Ms. Hahn,

As the owner of a restaurant adjacent to the property in question I am writing in opposition to the landmark designation application of the Denver 7 news building at 123 Speer Boulevard.

This neighborhood and site have great potential for growth and development in the future, including progressive and thoughtful design that will further enhance the surrounding business and residential communities as well as the adjacent Cherry Creek Trail and bike lanes along Broadway.

The landmark application for 123 Speer Boulevard puts this growth at risk. This is an otherwise, unremarkable building that is outdated in its design and does not fit in with the surrounding community. Preserving it as an historical building will only hold the growth of the community back.

There is great potential to enhance the area through new design – either residential or commercial.

For these reasons, I ask that you reject the landmark application for 123 Speer Boulevard so the community can partner with Denver 7 and the future owner to thoughtfully design a project that suits the needs of the community.

Sincerely

Jenival Santos

726 Lincoln ST.

Denver, CO 80203

**From:** [Jacob Dysart](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Denver 7 Building Designation  
**Date:** Wednesday, May 5, 2021 8:10:22 AM

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Hello,

As a Denver property owner I am vehemently against the idea of designating the Denver7 building as a landmark.

Firstly, the building is horrendous. As a Denver native I have always thought it was an eyesore at a very visible gateway to downtown. It's not like Brutalist architecture, if that's what it really is, is an important part of Denver's history and development.

Secondly, three residents don't have the right to take away a property owner's right. It sets a dangerous precedent.

Finally, isn't the city better off with a new building that offers much more to the community than a private building tucked behind a giant fence. The new development will likely have a more appealing ground level where the public can engage, definitely more so than the fence currently there.

Thank you,

Jacob Dysart

303 868 9936

3470 S Poplar St Apt 404

Denver, CO 80224

**From:** [kin.dubois@comcast.net](mailto:kin.dubois@comcast.net)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] 123 Speer, KMGH Channel 7 Building - Opposition to Landmark Designation  
**Date:** Monday, April 26, 2021 10:07:55 AM

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To whom it may concern:

I am writing in opposition to the proposal for Landmark Designation for 123 Speer, the KMGH Channel 7 Building.

As an architect who has practiced in Denver and the metro area for over 40 years, the Channel 7 building has been a familiar presence. It had been built recently, when my wife and I arrived here in 1976, and it was, frankly, not an encouraging sign about the state of design in Denver (there were other, much more encouraging examples nearby).

I became more familiar with the building much later, as I had the opportunity to redesign portions of the plaza at the base of the Channel 7 building to the west and south, and the design of the small outdoor weather reporting “set” against the east side. My visits to the interior of the building gave me an introduction to the severe limitations of its appropriateness as an office building or corporate headquarters. This begins with floor plates that were substandard even when the building was constructed. Layout of interior spaces was constrained by the lack of windows in critical areas against the four chamfered (angled) corners of the building. And, as often happens with inadequate floor sizes, the presence of elevators, stairs, and support space gobbles up space and imposes severe limitations on the layout of usable areas. KMGH has clung to this building for a long time, but, frankly, it is surprising that the 123 Speer hasn’t been abandoned before now.

Of key importance is the contention that 123 Speer is an example of the architectural style identified as “Brutalism.” It is not.

While aspects of the building might be characterized as “brutal”, it is not “Brutalist” in any true sense of the term and should not be granted that recognition. Contrary to the use of cast-in-place concrete that is found in typical (and exemplary) Brutalist structures, the design of 123 Speer employed pre-cast concrete, selected because of economies of repetition and the use of an exposed aggregate finish that was common in Denver at the time. The building is absent the variations in detailing and articulation of openings (that would be allowed by the use of cast-in-place and a creative approach to forming the concrete on site) that are found in many Brutalist buildings.

Accordingly, I urge rejection of the 123 Speer Boulevard Landmark Designation application.

Thank you for your consideration,  
Cornelius (Kin) DuBois, FAIA, NCARB, LEED AP BD+C

**From:** [Yonushewski, John](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Boulevard Landmark Application  
**Date:** Monday, April 26, 2021 5:27:20 PM

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Kara,

I have been following the events leading up to the landmark application and submittal and I wanted to take this opportunity to share my personal and professional opinions.

When I think of historic examples of Brutalist Architecture I think of Paul Rudolf's Yale Library or Boston City Hall by Kallmanm McKinnell & Wood. The buildings are beautiful examples of utilizing exposed concrete as a sculptural element to reinforce the permanence and strength of our public buildings. The Channel 7 office building with its exposed aggregate concrete panels is at best a poor interpretation of Brutalist Architecture on a budget. The repetitive pre-cast panels were more about saving dollars than creating memorable architecture. If this is worthy of landmark status then there are plenty of B and C office space built in the early phases of the Tech Center that would also qualify. The architect of the building is not noteworthy and the office use has little historic significance. The building turns its back on the public realm and completely ignores its urban context. So in my opinion the building is not a historically contributing structure.

When Channel 7 decided to use the building as an electronic billboard and affix the digital sign to its most prominent exterior facade there was no one saying how could you let that happen? If this were truly a structure worthy of Landmark status there would have been an immediate response from the preservation community screaming for its removal. No one said a word because the reality was that this was happening to a dated building that few gave a second thought about. The fact is that the community saw this building for what it is, an old office adorned with cluttered technology trying to keep up with current times. It was not until there were conversations around its removal and redevelopment did this property suddenly become a cherished Denver building. Beyond the thought of preservation you would be hard-pressed to find an appropriate reuse beyond this as a TV studio.

Given all the important issues facing this City I would not prioritize this preservation as contributing to solving any of our pressing urban problems. In fact the reverse is true. By additionally limiting development we lose an opportunity to transition a parcel of land on the outer edge of the city that could otherwise be providing affordable, close in workforce housing and much needed street activation to the neighborhood. Instead we are allowing the actions of an elite, entitled few to deprive the opportunity for many.

I have been an Architect actively practicing in Denver for 40 years and I have personally restored and redeveloped a substantial amount historic structures to contribute to the rich downtown fabric of our City. I value the diversity of building types and have consistently supported historic preservation of both contributing buildings and our historic neighborhoods. This building however is not worthy of such support.

Thank you for allowing me to share my thoughts.

John

**John Yonushewski** FAIA

Senior Principal, Business Center Operations Leader

Direct: 303 575-8526

Fax: 303 292-0845

[John.Yonushewski@stantec.com](mailto:John.Yonushewski@stantec.com)

Stantec Architecture

999 18<sup>th</sup> Street, Suite 202

Denver CO 80202 US

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04/28/2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn and Denver City Council:

I am a city planner by trade but am commenting as a resident. I am adamantly opposed to the application for Landmark Designation being pushed by the neighborhood group and against the will of the property owner. As well as Denver Channel 7. While I do support historic preservation and at times against the desires of the property owner, this case to me is an example of a neighborhood group opposed to development and densification and appears to be using this process to prevent the redevelopment of this site.

The property is zoned C-MX-12 and should be allowed to redevelop under that zone district should a developer desire to do so and meeting the zoning code. While I appreciate the analysis on the Brutalist style architecture of the building, it would appear that the history behind the site and building is really based on the use of the building. And the significance of this style as it relates to this building seems minimal at best. This era of architecture is somewhat controversial to many professionals who debate the benefits and pitfalls of this type of architecture and in this era. This era represented a time of suburbanization, urban renewal, wide roads, and overall poor urban planning with zero attention to the public realm. While there have been some beautiful examples of this style it is my opinion that this style was detrimental to the inclusive and equitable city and beneficial to the elites and wealthy who wanted to keep the public out. Or make the public feel unwelcomed.

This Brutalist style of architecture is contrary to what is desired today to make buildings more active, engaged with the public realm, and active at the ground-floor. This hard and dangerous node of Speer, Lincoln, 6<sup>th</sup>, and Sherman is littered with heavy vehicular traffic is in much needed upgrades to the pedestrian realm. A road-diet with added transit lanes, bike lanes, and wider sidewalk are desperately needed on all of the streets here, however that is outside the purview of this application. However, a new building containing active ground-floor uses, large transparent windows, and residential uses above with balconies can add a much better pedestrian environment than this building can even if it were repurposed.

Additionally, might I add that we are in the middle of a housing affordability crises. With a city that is primarily zoned for single-family only uses, we must do whatever we can to ensure that in areas such as this, we prioritize densification and additional housing over lack luster forms of historic preservation such as this attempt. History has a place in our city and in our neighborhoods and we have so many other valuable buildings that deserve protection and preservation. This building, however, is not one of them. Prioritization should be made to those buildings worth saving and truly meeting the intent of the

preservation ordinance, residential density, the public realm, and prioritization of the pedestrian. This application does not do that.

Please vote no on this landmark designation.

Sincerely,

Jeremiah Bebo and Daniel Madrid  
891 14<sup>th</sup> St. Unit 907  
Denver, CO 80202

CC: Denver City Council



**From:** [PHaack@amdarchitects.com](mailto:PHaack@amdarchitects.com)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Public Input/ 123 Speer KMGH Channel 7  
**Date:** Thursday, April 29, 2021 2:41:46 PM

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Ms. Hahn and City Staff:

I am writing this e-mail to express my concern for the pending Landmark designation of 123 Speer – the KMGH Channel 7 building. My objection to Landmark status focuses on Item C of the criteria for designation: *the distinctive visible characteristics of an architectural style or type*.

As an architect in Denver who has served on the Lower Downtown Design Review Board, a two term Director of the Denver chapter of the American Institute of Architects and as President of Anderson Mason Dale Architects, I can assure you that I am deeply committed to preserving Denver's great architectural icons and buildings that advance our collective architectural legacy. Historical architecture - buildings that can be genuinely classified as Classical, Neo Classical, Arts and Crafts, Modernism or Brutalism or any other - has an integrity and clarity of purpose that enables us to maintain an architectural dialogue with our past that provides a vital context for the present and the future. The collage of truly meaningful buildings that define an era is important and vital to our urban context. I am writing this letter because I do not believe the building at 123 Speer fits that category.

A building that merits Landmark status should be one that goes beyond a loose adaptation of 'stylistic gestures' and adheres to the original attributes and characteristics that established the historical category or style in the first place. An analysis to determine Landmark designation for 123 Speer must return to first principles of Brutalism.

Brutalism, like the other categories I mentioned above, has a strong architectural pedigree. The best work, which should set the bar for measuring Brutalist architecture, began with Le Corbusier in France in such buildings as la Tourette and the Unite de Habitation, and then extended to England with the work of Peter and Allison Smithson in projects such as Robin Hood Gardens and the Economist Building, Finally, arriving in America with the Brutalist icons such as Paul Rudolph's Yale Art and Architecture Building and Kallmann, McKinnell and Wood's Boston City hall. Consistent in each of these landmark buildings is an architectural vocabulary and design principles that include:

1. A cohesive image of building – rigorous application of building methodology.
2. An unapologetic use of raw, poured-in-place concrete.
3. The minimal use of pre-cast; Used primarily as infill screen or sunshade device.
4. Crafting strong and unifying geometric compositions based on a clear expression of program and support elements as the primary form-giving elements of the architecture.
5. The honest expression of the structural framework
6. A level of detailing that arises from a manipulation of the concrete surface in lieu of using additional decoration. A reliance on the effects of weathering as the primary surface treatment.

7. The palette of major surface is monotone; colors are usually primary and limited to accents.

By adopting these principles, Brutalist architecture put forth a proposition to solve society's challenges in a new way by shedding stylistic fascinations in pursuit of straightforward and honest design. The term Brutalism is unfortunate in that it connotes something 'harsh' or 'severe' and consequently gathered many lesser buildings under its moniker. I believe that is the case with 123 Speer.

123 Speer may be 'brutal' but it is not a landmark example of Brutalist architecture. A few of its shortcomings include:

1. Like many 1970's buildings, pre-cast was used because it was an economical expedient to addressing the exterior fenestration. The colored pre-cast panels and the pre-cast screen are used primarily as a cladding in this project, a method both in execution and color, and contrary to original Brutalist principles.
2. The use of pre-cast in Brutalist architecture is used minimally and when used, takes a secondary role to the poured in place structure. This is not the case at 123 Speer Blvd – the roles of the materials are reversed.
3. The building, rather than an exercise in geometric composition and unity, as is the case with Brutalist buildings, has several different typologies at work, rendering a chaotic image of the building.
4. The stylistic elements of Brutalism are absent in the portion of the building to the north. The north and west facades are typical of any ordinary tilt-up warehouse typology.

My concern with this process is granting Landmark status to a building with debatable Brutalist origins. If buildings are not evaluated within the context of the original type, (in this case Brutalism) the door is open to borderline 'stylistic' projects that lower the bar for historic or landmark designation. This is a dangerous precedent because it diminishes the contributions and value of architectural history within a rich and dynamic urban environment. 123 Speer is not a contributing building within that urban framework. More disappointing is the possibility that Landmark designation may close the door to other opportunities on this site that may contribute to the city of Denver in a much more meaningful way.

I hope you will consider these points in your summary to City Council.

**Paul S. Haack, AIA**

**Principal**

[phaack@amdarchitects.com](mailto:phaack@amdarchitects.com)

**AndersonMasonDale  
Architects**

3198 Speer Boulevard  
Denver, CO 80211  
phone: 303-294-9448

[www.amdarchitects.com](http://www.amdarchitects.com)

**Paul S. Haack, AIA**

**Principal**

[phaack@amdarchitects.com](mailto:phaack@amdarchitects.com)

**AndersonMasonDale  
Architects**

3198 Speer Boulevard  
Denver, CO 80211  
phone: 303-294-9448

[www.amdarchitects.com](http://www.amdarchitects.com)

**From:** [Bruce O'Donnell](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)  
**Subject:** [EXTERNAL] Opposition to 123 Speer Blvd Application for Landmark Designation  
**Date:** Monday, April 19, 2021 4:03:48 PM

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April 19, 2021

Ms. Kara Hahn  
Community Planning and Development  
Members of Denver City Council  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Re: Landmark Preservation Application - 123 Speer Boulevard

Dear Ms. Hahn and Members of City Council:

Why would any culture celebrate something brutal, as in the brutal assault on Denver's skyline known as the Channel 7 building on beautiful Speer Boulevard?

Instead, Denver should be celebrating the opportunity remove this building so the site can be redeveloped with a structure that pays tribute to historic Speer Boulevard, Cherry Creek, and adjacent Zeckendorf Plaza Park; at a gateway intersection deserving of an inclusive and inviting built environment rather than the dull monolithic eyesore of the last 50 years. New buildings will also more easily be able to provide mixed income and affordable housing near downtown and employment centers such as Denver Health. Landmarking this building will preclude many best practices in housing, land use and urban design while perhaps setting the table for frightening future outcomes. If Landmarked, how will development review, including the LPC process deal with the half block of vacant parking lots? Per Landmark guidelines, will the design of future buildings here be subservient and pay homage to the poorly designed and ill conceived 123 building? Forever?

I have spent time in the 123 Speer building. It is a purpose built inwardly facing building that turns its back on Denver, creates unsafe and unwelcoming conditions and has unusual floor plates that are not well suited for adaptive reuse.

A fabulous attribute of our form based Denver Zoning Code is that it would prohibit this building from being built today and would instead require elements of ground floor activation and transparency engaging the public realm and encourage gathering, ground floor activity, welcoming street entrances and preclude the existing industrial or even prison like feel in our center city that will be forever locked in if this property is Landmarked.

If Landmarked, the adaptive reuse of this building would require LPC approval of any exterior modifications. The octagonal shaped odd floor plates, combined with inwardly focused and nearly windowless structures make this a daunting challenge. All of Denver should fear that a likely result is that at this key intersection where a vibrant mixed-use culture would otherwise be fostered, the building, if Landmarked, ends up becoming mini-storage, a permitted use in the property's C-MX-12 zoning. Is risk of this or a similar outcome what Denver should foster through this ill advised effort?

This building is not a consistent or successful example of Brutalist architecture and lacks many of the most notable qualities and is bastardized by the weak attempt to incorporate reddish brown concrete thinking this emulates Colorado heritage, and instead creates an insulting, cheap and contrived faux feeling, disneyfying Speer Blvd. Furthermore, the assertion that a television studio should be designated as an historic landmark because the news was broadcast from that building is not consistent with designation criteria. There are far better ways to celebrate the news media and journalism than by landmarking one particular news studio within a building that exemplifies the worst imaginable urban design and placemaking practices.

Importantly, this episode is a case study of a dysfunctional regulatory system whereby a fringe minority (three people) can, against a property owner's wishes and ignoring private property rights, attempt to permanently alter the City's ever evolving and growing character by permanently freezing in place a single mistake regretfully

allowed by the zoning of 50 years ago. At the very least, City Council should vote no until such time as this weak and unfair regulatory anomaly can be corrected.

Again, I respectfully reiterate my opposition to the landmark application for the Denver 7 news building at 123 Speer and urge every member of Denver City Council to vote the application down.

Sincerely,

A handwritten signature in blue ink that reads "B O'Donnell". The signature is fluid and cursive, with the first name "Bruce" and the last name "O'Donnell" clearly legible.

Bruce O'Donnell  
386 N. Emerson St.  
Denver, CO 80218

**From:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**To:** [John Krauklis](#)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Denver7 building  
**Date:** Friday, April 23, 2021 11:18:38 AM

---

John,

Thanks for reaching out and sharing your thoughts on this. I am looping in Landmark to make sure that your email gets in the official record for this item as it moves its way to a public hearing in front of Council.

Thank you.

**JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

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Dial 3-1-1 for City Services

Hablamos Espanol

*Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality.*

On Apr 22, 2021, at 6:31 AM, John Krauklis <[jkrauk@yahoo.com](mailto:jkrauk@yahoo.com)> wrote:

I live at 227 W 5th Ave., just a few blocks from the denver7 building. Please don't designate the denver7 building historic. It is ugly and an eyesore to look at. I don't think that a concrete news building holds any historic value for me or my kids. It is not a good example of the period either. It just looks like a jail.

I feel bad for the Denver7 company that they would be trapped there and their property would be devalued.

Come on, that's not historic, Larimer square is historic, our great Victorian neighborhoods are historic. The denver7 building is just a bad concrete block that is not good design.

John Krauklis

(303) 330-6308

[Jkrauk@yahoo.com](mailto:Jkrauk@yahoo.com)

**From:** [Landmark - Community Planning and Development](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** FW: [EXTERNAL] Denver7 building  
**Date:** Friday, April 23, 2021 11:20:12 AM

---

**From:** Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>  
**Sent:** Friday, April 23, 2021 11:19 AM  
**To:** John Krauklis <jkrauk@yahoo.com>  
**Cc:** Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Subject:** Re: [EXTERNAL] Denver7 building

John,

Thanks for reaching out and sharing your thoughts on this. I am looping in Landmark to make sure that your email gets in the official record for this item as it moves its way to a public hearing in front of Council.

Thank you.

## **JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

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Dial 3-1-1 for City Services  
Hablamos Espanol

*Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality.*

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John Krauklis

(303) 330-6308

[Jkrauk@yahoo.com](mailto:Jkrauk@yahoo.com)

**From:** [Todd Shinn](#)  
**To:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] 123 Speer landmark application - opposition letter  
**Date:** Thursday, April 29, 2021 10:10:26 AM

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Dear Denver City Council Members,

As a longtime resident of Denver, I am urging you to vote no on the landmark designation of the Channel 7 news building at Speer and Lincoln. I have seen a few headlines about this issue but just recently learned more. I am deeply troubled that just a few citizens can apply to designate someone else's property as a historic landmark. While I am no architect, the Channel 7 news building does not look historic, is not aesthetically pleasing and to me is a bit of an eyesore. It does not seem like something that should be preserved for the next hundred years. I encourage the City and applicants to drop their case for landmark status and allow Channel 7 to move to a better facility like any business should be able to.

Please vote no and thank you for your time and all you do for our City.

Robert Shinn  
1849 Boulder St, Denver, CO 80211



April 19, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to respectfully ask you to reconsider your decision on the landmark application for the Channel 7 building at 123 Speer Boulevard. Denver 7 is a longtime partner of arc Thrift Stores and we rely on Denver 7 to achieve several of our relief effort goals across the state, including but not limited to one of the largest food drives in the state. Their ability to expand operations is critical to our partnership and the additional efforts and projects we plan to add in the coming years that affect thousands in need across Colorado.

Just this year alone, with the help of Channel 7, we were able to collect over 40 tons of food for families greatly impacted by COVID, loss of jobs and food insecurity during this very challenging time.

They also assisted with many other relief efforts to those impacted by the COVID crisis this year, including bringing awareness to our efforts to reach as many people as possible across the state.

In addition, Channel 7 has been a strong supporter of our employment programs for individuals with intellectual and developmental disabilities, providing financial support as well as coverage or our programs and their impact on the I/DD community.

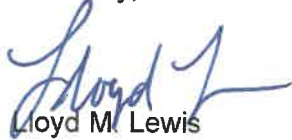
Of particular impact was a story they did on the need for vaccine priority for individuals with I/DD, who are at much great risk of severe impacts from COVID including a much higher rate of death if hospitalized.

Their impact on the nonprofit community in Denver is quite broad, important to us for the food and relief we provide, as well as important to us as an employer of nearly 100 individuals at our two great stores on S. Broadway (our very first store opened in 1968), and also on our store on Alameda & Federal (opened in 1972).

As CEO of one of Colorado's largest employers of people with intellectual and developmental disabilities, we rely heavily on the partnership of Denver 7 to expand awareness of the ever changing and developing rights and issues surrounding the disability community.

Again, would respectfully ask that you reconsider your decision in light of the impact on many in the nonprofit community, including our organization.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lloyd M. Lewis". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Lloyd M. Lewis  
President/CEO  
arc Thrift Stores

Cc: Denver City Council



**The Denver Press Club**  
1330 Glenarm Place  
Denver, CO 80204  
[www.denverpressclub.org](http://www.denverpressclub.org)

April 26, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing on behalf of the board of the Denver Press Club to express our opposition to the pending landmark application for KMGH-TV Channel 7's building, located at 123 Speer Blvd.

The Denver Press Club is a non-profit that works to support journalists and journalism. We have serious reservations about this application because we believe it would irreparably harm a vital member of Denver's journalism community. The application was submitted by three Denver residents, does not have support from many community and neighborhood groups in the surrounding area, and would hamstring Channel 7 as it continues to adapt in a rapidly changing media landscape. Specifically, this designation would prevent Channel 7 from streamlining or expanding its operations and would have a chilling effect on the station's business and operations.

The board of the Denver Press Club strongly urges a "no" vote on this application.

Sincerely,

Kevin Vaughan, President  
Denver Press Club

Cc: Denver City Council



Baker/Broadway Merchants Association

430 Broadway  
Denver, CO 80203  
(303) 282-0377  
(303) 859-0491

4-27-2021

Denver City Council  
1437 Bannock St  
Rm. 451  
Denver, CO 80202

Denver City Council,

The Baker/Broadway Merchants Association is a diverse group of business owners bordering the Baker Historic Neighborhood, West Wash Park, Lincoln and up and down the Broadway and Lincoln corridor. We are active in the community and believe that our contributions make our city a better place to live, work and play. In some cases, we allow the managers who help run our businesses to participate in our association. We are over 100 businesses contributing millions of dollars per year in tax revenue to the city of Denver. We all work very hard to keep our businesses operating and active in the community. We bring jobs to our neighborhoods and we pride ourselves on preserving the eclectic and unique dynamics that make our Broadway corridor so special. The vast majority of our members are in favor of preserving the history of our corridor and the greater city of Denver. We want to continue to improve the city and elevate our small slice to the next level of prosperity.

On April 2<sup>nd</sup> of this year the Baker/Broadway Merchants Association (BBMA) was notified about an application to designate the Channel 7 news building located at Lincoln & Speer as a Historic Landmark. As Founder & CEO of Luke & Co. Fine Pet Supply & Outfitter located at 430 N Broadway and as President of the BBMA I was inclined to bring this issue to our members. We asked for all the relevant documentation regarding the application for the designation as well as opposing opinions and the feelings of other Registered Neighborhood Organizations around us. The leadership team of BBMA reviewed the materials provided and discussed the content. We then distributed the literature we received to all members via e-mail.

After distributing the materials to our members, we had one BBMA member who is employed by the local library voice favor of the designation to make this building a historic landmark. Every single other response we received from members of the Association was in steadfast objection to the designation. The most common response we received from members was something like "of all the buildings to preserve, why that building?" Without any group communication every member mentioned that they were in favor of preserving the history of Denver but this building in particular is extremely unattractive. Beyond the

physical appearance of the building, we received a number of members who voiced concern that the current building and use do not provide any community engagement. There are no community gatherings there. It does not provide beautification in the way of artwork or cultural significance. It does not give historical context to the city of Denver and its citizens. All members said they want buildings and businesses on our corridor that participate in the community and add value. By removing Channel 7 from the building, the on-air contributions they make to our community will continue from whatever building they move to occupy. One member even suggested that the parking lot is solely for the use of Channel 7 employees and does not alleviate parking congestion for small businesses surrounding the Channel 7 building. He even suggested that a new building might offer multi-level parking that would be partially "pay to park" style which would help the businesses near the 7<sup>th</sup> and Sherman/Grant intersections. If this site is redeveloped the BBMA would like to see a property that employs tenants who participate in the community. Whether that is residential or commercial is irrelevant- both options would allow for a more diverse variety of tenants/owners that could contribute to this part of Denver.

After hearing the opinions and voices of the Members of the Baker/Broadway Merchants Association it is my duty to report that we are collectively opposed to the preservation of this building as a Historic Landmark. If this building provided a rich cultural or architectural history it is likely that our members would be in favor of preserving it.

On behalf of the Baker/Broadway Merchants association I am available via my mobile phone (303-859-0491) or email (LPJ@lukeandco.com) to answer questions or respond to comments on this letter. Thank you for listening the voices of our members and a significant portion of Denver's business community.

Best regards,

A handwritten signature in blue ink, appearing to be 'LPJ', with a long horizontal stroke extending to the left.

Luke Johnson

President of Baker/Broadway Merchants Association

# METRO DENVER LOCAL DEVELOPMENT CORPORATION

Business Revitalization and Neighborhood Preservation

135 S Broadway  
Denver, CO 80209  
303.333.1464 Phone  
agengaro@mdldc.com

Denver City Council  
1437 Bannock St.  
Rm. 451  
Denver, CO 80202

Denver City Council,

The MDLDC is Colorado Non-profit Corporation. We were established in 1978 to serve the urban neighborhoods in the Denver metropolitan area. The Broadway Partnership is an active registered RNO group that assists the MDLDC in addressing the needs of the community on Broadway by combining the voice of both residential and commercial stakeholders.

Our mission is to foster business revitalization and neighborhood preservation in transitional neighborhoods that have the potential for rejuvenation. We accomplish this by providing planning and management services to business interest groups and by working closely with adjacent neighborhoods and local government agencies. It is our goal to provide a mechanism to improve the business environment through beautification and streetscape operations management. We create a lasting sense of place and identity with sustainability and equitable strategy.

The Metro Denver Local Development Corp./ Broadway Partnership is collectively opposed to the preservation and designation of the "Denver Channel 7 Building" as a historic landmark. It is our opinion that this building does not meet the criteria for significance to qualify as a Landmark. In a time where housing and equity are stretched thin, we see this site as a location for higher utility and density.

A city is a reflection of its neighborhoods. Vibrant local businesses have a tremendous impact on adjacent communities. It is a symbiotic relationship between business and residential interests. Understanding this relationship is fundamental to successful planning, design, development and city management.

Respectfully,

A handwritten signature in blue ink, appearing to read "A. Gengaro".

Anthony Gengaro, CEO & President  
303.748.2525





May 4, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing on behalf of the Board of Directors of the Colorado Broadcasters Association (CBA) to express our opposition to the landmark application for the KMGH-TV (Denver 7) building at 123 Speer Boulevard.

The application prevents Denver 7 from expanding their operations, growing job opportunities and serving the news and information needs of Denver's viewers. Denver 7, like many of Colorado's newsrooms, has supported its local community with non-stop journalism and reporting through a worldwide pandemic. The closing of local businesses and the near complete shutdown of Denver has already burdened newsrooms, trying to work remotely, while suffering financial losses. Adding unnecessary burdens and penalizing a broadcast entity, at a time when their operations are already stretched extremely thin is not what the Landmark ordinance was designed for.

This application was submitted by just three (3) Denver residents and lacks support from many of the neighborhood and community organizations surrounding the area.

The building's history and architecture does not rise to the level of landmark designation.

Denver faces more troublesome issues in regards to the cost of living and housing needs. The current use and structure of the Denver 7 building does not accomplish these or many of the city's other planned goals for this site and neighborhood.

On behalf of the CBA's 12 member Board of Directors and the CBA's 308 members, we urge you to vote no on this application.

Sincerely,

A handwritten signature in black ink that reads 'Justin Sasso'. The signature is fluid and cursive, with the first name 'Justin' and last name 'Sasso' clearly visible.

Justin Sasso  
President & CEO  
Colorado Broadcasters Association

Cc: Denver City Council

26 April, 2021

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
ATTN: Kara Hahn

Re: Landmark Preservation Application, 123 Speer Boulevard

Dear Ms. Hahn,

I am writing to voice my opposition to the landmark application for the Channel 7 building at 123 Speer Boulevard.

This application was submitted by just three (3) Denver residents and does not have support from many of the neighborhood and community organizations surrounding the area.

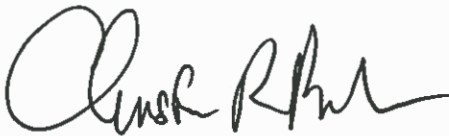
The building history and architecture does not rise to the level of landmark designation, certainly not over the wishes of property owner, Denver 7.

The current use and structure do not accomplish many of the City's planned goals and vision for this site and neighborhood.

The application would also prevent Denver 7 from expanding their operations and serving the needs of their viewers and would have an undue penalizing effect on their business and operations. This is not what the Landmark ordinance was designed for.

As such, I strongly urge you to vote no on this application.

Sincerely,



Christopher Burton  
5150 E Yale Cir, Ste 400  
Denver, Co 80033

Cc: Denver City Council