

Petition

Re: 401 Madison St

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

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

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

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

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

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

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

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

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

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

Petition

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

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

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

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

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

Dear Ms Dierschow

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

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

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

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

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

Regards

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

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

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

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

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

Thank you for your time,

Mac Hawley
453 Jackson St
Denver, CO 80206
303.912.4084 cell

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

To Whom it May Concern.

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

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

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

Best regards, Dianne Howell

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

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

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

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

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

Sincerely,

John Uva
545 Madison
720-201-7948

Sent from [Mail](#) for Windows

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

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

Thank you.

Ken and Trish Green

400 Cook Street

kgreen@agraholdings.com

303-519-4195

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

To Whom It May Concern:

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

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

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

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

Respectfully,

Gary A. Grappo
205 Jackson Street
Denver, CO 80206

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

Dear Landmark Commission Members:

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

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

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

Thank you for your consideration.

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

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

Dear Denver Community Planning and Development,

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

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

Thank you for allowing me to share my opinion.

Thomas Wilson
254 Jackson Street

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

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

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

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

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

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

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

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

Larry Detrich and Kay Kelly

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

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

Its disgraceful.

I urge you to REJECT this designation without further consideration.

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

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

All:

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

Bill

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

*Admitted in Colorado, Louisiana & Illinois

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

October 28, 2022

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

RE: Landmark Designation Application for 401 N. Madison Street

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Kelly III', with a horizontal line extending to the right.

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

October 30, 2022

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

RE: Landmark Designation Application for 401 N. Madison Street

To Whom It May Concern:

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

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

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

Sincerely,

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

October 31, 2022

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

RE: Landmark Designation Application for 401 N. Madison Street

To Whom It May Concern:

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

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

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

Thank you for your consideration and review.

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

I support

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

RE: Landmark Designation Application for 401 N Madison Street

To Whom It May Concern:

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

Sincerely,

Handwritten signature of Charles E Moore in black ink, followed by the date 10/30/22.

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

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

Dear Ms. Dierschow and Ms. Hahn,

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

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

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

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

Clifford Jack
Cell: 720-244-0033

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

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

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

Hello

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

Thanks for your consideration

Karen Ryan

720-939-3428

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

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

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

Hello,

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

Thank you,

Elaina Johannsen
303.472.4493
Elainanmt@gmail.com

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

October 25, 2022

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

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

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

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

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

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

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

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

To members of the Landmark Designation Commission and City Council:

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

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

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

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

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

--

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

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

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

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

Thank you.

Dear Landmark Commission,

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

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

"Richard Layton Crowther, 1911 - 2007

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

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

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

Sources

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

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

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

Thank you for your consideration,

Kimber Dempsey

Associate Broker at Realty One Group Premier

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

do.co.mo.mo_US colorado

October 31, 2022

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

Dear Denver Landmark Preservation Commission,

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

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

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

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

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

Sincerely,



Atom Stevens
Board Secretary
Docomomo US/Colorado

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

Hello Ms. Dierschow:

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

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

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

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

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

Best regards.....

.....Leonard Segel

Leonard Segel : AIA, LEED B D & C

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