

**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](#)  
**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%2F313a6dc%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%2F313a6dc%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](https://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>  
**Sent:** Thursday, April 1, 2021 9:25 AM  
**To:** Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Cc:** 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

---

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:** [denc - 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](#); [dencc - 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.

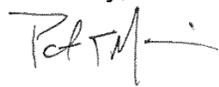
First off, let me say I am very much supportive of respecting the legacy of many existing buildings and uses in our neighborhoods. As a resident of the Berkeley neighborhood, I have watched with sadness the rampant slot-home development dilute the character of many older buildings.

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:** [denc - 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 or 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