

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

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

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

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

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.

--

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

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

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

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

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

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

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

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

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

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 17th 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

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

303.916.7345

CC: Brad Cameron, President of Neighbors for Greater Capitol Hill, bwillcameron@comcast.net

Michael Henry, Secretary of Neighbors for Greater Capitol Hill, michaelhenry824@comcast.net

David Lynn Wise, AIA, Architect, david@davidlynnwise.com



Corbett AHS, Inc.
Architectural History Services

Kathleen Corbett, Ph.D.
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March 5, 2021

TO: landmark@denvergov.org
CC: 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

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-20th 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-20th 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-20th 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