

401 North Madison Landmark Designation Application

Denver City Council
December 12, 2022

401
North
Madison
Street



Review Process


DENVER
 THE MILE HIGH CITY

RECEIVED
 Landmark
 Preservation
 7/19/2022

DEVELOPMENT SERVICES
CUSTOMER GUIDE
 Page 5 of 7

TOTAL DEMOLITION - Application

SUBJECT PROPERTY INFORMATION

Property Address	Street: 401 N Madison st
Locally designated historic district or has an individual historic structure designation?	
Total Area of Entire Site	
Property Owner	Name: Jeffrey D and Ruth R Bennis Phone: 720-620-7442 Email: CHRIS@MAGBUILDERS.COM
Property Owner Mailing Address	Street: 3 Tenaya LN City: Englewood ZIP code: 80113

CONTRACTOR INFORMATION

Contractor	Name: ALL DEMOLITION Phone: 303-944-9689
License Information	License #: 00249057 License Type: DEMOLITION License Expiration Date: 10/31/2022
Contractor Insurance	Expiration Date: Coverage Amount: Street: 6300 W. 49 TH DR
Contractor Mailing Address	City: WHEAT RIDGE ZIP code: 80033
Engineering Report	Report by: License #:
Electrical Subcontractor	Name: License #:
Mechanical Subcontractor	Name: License #:
Plumbing Subcontractor	Name: License #:
Fire Protection	Name: License #:

SUBJECT BUILDING INFORMATION		PROOF OF AGENCY APPROVALS PLEASE PRINT	
Number of Dwelling Units	1	Landmark	Approval number will be emailed to customer
Square Footage Area at Grade	1298	Wastewater Management	
Number of Stories	1	Denver Water	
Height from grade	12	Office of City Forester	Approval will be emailed to permitting staff
Valuation	\$7900	Public Works	

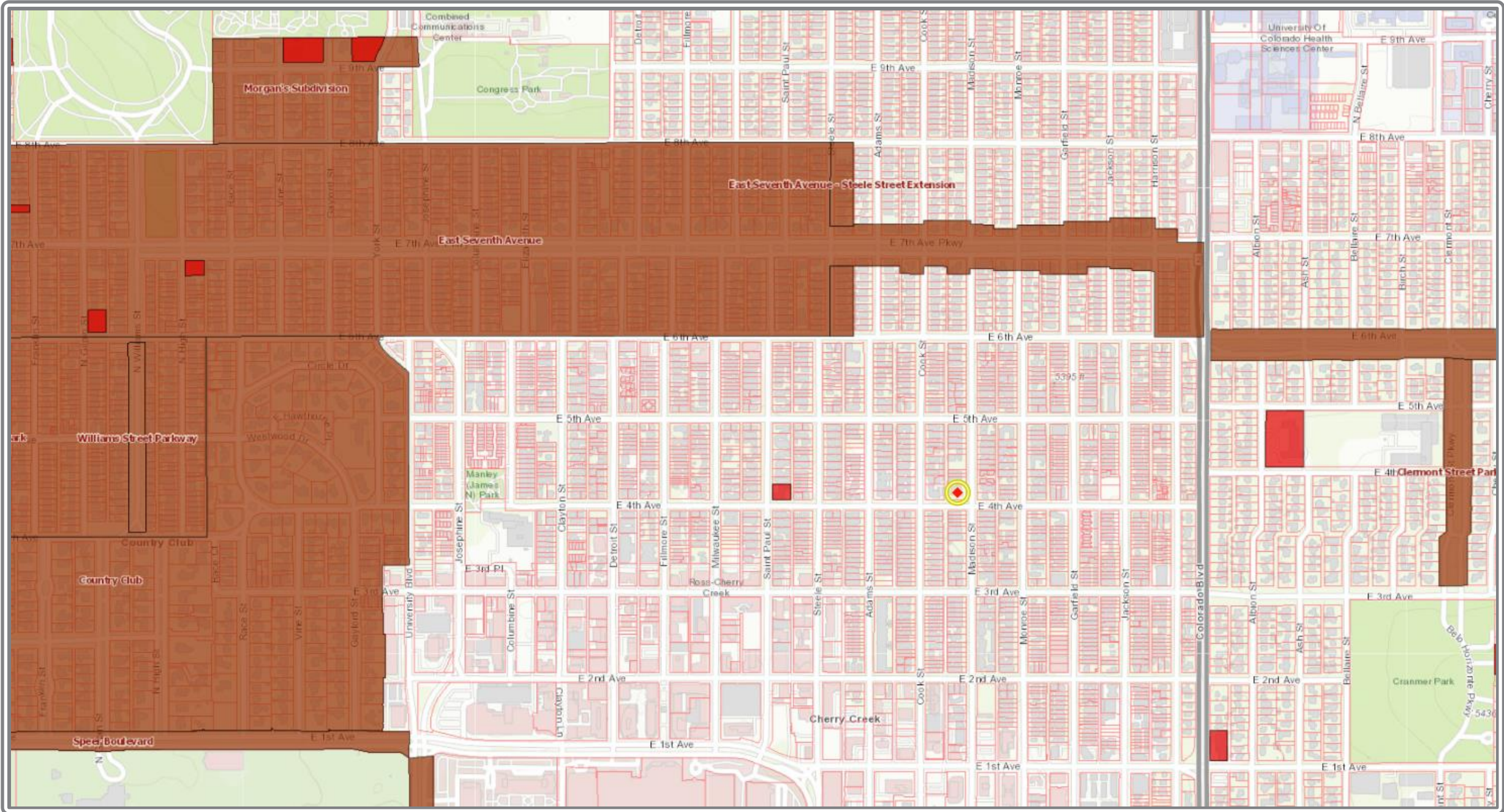
www.denvergov.org/developmentservices

311 | FOR INFORMATION & CITY SERVICES

Last updated: October 29, 2019

201 W. Colfax Ave., Dept. 205
 Denver, CO 80202
 720-865-2710 • residentialpermits@denvergov.org

- Demolition application received
 - July 19
- Posted for public notice
 - August 4 – August 25
- Notice of Intent submitted
 - August 23
 - Posting extended to October 3
- Facilitated Stakeholder meetings
 - Three meetings
 - Site Visit
- Designation application submitted
 - October 3
- LPC Public Hearing
 - November 1
- LUTI
 - November 15
- City Council Public Hearing
 - December 12



Morgan's Subdivision

East Seventh Avenue - Steele Street Extension

East Seventh Avenue

Williams Street Parkway

Country Club

Speer Boulevard

Manley (James N) Park

Cherry Creek

Cranmer Park

E 4th Clermont Street Park

3395 #

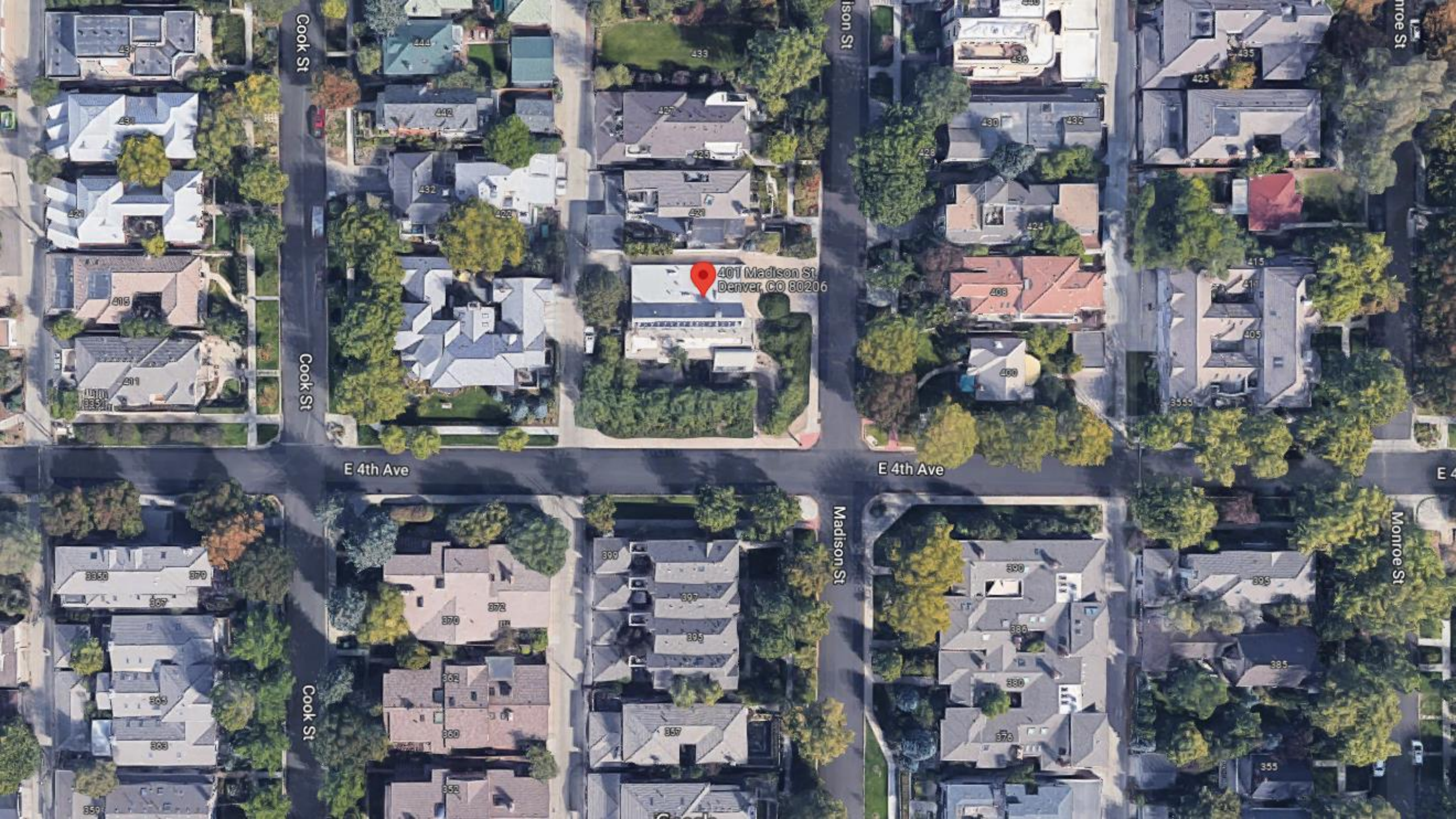
5430

University Of Colorado Health Sciences Center

Combined Communications Center

Congress Park

Cranmer Park



401 Madison St
Denver, CO 80206

Cook St

Madison St

Monroe St

Cook St

E 4th Ave

E 4th Ave

E 4th Ave

Cook St

Madison St

Monroe St

Proposed Boundary

Proposed Structure for Landmark Designation 401 North Madison Street





Landmark Designation Eligibility

The structure or district must meet the following criteria *:

1. Maintains its integrity
2. More than 30 years old, or is of exceptional importance
3. Meets at least three of ten criteria
4. The LPC considers the historic context

*Per Landmark Preservation Ordinance (Chapter 30, DRMC)

Landmark Designation Criteria

- A. It has a direct association with a significant historic event or with the historical development of the city, state, or nation;
- B. It has direct and substantial association with a recognized person or group of persons who had influence on society;
- C. It embodies the distinctive visible characteristics of an architectural style or type;**
- D. It is a significant example of the work of a recognized architect or master builder;**
- E. It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;**
- F. It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
- G. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
- H. It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
- I. It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
- J. It is associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation.**

C. Embodies the distinctive visible characteristics of an architectural style

- Late Modern style
 - Horizontally oriented
 - Flat and shed roofs
 - Use of industrial materials like concrete
 - Hooded or deep-set windows
 - Large areas without windows
 - Eaveless
 - No ornament
 - Decorative use of functional features
 - Dramatic sculptural conception of building's volume



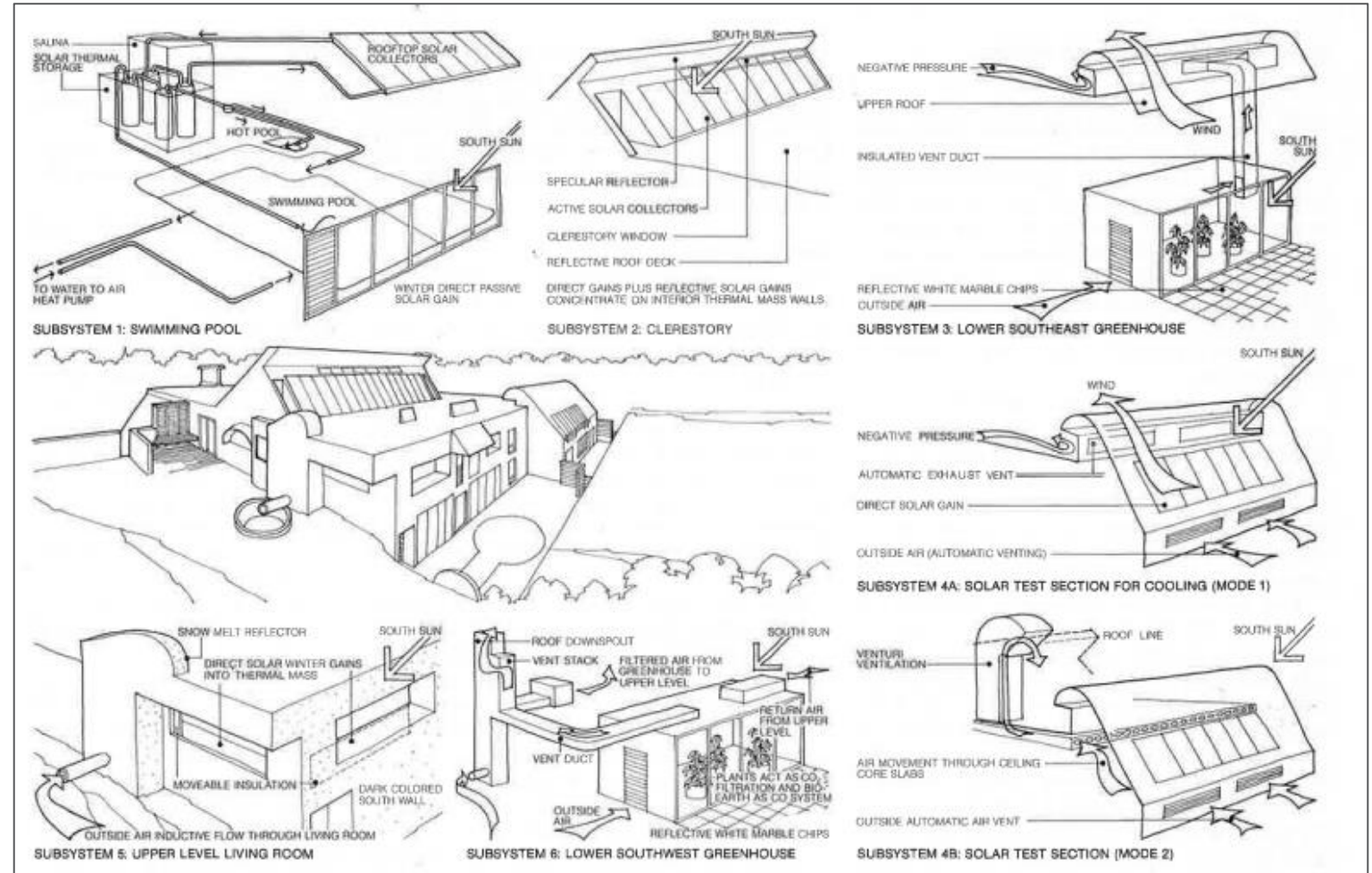


D. Significant example of the work of a recognized architect

- Significant example of Richard Crowther's Modernist residential design work
 - Architectural pioneer in modern green holistic passive solar design
- Completed at the height of his career
 - Not his first passive solar design
 - Served as his home and laboratory until his death in 2006
- House has been featured in architectural publications
 - Architectural critics
 - Commentators as the preeminent expression of Crowther's design philosophy

E. Contains elements of design, engineering, materials, craftsmanship, which represent a significant innovation or technical achievement

- Passive house design
 - Contains elements of design, engineering and materials
 - Represent a significant innovation in solar and energy-conserving architecture

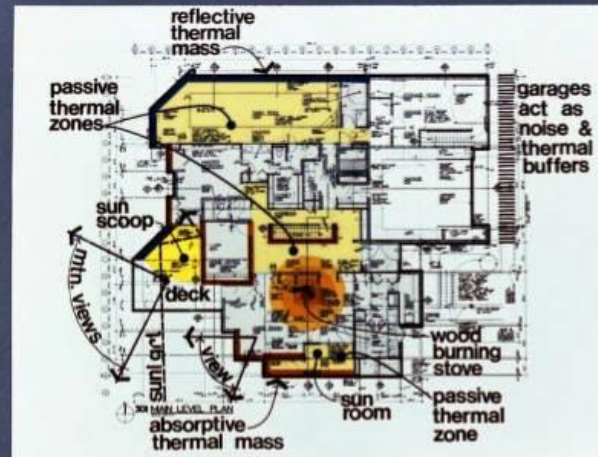


Progressive Architecture, Energy issue
April 1980

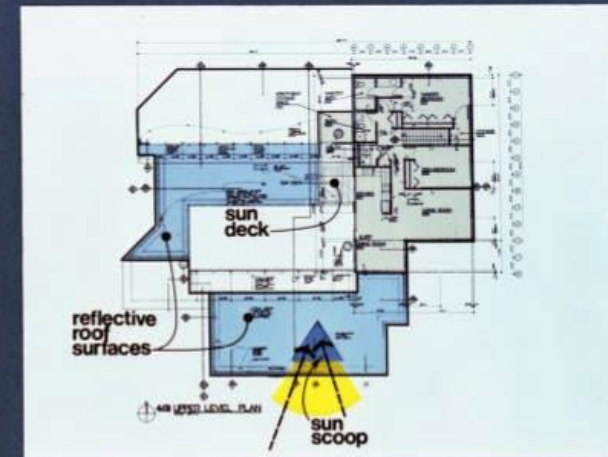
E. Contains elements of design, engineering, materials, craftsmanship, which represent a significant innovation or technical achievement

- Passive Design

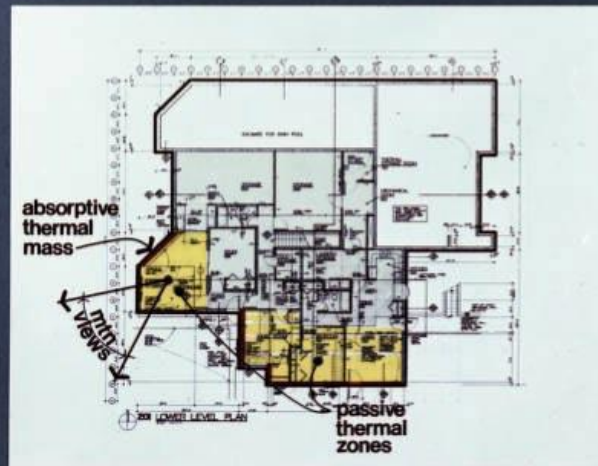
- Horizontally oriented
 - Exception of large angled windows to capture sun light
- Solar-heated swimming pool and greenhouses
- Tinted concrete increases the solar gain
- Lighter stucco and concrete or metal materials redirect unwanted solar heat



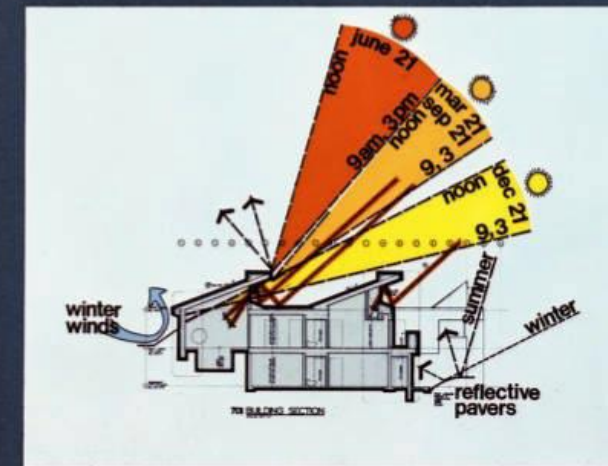
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



SOLAR ANGLES

J. Associated with social movements that contributed significantly to the culture of the neighborhood, community, city, state, or nation

- Environmental Movement
 - Energy conservation and environmentalism became a mass social movement in 1960s
 - Culture of political activism inspired by civil rights and antiwar movements
 - Environmental Protection Agency in 1970

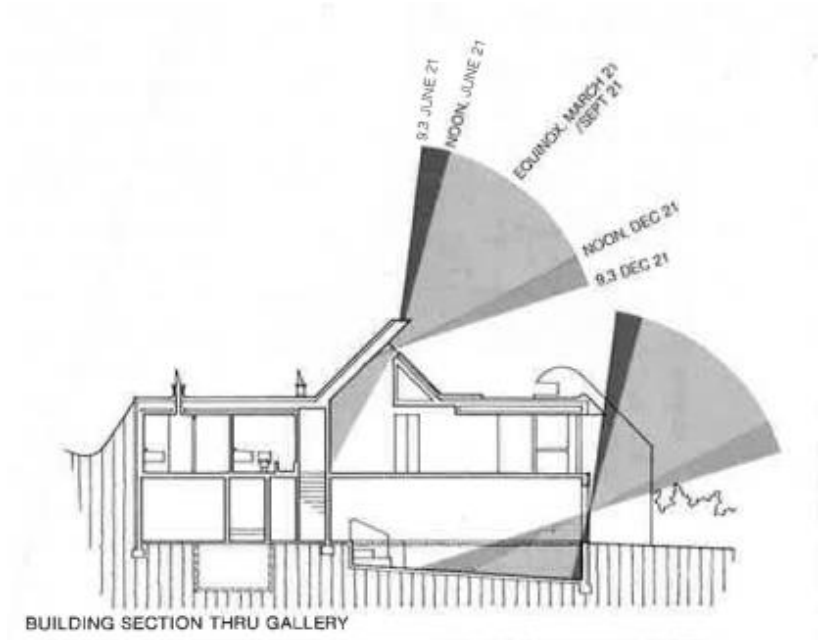
Solar architect Richard Crowther orchestrates his own new house and working space for optimum energy efficiency. The result is a lesson in solar options and an eyeful of building.



Progressive Architecture, Energy issue
April 1980

J. Associated with social movements that contributed significantly to the culture of the neighborhood, community, city, state, or nation

- Crowther saw himself and architecture field as important part of environmental movement
 - Wrote numerous books on of architectural environmentalism
 - Published the Sun/Earth
 - Benchmark in early holistic architecture
 - Gave lectures across the country on solar design
- Example of building constructed with the ethos of environmental sustainability movement
 - Sensitivity to the potentially disastrous effects of climate change
 - Integrated into his residential design



Progressive Architecture, Energy issue
April 1980

Integrity

- High degree of integrity
 - Substantial basic structure of reinforced concrete exterior walls and interior floor tower
 - Recent vandalism
 - Energy conserving features of the design are intact
- Maintains aspects of integrity
 - Location, setting, feeling, and association
 - Energy conserving features of the design are intact
 - Design, materials, and workmanship



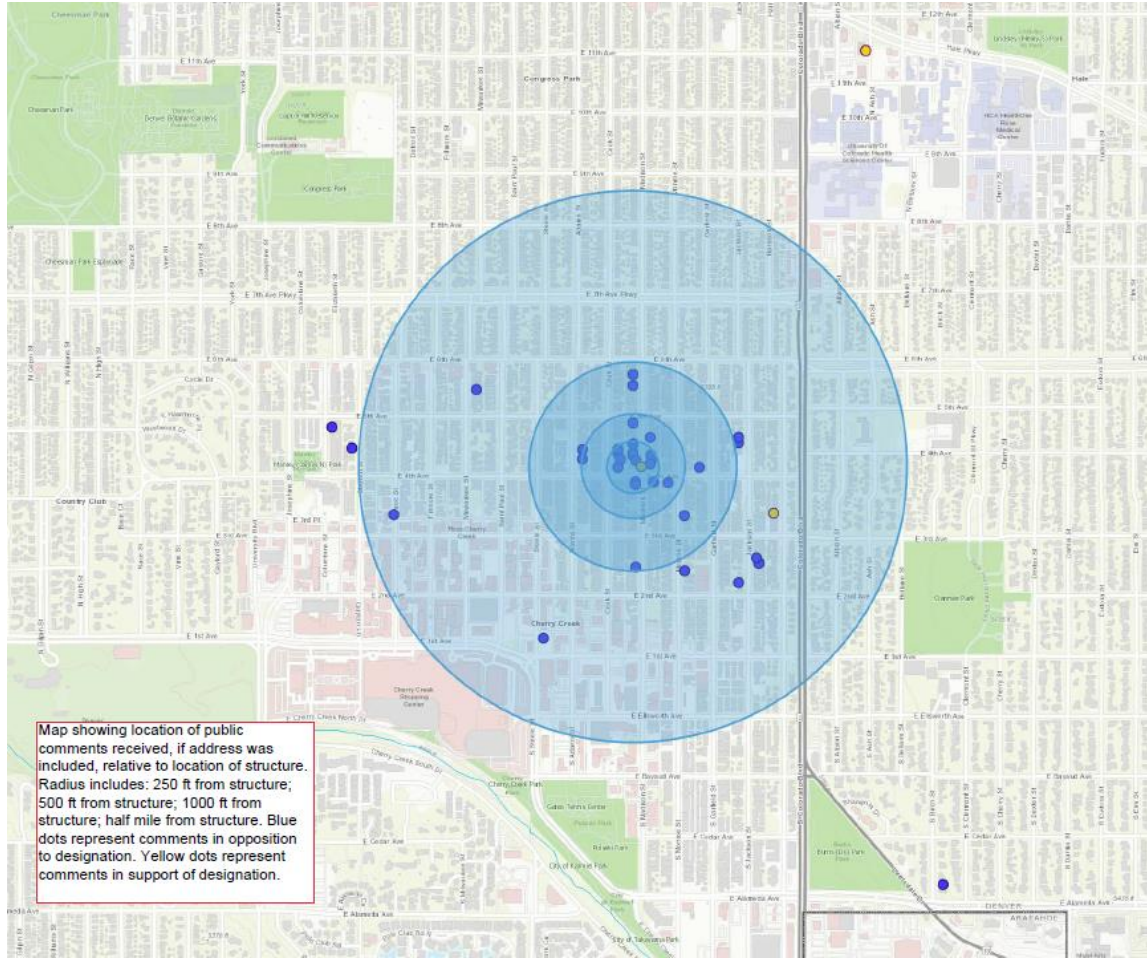
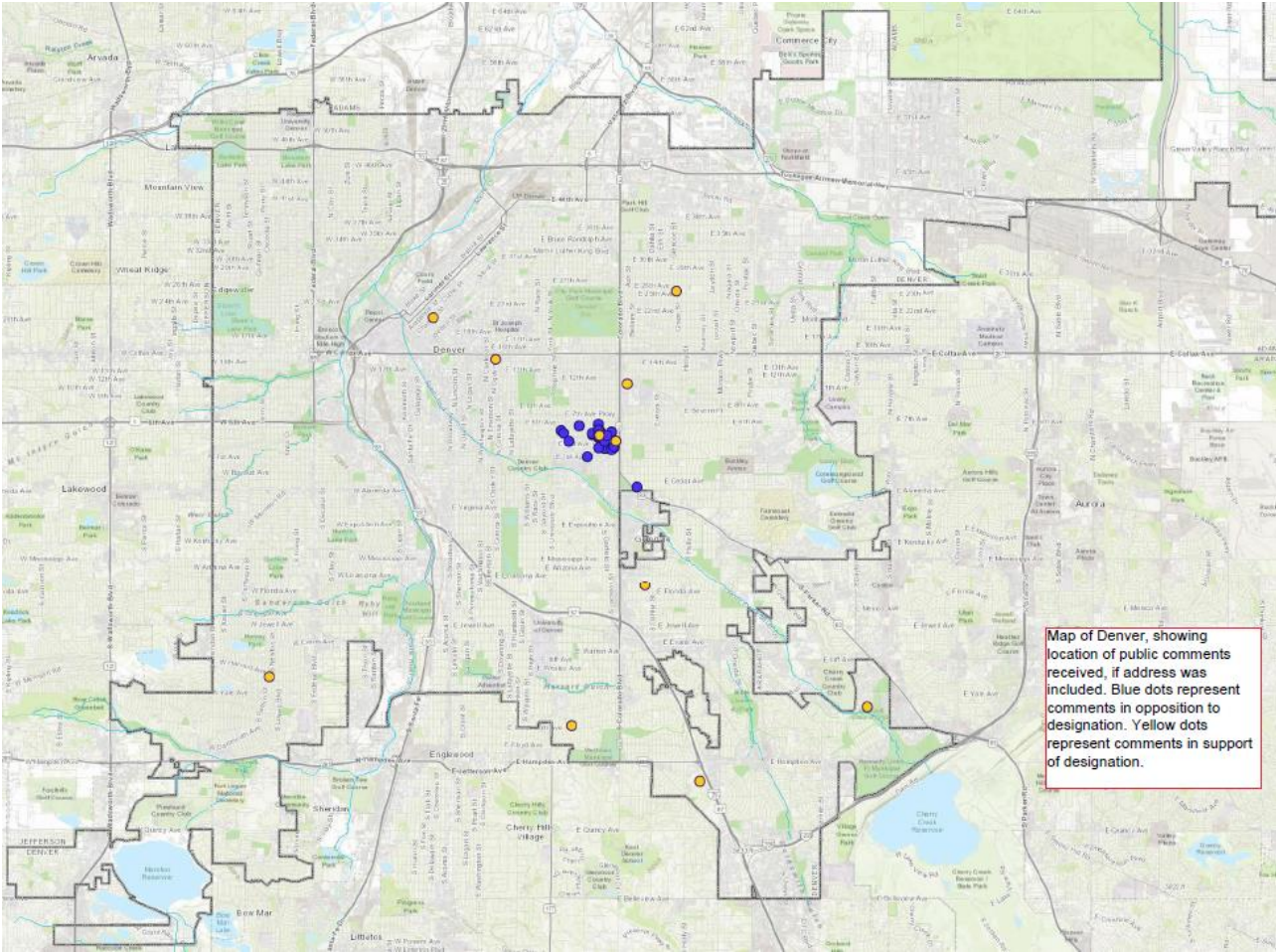
Historic Context & Period of Significance

- Reflects the history of the modern environmental movement
- Crowther saw himself and the architectural field as a part of the Green movement
 - Published the Sun/Earth
- 1979 – year property was constructed



Public Comment

- **As of 10:00 a.m. December 8th**
 - 99 public comments
 - 88 individuals
 - 26 Letters in opposition
 - 33 signatures in opposition
 - 1 voicemail in opposition
 - 29 letters of support
 - LPC Public Hearing
 - 7 in opposition
 - 3 in support





Barton Consulting Services, LLC

9249 S Broadway #200, STE 102 office@bartonconsulting.co
Highlands Ranch, CO 80129 Phone: 303.997.9577

Schedule Site Observations & Inspections by Text @ 720.458.6658

MAG Builders
Attn: Michael Moylen & Michael Griger
8120 South San Juan Road
Littleton, CO 80127
P: 303.513.8833
E: mmoylen@magbuilders.net
E: mike@magbuilders.net

November 10, 2022

Subject: Barton Consulting Services, LLC Project #22-124
Structural Report
401 Madison Street
City & County of Denver, Colorado

Reference: National Property Inspections report for 401 Madison Street - Dated 10.27.22
Barton Consulting Services, LLC field notes Dated November 11, 2022. (Attached)

MAG Builders:

As requested, a preliminary site visit and observation of the aforementioned residence was conducted on November 10, 2022 to review reported structure and water damage at the subject site. The residence was reportedly constructed in 1979. For the purpose of this report the residence faces east towards Monroe Street. The shell of the structure is constructed mostly with precast concrete panels, supported by steel and concrete elements. Other elements are constructed out of wood.

Findings

The findings in this report are based upon limited observations made at the time of our site visit. No destructive or intrusive methods were used. Below is a list of our findings, conclusions, and recommendations (BOLD).

Overall Condition: Identified

- Deterioration of the structure, interior finishes, and building envelopes systems was observed.
- Evidence of repetitive water intrusion and long-term standing water was observed.
- Rusted and corroded items were observed throughout which include structural steel beams, structural posts, foundation and precast weld clips, structural precast slab and wall embed plates, and MEP (Mechanical, Electrical, and Plumbing) piping and conduit. The items need to be demolished and discarded.
- Virtually all wood observed contained some level of rot. All wood members shall be demolished and discarded.
- Visitors, inspectors, and laborers should wear PPE (Personal Protective Equipment) while on site.

Roof/Ceiling

- The northern section of the flat roof was observed to be in overall fair to adequate condition. We recommend inspection by an experienced roofing contractor. (Flat roof between grid line 1 and 2)

Phone: 303.997.9577 - Barton Consulting Services LLC - office@bartonconsulting.co



Structure Review Report

401 Madison Street
Denver, CO 80206

Mike Moylen & Candy
Assistant

Inspected By

Andrew Bono NACHI#18091737,
NRPP#113091-RMP, CO#RME.000160
National Property Inspections Golden
(303) 498-9173

andrew@inspectionsbynpi.com
601 16th St #C229
Golden CO 80401

www.inspectionsbynpi.com

Thursday
October 27, 2022



Owner submittals

- Home inspection report
- Engineer inspection report

Landmark Designation Review Criteria

- Over 30 years of age
 - Application meets at least three criteria
 - Retains Integrity
 - LPC considered the historic context
-
- City Council considers
 - Recommendation of LPC
 - Written views of owners
 - Comments received at public hearing

Based on the ordinance designation criteria and on the findings of the Landmark Preservation Commission (LPC) that the application meets the criteria for designation of a structure, staff recommends approval of the application.