
401 North Madison Landmark Designation Application

Land Use, Transportation, and Infrastructure Committee
November 15, 2022

401
North
Madison
Street





RECEIVED
Landmark
Preservation
7/19/2022



TOTAL DEMOLITION - Application

Page 5 of 7

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. 49TH 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	
Number of Dwelling Units	1
Square Footage Area at Grade	1298
Number of Stories	1
Height from grade	12
Valuation	\$7900
PROOF OF AGENCY APPROVALS PLEASE PRINT	
Landmark	Approval number will be emailed to customer
Wastewater Management	
Denver Water	
Office of City Forester	Approval will be emailed to permitting staff
Public Works	

www.denvergov.org/developmentservices

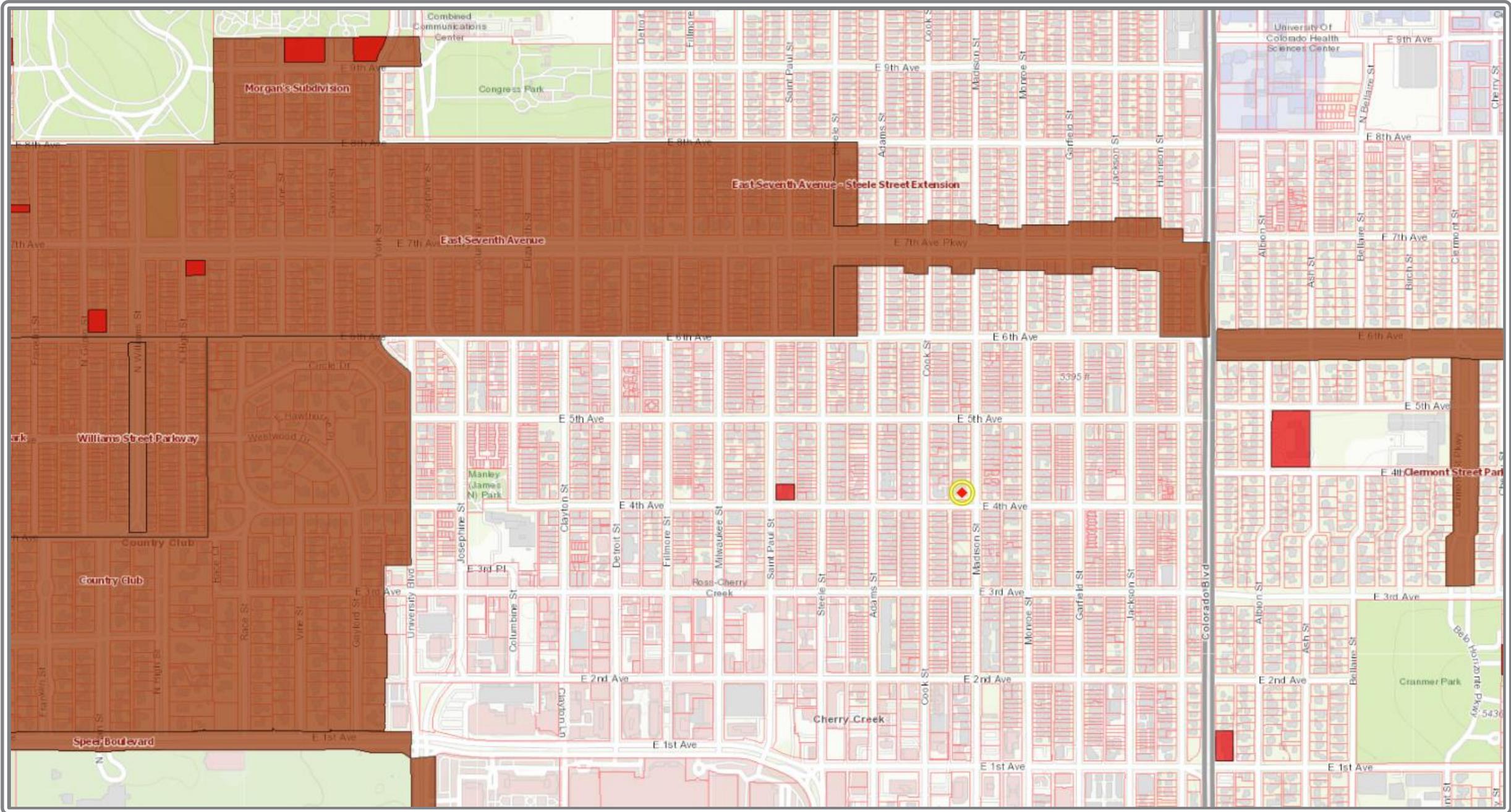
311 | FOR INFORMATION &
CITY SERVICES

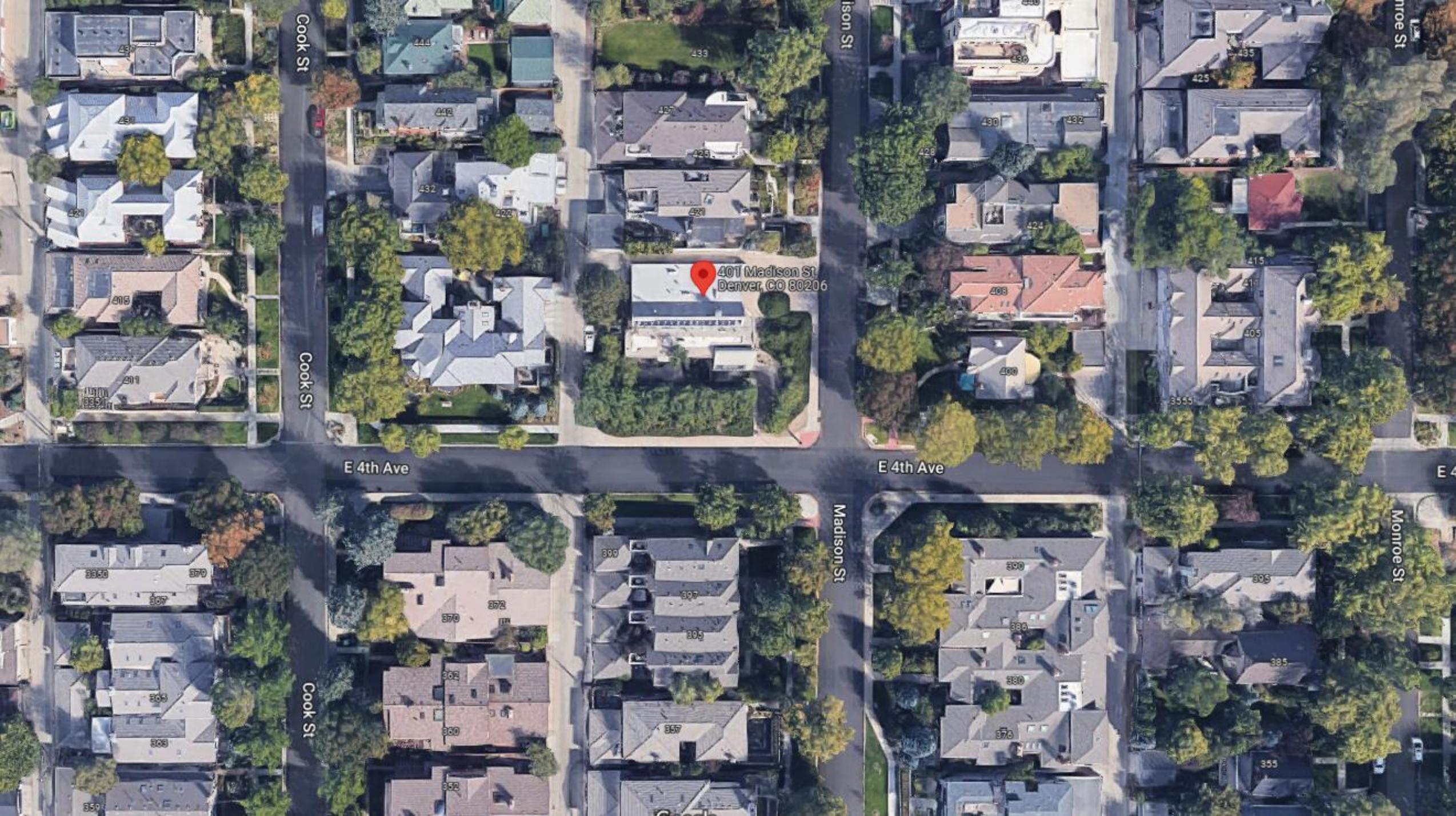
Last updated: October 29, 2019

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

Review Process

- 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





Monroe St

Monroe St

E 4th Ave

Madison St

Madison St

E 4th Ave

Cook St

Cook St

E 4th Ave

Cook St

401 Madison St
Denver, CO 80206

433

427

426

423

401

402

428

430

432

424

408

400

425

415

405

3555

300

307

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355

3330

325

335

303

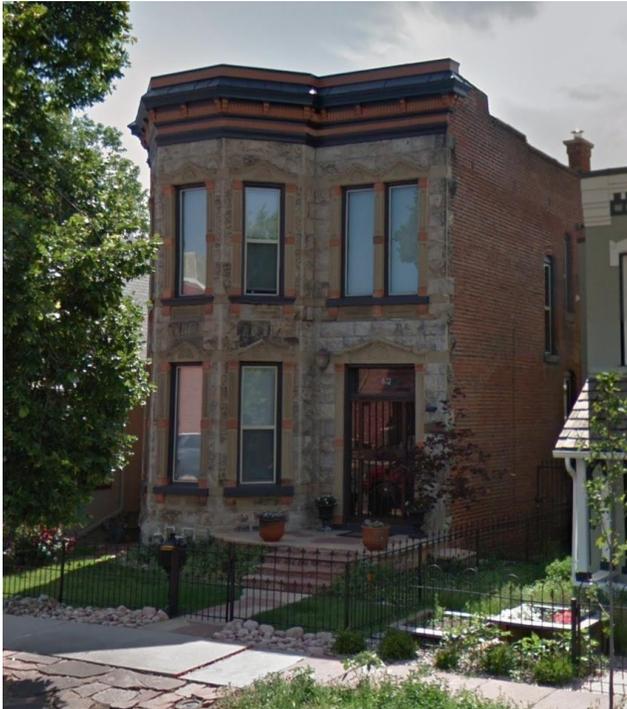
308

350

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



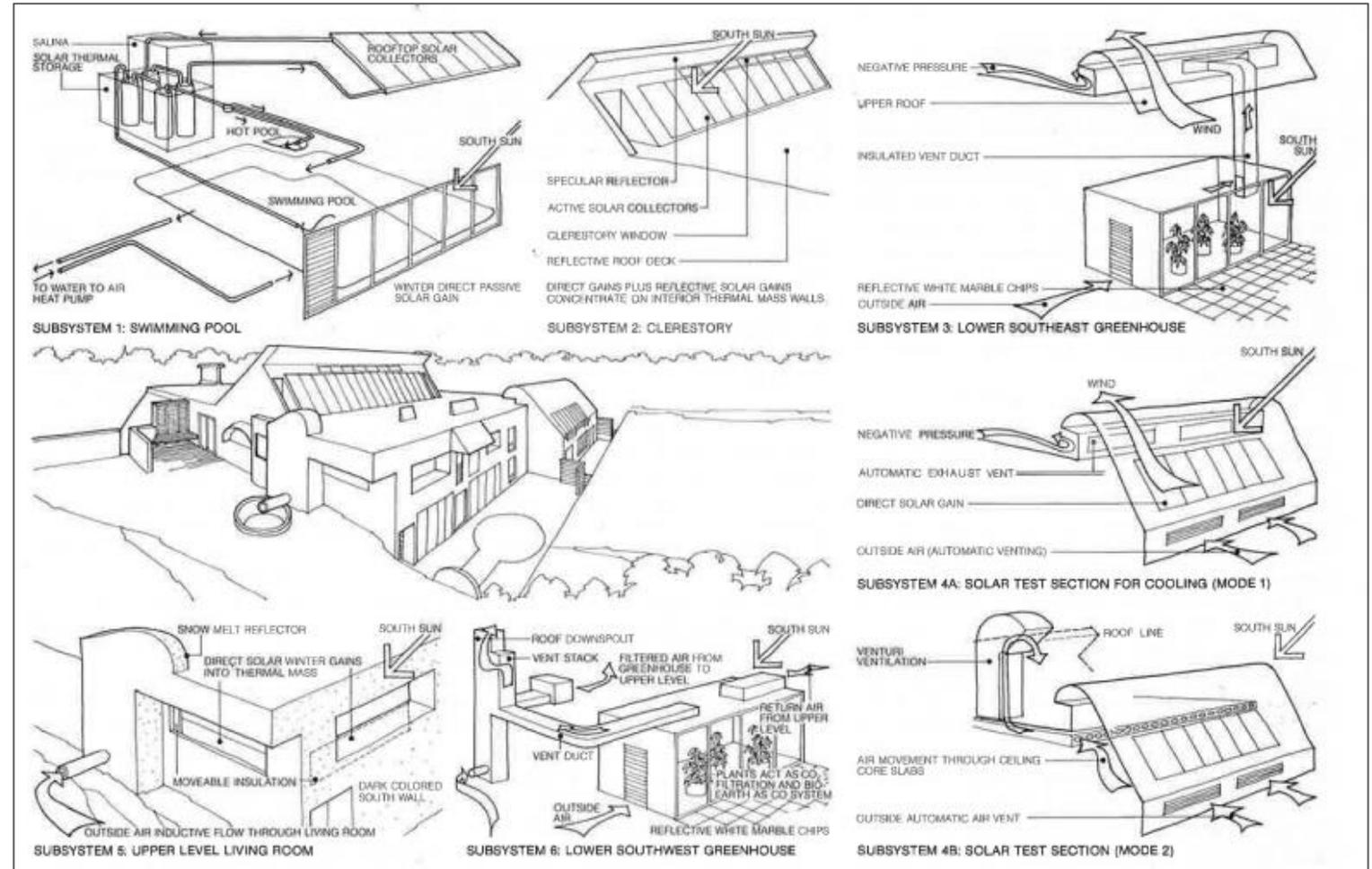


D. Significant example of the work of a recognized architect

- 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

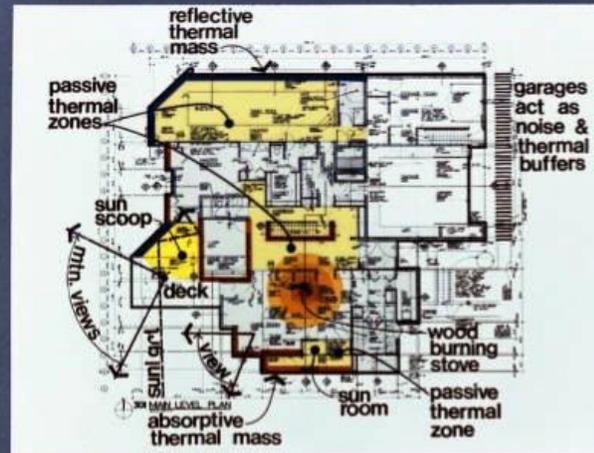


Progressive Architecture, Energy issue
April 1980

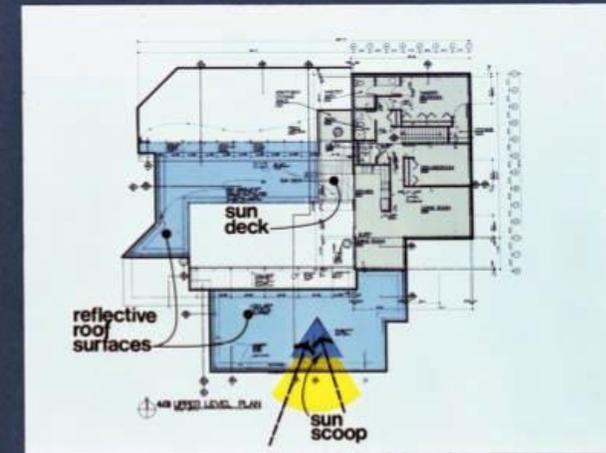
E. Contains elements of design, engineering, materials, craftsmanship, which represent a significant innovation or technical achievement

- Passive Design

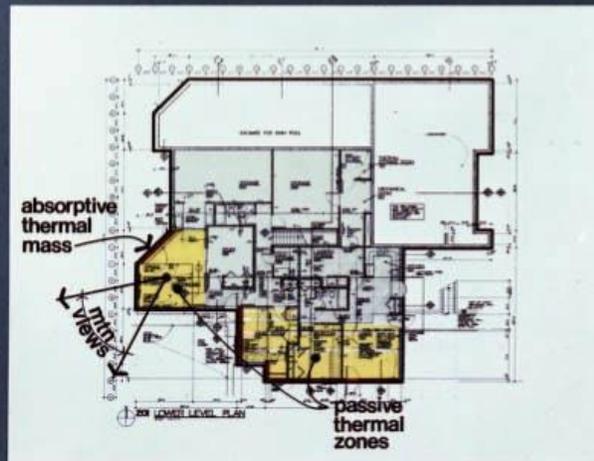
- Horizontally oriented
 - Exception of large angled windows to capture sun light
- Solar-heated swimming pool and greenhouses
- Tinted concrete increases the solar gain
- Lighter stucco and concrete or metal materials redirect unwanted solar heat



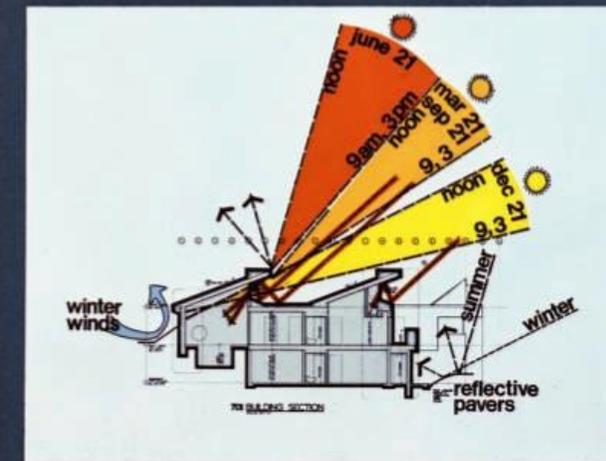
MAIN LEVEL



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

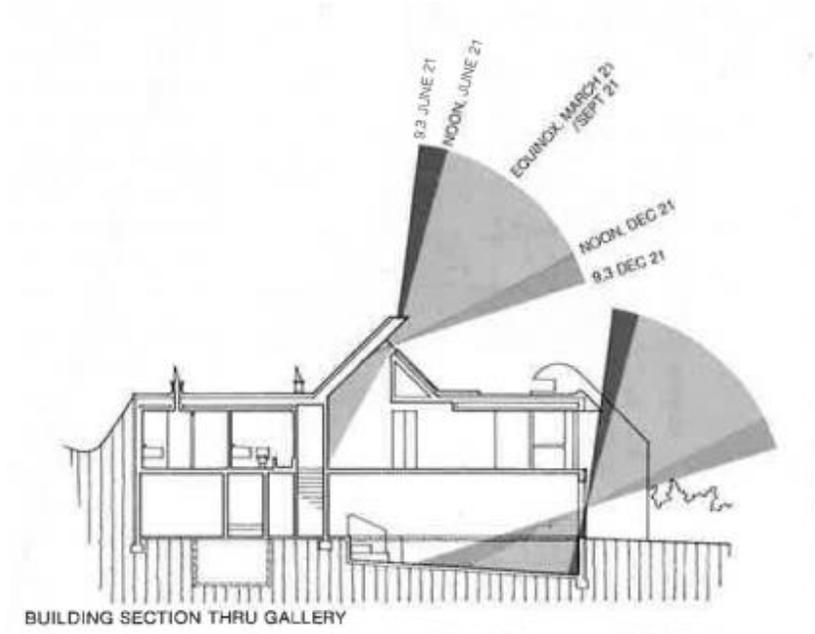
Solar architect Richard Crowther orchestrates his own new house and working space for optimum energy efficiency. The result is a lesson in solar options and an eyeful of building.



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 11:00 a.m. November 10th
 - 70 public comments
 - 64 individuals
 - 21 Letters in opposition
 - 33 signatures in opposition
 - 1 voicemail in opposition
 - 5 letters of support
 - LPC Public Hearing
 - 7 in opposition
 - 3 in support

NATIONAL PROPERTY INSPECTIONS

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
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andrew@inspectionsbynpi.com
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Golden CO 80401
www.inspectionsbynpi.com

**Thursday
October 27, 2022**

CERTIFIED MASTER INSPECTOR

CERTIFIED INSPECTION EXPERT

Landmark Designation Review Criteria

- Over 30 years of age
- Application meets at least three criteria
 - 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;
 - 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.
- Retains Integrity
- LPC considered the historic context

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.