



CERTIFICATE OF DEMOLITION ELIGIBILITY

The Certificate of Demolition Eligibility (CDE) provides certainty in the demolition process. Owners of non-landmark, non-historic-district properties who are not currently planning demolition but who want increased certainty about a potential future demolition may apply for a Certificate of Demolition Eligibility. This CDE process involves a similar level of review as a demolition review. If a Certificate of Demolition Eligibility is issued, a property owner or owner’s agent may proceed with a demolition application without further Landmark Preservation review for a period of five years.

Certificate of Demolition Eligibility Application Process:

Submit the completed CDE application, along with the \$250.00 application fee, color photographs of all sides of the structure(s), and copy of the real property record from the Assessor’s Office to Landmark Preservation at landmark@denvergov.org.

Upon receipt of a complete application, Landmark Preservation staff will review the application within 10 business days to determine if the structure has potential to be a Denver landmark.

If the structure(s) is found to have potential to be a Denver landmark, Landmark staff will post a public notice for 21 calendar days. If a notice of intent to file a designation is received by the 21st day of the posting, the posting period will be extended to 60 days. If a designation application is submitted within the posting period, the designation process will begin. If a designation application is not submitted during the posting period, Landmark Preservation staff will issue a CDE the following business day.

If the structure(s) is determined not to have potential to be a Denver landmark, the CDE will be issued. A CDE is valid for five years, during which, a Denver landmark designation application cannot be submitted without owner approval. With a valid CDE, the property owner may demolish the structure(s) without further review by Landmark Preservation. To demolish the structure(s), submit a demolition application and the CDE to Landmark Preservation, and staff will issue a demolition approval number.

Visit www.denvergov.org/landmark for a full description of the CDE notice, posting, and landmark designation process. If you have additional questions, please contact Landmark Preservation staff at landmark@denvergov.org.

Please note: To apply for a CDE a structure cannot be pending Denver landmark designation, individually designated, or located within a designated historic district.

Property Address: _____

Legal Description: _____

Property Owner Information

Name: _____

Contact Name: _____

Address: _____

City: _____

State, Zip: _____

Phone: _____

E-mail address: _____

Applicant Information

Name: _____

Contact Name: _____

Address: _____

City: _____

State, Zip: _____

Phone: _____

E-mail address: _____

Print Name: _____

Signature of Owner: _____

Date: _____

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Certificate of Demolition Eligibility Submittal Checklist

Complete CDE Application

- Application must include applicant's contact information and the property owner's contact information.
- The CDE must be signed by the property owner; the signature must be a written original, wet or scanned signature. A typed signature cannot be accepted.

Color photographs

- Color photographs showing all sides (typically 4) of all structures larger than 1.5 stories on the property. This may include accessory structures such as barns, carriage houses, etc.
- Photographs must be at least 300 dpi, at least 4" x 6", and attached to the email as a jpg or pdf. Photographs that are thumbnails, embedded, or linked will not be accepted.
- If the site is complicated, label photographs and provide a site plan.

Real Property Record from the Assessor's Office for the Property

- To verify property ownership and legal description. Property owner information is available at denvergov.org/assessor.

Landmark Designation Criteria, Chapter 30 of the Denver Revised Municipal Code, Section 30-3

To qualify as a Denver landmark, a property must meet at least three of the following ten criteria and retain integrity.

1. It has a direct association with a significant historic event or with the historical development of the city, state, or nation;
2. It has direct and substantial association with a recognized person or group of persons who had influence on society;
3. It embodies the distinctive visible characteristics of an architectural style or type;
4. It is a significant example of the work of a recognized architect or master builder;
5. It contains elements of design, engineering, materials, craftsmanship, or artistic merit which represent a significant innovation or technical achievement;
6. It represents an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;
7. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity;
8. It represents an era of culture or heritage that allows an understanding of how the site was used by past generations;
9. It is a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;
10. 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.