

Proposed Update to the Landmark Demolition Review Process

What is demolition review and why do we do it?

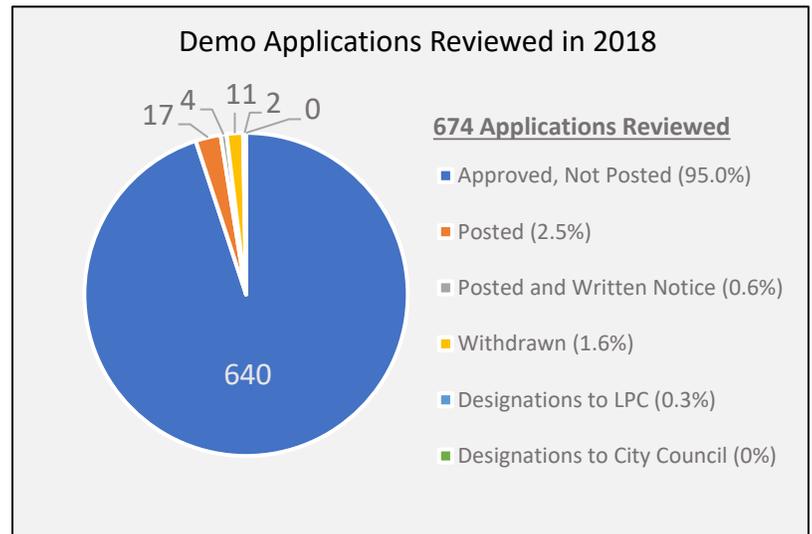
Denver Landmark Preservation planners review all applications for building demolition. Landmark staff reviews and determines whether the property has potential to be designated as a local landmark. The goal is to give the community an opportunity to preserve structures that may have historical, architectural, geographic, or cultural importance.

How does it work? How many properties does it affect?

About 95% of buildings submitted for demolition each year do not meet historic designation criteria. These applications are approved by Landmark staff within 10 business days.

The other roughly 5% are properties that have potential to be landmarks. These are posted publicly for 21 days. During that time, community members are encouraged to communicate with the property owner about collaborative solutions. A person may pause the process by submitting a written notice, extending the posting period to 28 days. These written notices are rare, occurring only a handful of times a year.

If three members of the community submit a designation application during the posting period, City Council must approve it within 120 days for the building to be designated.



What's the problem?

While rare, designations submitted during the demolition posting period may create conflict when the designation does not have the support of the property owner.

What's the proposed solution?

The Landmark Preservation Ordinance Update Task Force recommends changes to demolition review that will promote collaboration among stakeholders and foster better decision-making.

CURRENT PROCESS	PROPOSED CHANGE
One individual may temporarily pause demolition process.	Three Denver residents must come forward to temporarily pause process.
Temporary 7-day pause extends posting period from 21 to 28 days.	Temporary pause extends posting period from 21 to 60 days and must involve a stakeholder meeting organized by a city facilitator.

What's the goal of this solution? Collaboration!

Individual landmarks and historic districts are community assets—that's why designation is a public process. Tight deadlines in the demolition review process make it difficult for property owners and community members to collaborate and to look for solutions other than designation or demolition. The proposed updates do not change property rights or the community's ability to apply for designation of a beloved structure. What they do is provide an opportunity for the parties to meet and seek a mutually agreeable solution.