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LANDMARK OFFICE

Community Planning & Development

Application

Landmark Preservation

6/25/18

CERTIFICATE OF NON-HISTORIC STATUS - Application

The Certificate of Non-Historic Status provides certainty in a demolition process. An owner of a building may apply to have a building officially declared to be non-historic at the local, but not national or state levels. Non-historic status means the building does not meet the criteria for local landmark designation and therefore does not have potential for designation. If the building is found to be non-historic then a Certificate of Non-Historic Status is issued. The approved certificate will then allow a demolition application to be processed without further review by Landmark Preservation for a period of five years.

To apply for a Certificate of Non-Historic Status, a building must not be pending designation and not be individually designated nor in a historic district.

Certificate of Non-Historic Status Application Process

Submit the completed Certificate of Non-Historic Status application, along with the \$250.00 application fee and required supplemental material to Landmark Preservation. Landmark Preservation staff will review the application within 10 working days. If the property is determined to not have potential for landmark designation, the Certificate of Non-historic Status will be issued.

If the property is determined to have potential for designation, a notice will be posted on the property for 21 calendar days. The day after posting is counted as the first day. If Landmark Preservation does not receive a landmark designation application by 4:30 p.m. on day 21 (or by 4:30 p.m. on day 28 if a notice of intent to file a designation was received by the 14th day of posting), the Certificate will be issued on the next business day. If an application for historic designation is received within the above time frames, please consult with Landmark Preservation staff regarding the landmark designation process and timing requirements.

Property Address: 601 E. COLFAX AVE. DENVER, CO 80203

Legal Description: APN: 2349-24-024

Property Owner Information

Name: Bottlestyx, LLC

Contact Name: TOM MESSHA

Address: 601 E. COLFAX AVE.

City: DENVER

State, Zip: CO 80203

Phone: _____

E-mail address: _____

Signature of Owner: _____

Print Name: _____

Applicant Information

Name: ALBERTA DEVELOPMENT

Contact Name: TAYLOR TREVANO

Address: 5750 W. PLUM ST. 210

City: GREENWOOD VILLAGE

State, Zip: CO 80111

Phone: 303.253.7525

E-mail address: TATE.ALBDEV.COM

Date: 6/27/18

Continued

Application For Certificate Of Non-Historic Status

Supplemental Material Required

☐ 4" x 6" color photographs showing all four sides of the structure
(unclear photos will not be accepted)

☐ The Assessor's real property records

Designation Criteria

A building may be designated if it meets at least one criterion in two or more of the following three categories

Landmark Designation Criteria (Chapter 30, Section 30-3 - Criteria for designation of structures and districts for preservation.)

A structure or district may be designated for preservation if it meets at least one (1) criterion in two (2) or more of the following three (3) categories:

1. **History.** To have historical importance, the structure or district shall be 30 or more years old or have extraordinary importance to the historical development of Denver, and shall:
 - a. Have direct association with the historical development of the city, state, or nation; or,
 - b. Be the site of a significant historic event, or,
 - c. Have direct and substantial association with a person or group of persons who had influence on society.

2. **Architecture.** To have architectural importance, the structure or district shall have design quality and integrity, and shall:

- a. Embody distinguishing characteristics of an architectural style or type; or,
- b. Be a significant example of the work of a recognized architect or master builder; or,
- c. Contain elements of architectural design, engineering, materials, craftsmanship, or artistic merit which represent a significant or influential innovation; or,
- d. Portray the environment of a group of people or physical development of an area in an era of history characterized by a distinctive architectural style.

3. **Geography.** To have geographical importance, the structure or district shall:

- a. Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city, or,
- b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity; or,
- c. Make a special contribution to Denver's distinctive character

601 E COLFAX AVE

Owner BOTTLESTYX LLC
5350 YELLOWSTONE ST
BOW MAR , CO 80123-1447

Schedule Number 02349-24-024-000

Legal Description CLEMENTS ADD B336 L15 TO 19 & J W SMITHS ADD TO DENVER B399 L19 & 20

Property Type COMMERCIAL - RESTAURANT

Tax District 188A

Print Summary

Property Description

| | | | |
|------------------------------|--------|----------------------------|--------|
| Style: | OTHER | Building Sqr. Foot: | 3684 |
| Bedrooms: | | Baths Full/Half: | 0/0 |
| Effective Year Built: | 1967 | Basement/Finish: | 0/0 |
| Lot Size: | 21,284 | Zoned As: | C-MS-8 |

Note: Valuation zoning may be different from City's new zoning code.

Current Year

| Actual | Assessed | Exempt | |
|--------------|----------|--------|-------------|
| Land | | | \$2,766,900 |
| Improvements | | | \$1,000 |
| Total | | | \$2,767,900 |

| | | | |
|--|--|-----------|-----|
| | | \$802,400 | \$0 |
| | | \$290 | |
| | | \$802,690 | |

Prior Year

| Actual | Assessed | Exempt | |
|--------------|----------|--------|-------------|
| Land | | | \$1,702,700 |
| Improvements | | | \$1,000 |
| Total | | | \$1,703,700 |

| | | | |
|--|--|-----------|-----|
| | | \$493,780 | \$0 |
| | | \$290 | |
| | | \$494,070 | |

Real Estates Property Taxes for current tax year

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

| | Installment 1 (Feb 28 Feb 29 in Leap Years) | Installment 2 (Jun 15) | Full Payment (Due Apr 30) |
|-------------------|---|---------------------------|------------------------------|
| Date Paid | 2/28/2019 | | |
| Original Tax Levy | \$21,587.15 | \$21,587.15 | \$43,174.30 |
| Liens/Fees | \$0.00 | \$0.00 | \$0.00 |
| Interest | \$0.00 | \$0.00 | \$0.00 |
| Paid | \$21,587.15 | \$0.00 | \$21,587.15 |
| Due | \$0.00 | \$21,587.15 | \$21,587.15 |

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

| | | | |
|--------------------------------|---|--|---|
| Additional Assessment ⓘ | N | Prior Year Delinquency ⓘ | N |
| Additional Owner(s) ⓘ | N | Scheduled to be Paid by Mortgage Company ⓘ | N |
| Adjustments ⓘ | N | Sewer/Storm Drainage Liens ⓘ | N |
| Local Improvement Assessment ⓘ | N | Tax Lien Sale ⓘ | N |
| Maintenance District ⓘ | N | Treasurer's Deed ⓘ | N |
| Pending Local Improvement ⓘ | N | | |

Real estate property taxes paid for prior tax year: **\$42,640.71**

Assessed Value for the current tax year

| | | | |
|---------------|--------------|-----------------------|--------------|
| Assessed Land | \$493,780.00 | Assessed Improvements | \$290.00 |
| Exemption | \$0.00 | Total Assessed Value | \$494,070.00 |







