COMMUNITY PLANNING AND DEVELOPMENT MEMO REPORT OF FINDINGS FOR
CERTIFICATE OF NON-HISTORIC STATUS

October 17, 2019

**Address:** 2644 Larimer Street

**Legal Description:** Case and Ebert’s Addition, Block 30, Lot 5

**Current Building Name:** Joe’s Liquor Store

**Construction Date:** 1890


**Architectural**
Architectural Style: Italianate/Commercial
Architect/Builder: Unknown
Source of Information: Photographs

**Historical**
Original owner: Uncertain, likely Charles B. Crede
Current use(s): Liquor Store
Historical background: Although research did not reveal building permit information, city directories and Sanborn maps support the assessor’s construction date of approximately 1890 for 2644 Larimer Street, which has been in continuous operation as a store with apartments above. It appears in the 1892 city directory as the Crede and Mertensmeyer grocers, with Charles B. Crede and Frank Mertensmeyer, proprietors. It remained a grocery under them and other owners until sometime soon after the turn of the century, when it became a wholesale liquor establishment. In 1903 it was purchased by Frank and Mary Guerrieri, who owned a liquor store on Blake St., and who leased 2644 Larimer to Rocco Petronelli and N. Tomeo, wine merchants. In 1908, Frank Guerrieri was running a saloon at the address and was still in operation in 1920. In 1923, ownership transferred by quitclaim deed to his wife, Mary Guerrieri, who leased the space to the Zelinger Brothers Furniture store, which also used the building to the south at 2640 Larimer. She sold in 1942 to Jack and Jennie Kupetz, who operated a liquor store, “Jack’s Liquor Store,” at the location. The Kupetz sold in 1950 to William C. and Lida Z. Laws, owners of the auto body shop next door at 2650 Larimer St., although the store remained “Jack’s” until at least 1960. By 1965 it had been renamed “Joe’s Liquors,” and by 1971 it was operated by Savino “Joe” and Genevieve “GeGe” Nuanes. Although it is unclear whether Savino went by “Joe” prior to running the liquor store, or whether the nickname came about because he became associated with it, in 1976 the Laws sold 2644 Larimer to the Nuanes, who continued to operate Joe’s Liquor Store there. On November 12, 1982, Salvino “Joe” Nuanes was murdered in a robbery at the store, a crime which still remains unsolved. GeGe Nuanes continued to own the building until 1988, when she deeded it to their son, Michael Nuanes. Michael sold the store to the current owner, his friend Ung Hwa Choi, in 1990. Since that time, Ung Hwa Choi has operated Joe’s Liquors, and everybody in the neighborhood calls him Joe.
Designation Eligibility Assessment

Integrity: If a structure maintains its historic or physical integrity, it may be designated for preservation.

X____ Has integrity ________ Does not have integrity

Landmark Designation Criteria: Does the property meet at least one (1) criterion in two (2) or more of the following three (3) categories

1. History. To have historical importance, the structure shall be more than 30 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;
   - b. Be the site of a significant historical event; or
   - c. Have direct and substantial association with a person or group of persons who had influence on society.
   X____ Does not meet any of the above History criteria

2. Architecture. To have architectural significance, the structure shall have design quality and integrity, and shall:
   X____ a. Embody distinguishing characteristics of an architectural style or type;
   ______ b. Be a significant example of the work of a recognized architect or master builder;
   ______ 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.
   ______ Does not meet any of the above Architectural criteria

3. Geography. To have geographical significance, the structure or district shall:
   X____ a. Have a prominent location or be an established, familiar, orienting visual feature of the contemporary city;
   X____ b. Promote understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity; or
   ______ c. Make a special contributing to Denver’s distinctive character.
   ______ Does not meet any of the above Geographic criteria

X____ Has potential for designation ________ Does not have potential for designation

The commercial building at 2644 Larimer Street is potentially significant under Architecture for its Italianate architectural style. Although impacts to integrity in the form of window and door replacements and stuccoed and painted brick have taken place, the building still retains sufficient integrity to convey its significance as an early Denver Italianate commercial building, especially through the corbelled cornice and hooded segmental arch upper story windows.

The building is also potentially significant under Geography as a familiar and orienting visual feature as well as for its rarity. The building is well known as a retail establishment in the neighborhood and is one of the very few remaining original commercial buildings in the RiNo area. As such, it is an established and familiar feature of the contemporary city and is a rare remaining commercial building in the area.

Our preliminary research did not demonstrate it to have historical importance; however, additional research may uncover other findings.