



## 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](mailto: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](http://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](mailto: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: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature of owner: \_\_\_\_\_ Date: \_\_\_\_\_



**Corporations, LLC's, non-profit organizations, and other business entities must also complete this page.**

The signer represents and warrants that he/she possesses the legal authority, pursuant to any proper, appropriate and official motion, resolution or action passed or taken, to submit this application. Each person signing and executing the Application on behalf of the owner of the property to be improved represents and warrants that he/she has been fully authorized by Owner to execute the Application on behalf of Owner and to validly and legally bind Owner to all the terms, performances and provisions of the approved Application. The City shall have the right, at its sole discretion, to either temporarily suspend or permanently terminate the Application approval process if there is a dispute as to the legal authority of either Owner or the person signing the Application to submit the Application.”

\_\_\_\_\_ has authorization to sign for \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

## 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](http://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.