

SPONSORED BY: MAYOR LEIGHTY

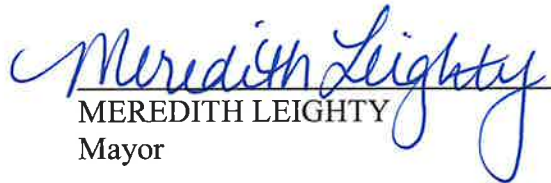
COUNCIL MEMBER'S RESOLUTION

NO. CB-2016  
Series of 2024

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN,  
COLORADO, THAT:

A PUBLIC HEARING WILL BE HELD ON CB-2016 SERIES OF 2024, ENTITLED "A BILL FOR A SPECIAL ORDINANCE DESIGNATING CERTAIN REAL PROPERTY IN THE CITY KNOWN AS THE DEZA ESTATES AS A LOCAL HISTORIC DISTRICT AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE SAME" ON JANUARY 22, 2024 AT 6:00 P.M. AT CITY HALL COUNCIL CHAMBERS, 11701 COMMUNITY CENTER DRIVE, NORTHGLENN.

DATED this 8<sup>th</sup> day of January, 2024.

  
MEREDITH LEIGHTY  
Mayor

ATTEST:

  
JOHANNA SMALL, CMC  
City Clerk

AFFIDAVIT OF POSTING:

I, Johanna Small, certify that CB-2016 was posted at the authorized posting places in the City of Northglenn this 10<sup>th</sup> day of January, 2024.

  
City Clerk's Office

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S BILL

ORDINANCE NO.

No. CB-2016  
Series of 2024

\_\_\_\_\_  
Series of 2024

A BILL FOR A SPECIAL ORDINANCE DESIGNATING CERTAIN REAL PROPERTY IN THE CITY KNOWN AS THE DEZA ESTATES AS A LOCAL HISTORIC DISTRICT AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE SAME

WHEREAS, in accordance with Section 16-9-5 of the Northglenn Municipal Code, the City, following notification and consent of one hundred percent (100%) of the applicable property owners, submitted an application to designate property in the City, more particularly described in **Exhibit A** (the "Property"), as a local historic district (the "Application");

WHEREAS, on November 14, 2023, the Historic Preservation Commission recommended approval of the Application finding that the Application complied with the designation criteria in Section 16-9-5 of the Northglenn Municipal Code; and

WHEREAS, the City Council desires to designate the Property as a local historic district.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

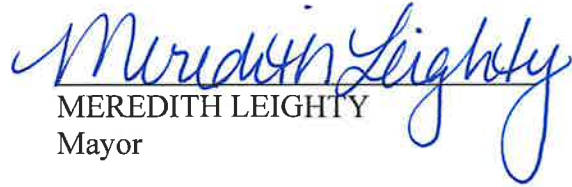
Section 1. Findings of Fact. The City Council hereby finds that the Application meets the applicable criteria in section 16-9-5(f) of the Northglenn Municipal Code, specifically:

- (a) All properties in the proposed district are 50 years of age or older.
- (b) The proposed district is locally significant in the area of architecture for the unique Modern Movement style houses that were built to owner specifications. More specifically, the houses draw on design elements of the Contemporary style utilized from the 1940's to about 1970. Additionally, the houses reference the Usonian subtype of Contemporary houses. The district is also significant for its departure from the standard post-war housing development practices. The developer H. A. Swanson sought to create a neighborhood that was fully custom-built houses, designed to owner specifications. This is different from the standard practice of utilizing model home designs. This practice is clear in many of the single-family neighborhoods developed by Perl-Mack Construction.
- (c) The Deza Estates neighborhood is a clear example of the Modern Movements Style, also often referred to as the Mid-Century Modern Style.

Section 2. Designation. Pursuant to the provisions of the Unified Development Ordinance, and upon the recommendation of the Historic Preservation Commission, the Property is hereby designated as a local historic district.

Section 3. Zoning Map. The official zoning map of the City of Northglenn shall be amended to conform with the provisions of this Ordinance.

INTRODUCED, READ AND ORDERED POSTED this 8<sup>th</sup> day of January, 2024.

  
MEREDITH LEIGHTY  
Mayor

ATTEST:

  
JOHANNA SMALL, MMC  
City Clerk


PASSED ON SECOND AND FINAL READING this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MEREDITH LEIGHTY  
Mayor

ATTEST:

\_\_\_\_\_  
JOHANNA SMALL, MMC  
City Clerk

APPROVED AS TO FORM:

  
COREY Y. HOFFMANN  
City Attorney

**Exhibit A**  
Description of Property

The Deza Estates Historic District boundary is defined by the property lines for all properties included in the district. The northern boundary follows the northern property lines of houses along W. 99<sup>th</sup> Avenue, excluding the western most parcel at the northeast corner of Croke Drive and W. 99<sup>th</sup> Avenue and the two eastern most parcels at the northwest corner of Huron Street and W. 99<sup>th</sup> Avenue. The excluded parcels were not built by the original developer and the two eastern parcels are not residential. The eastern boundary follows the east and south property line of 840 W. 99<sup>th</sup> Avenue and the eastern property line of the parcels along the east side of Lunceford Lane. The southern boundary follows the property lines of the southern most parcels along Palmer Lane, Lunceford Lane, and Rapp Lane. The western boundary follows the west property lines of the properties along Rapp Lane and the western most parcels on W. 99<sup>th</sup> Avenue.