

**CITY OF CORTEZ
ORDINANCE NO. 1354, SERIES 2026**

**AN ORDINANCE APPROVING THE HELEN DUNCAN HOME, LOCATED AT 245
EAST MONTEZUMA AVENUE FOR HISTORIC DESIGNATION, AND TO INCLUDE
THIS PROPERTY IN THE CITY REGISTER OF HISTORIC RESOURCES**

WHEREAS, on March 12, 1996, the City Council (the "Council") of the City of Cortez, Colorado (the "City"), adopted Ordinance No. 814, Series 1996, implementing the City of Cortez Land Use Code, for the purpose of regulating land use, subdivision and development in the City of Cortez in accordance with the Cortez Comprehensive Plan; and

WHEREAS, Ordinance No. 830, Series 1997, established the City of Cortez Historic Preservation Board to enhance our community's local resources and to promote the public interest in historic preservation through the protection and preservation of the City's architectural, historic, and cultural heritage, as embodied in designated historic structures, sites, and districts, by appropriate regulations and incentives; the establishment of a City Register listing designated structures, sites, and districts; and to provide educational opportunities to increase public appreciation of the City's unique heritage; and

WHEREAS, the Council determined as a matter of public policy that the protection, preservation, and enhancement of the City's cultural, historical, archaeological, and architectural heritage is in the public interest, as established through the adoption of Ordinance No. 830, Series 1997; and

WHEREAS, Ordinance No. 1140, Series 2010, updated the regulations pertaining to historic preservation within the City for compliance with the standards of the State Historic Preservation Office; and

WHEREAS, in 2010, the City applied for, and was awarded, designation as a Certified Local Government (hereinafter "CLG") from History Colorado and the National Park Service; and

WHEREAS, the City has been awarded ten CLG grants from History Colorado to conduct site surveys of structures located within city limits of Cortez; and

WHEREAS, the Helen Duncan home building located at 245 East Montezuma Avenue surveyed and found eligible for inclusion with the City Register of Historic Resources, the property owner has applied for historic designation, and has properly requested that the City designate the building on said property to the City Register of Historic Resources; and

WHEREAS, the Historic Preservation Board has reviewed Chapter 7 of the Land Use Code and has recommend the building for historic designation; and

WHEREAS, the building recommended for historic designation (the “Building”) is located at 245 East Montezuma Avenue, which is more particularly described as:

Lot 5-6, Block 4
of the Coffins Addition
County of Montezuma
State of Colorado

WHEREAS, due notice was given that Council would meet to hear and consider the merits for designation of the Building at a public hearing on January 27, 2026, and Council reviewed the qualifications of the Building at said meeting and found that the Building is historically important and satisfies the criteria for historic designation as set forth in Land Use Code, Chapter 7; and

WHEREAS, the Owner agrees to consult with the Cortez Historic Preservation Board before making any alterations or modifications to the Building that could affect the character of the historic resources relative to the criteria by which it was designated, understanding that any alterations or modifications could negate such designation.

NOW THEREFORE, BE IT ORDAINED BY THE CORTEZ CITY COUNCIL AS FOLLOWS:

THAT the Helen Duncan home building existing on the property located at 245 East Montezuma Avenue, Cortez, Colorado, shall be designated to the City Register of Historic Resources as an individual building having a special historical and architectural value.

REPEALER. All orders, bylaws, ordinances, and resolutions of the City, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed to the extent only of such inconsistency or conflict.

SEVERABILITY. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

RECORDING AND AUTHENTICATION. Upon adoption hereof, this Ordinance shall be recorded in a book kept for that purpose and shall be authenticated by the signatures of the Mayor and the City Clerk.

EFFECTIVE DATE. This ordinance shall be effective upon publication after second reading and final passage.

FIRST READING. This ordinance shall be considered first reading on the 13th day of January, 2026, at the hour of 7:30 p.m., in the City Council Chambers in City Hall, Cortez, Colorado.

PUBLIC HEARING. This ordinance shall be considered for second and final reading on the 27th day of January, 2026, at the hour of 7:30 p.m., in the City Council Chambers in City Hall, Cortez, Colorado, at which time and place all persons may appear and be heard concerning the same.

PASSED, ADOPTED AND APPROVED ON FIRST READING THIS 13th DAY OF JANUARY, 2026.

CITY OF CORTEZ

ATTEST:



DANIELLE WELLS, CITY CLERK



RACHEL B MEDINA, MAYOR

PASSED, ADOPTED AND APPROVED ON SECOND AND FINAL READING THIS 27nd DAY OF JANUARY, 2026.

CITY OF CORTEZ

ATTEST:



DANIELLE WELLS, CITY CLERK



RACHEL B MEDINA, MAYOR

APPROVED AS TO FORM:



J. PATRICK COLEMAN, CITY ATTORNEY