



**PLANNING & DEVELOPMENT DEPARTMENT MEMORANDUM  
#08-2020**

**DATE:** April 13, 2020

**TO:** Honorable Mayor Meredith Leighty and City Council Members

**THROUGH:** Heather Geyer, City Manager 

**FROM:** Brook Svoboda, Director of Planning and Development   
Becky Smith, Planning Manager  
Sara Dusenberry, Senior Planner

**SUBJECT:** CR-67 – Certified Local Government Grant Acceptance

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**PURPOSE**

To consider a resolution accepting a Certified Local Government (CLG) grant from History Colorado, the State Historic Preservation Office.

**BACKGROUND**

The City of Northglenn was awarded a \$25,000 grant through History Colorado's CLG grant program. The grant award is to assist with the completion of a comprehensive historic resources survey of the Deza Estates Neighborhood. The information gathered from the survey will provide context for the neighborhood and an understanding of which houses or groups of houses may be eligible for listing on the National Register of Historic Places. The information gathered may also support designating Deza Estates as a local historic district, creating the first historic district in the City.

The Historic Preservation Foundation has committed \$1,591 in cash match, and a total of \$1,415 was estimated for the in-kind match through staff time on the project. The total project cost is estimated to be \$28,006. The awarded funds are partially provided by pass-through dollars from the National Park Service, and the anticipated project completion date is June 2021.

The survey process will engage the residents of Deza Estates to keep them informed and provide opportunities to be involved in the project. Additionally, engaging with residents from the beginning allows them to easily be involved with any potential outcomes of the project, such as local designation.

**STAFF RECOMMENDATION**

Staff recommends approval of CR-67.

**BUDGET/TIME IMPLICATIONS**

The grant award is \$25,000, which will be reimbursed to the City.

**STAFF REFERENCE**

If City Council members have any comments or questions, they may contact Brook Svoboda, Director of Planning and Development, at 303.450.8937 or [bsvoboda@northglenn.org](mailto:bsvoboda@northglenn.org).

**ATTACHMENTS**

1. Award Letter
2. Funding Application

CR-67 – Certified Local Government Grant Acceptance



March 2, 2020

Sara Dusenberry  
City of Northglenn  
11701 Community Center Dr.  
Northglenn, CO 80233

Dear Sara Dusenberry:

History Colorado has completed its review of grant applications submitted to the Certified Local Government Subgrant Program for the 2020 fiscal year. We are pleased to announce that a CLG subgrant of **\$25,000** has been awarded to the City of Northglenn for the Deza Estates Historic Resources Survey. Congratulations on your award! Please read this letter in its entirety to ensure there is no delay in receiving your award.

These grants are funded in part by the National Park Service. Therefore, we cannot issue Intergovernmental Grant Agreements until we receive the federal funding allocation. We anticipate this to occur between late April and early June of this year and will issue Intergovernmental Grant Agreements at that time. **Please note that work cannot begin until an Intergovernmental Grant Agreement between History Colorado and the City of Northglenn has been fully executed.** Any work completed outside of the agreement period is not eligible for reimbursement.

**CLGs must be under contract with their selected consultant within 60 days of receipt of their fully executed grant agreement, otherwise the grant award will be forfeited.** If your procurement process was not completed prior to the grant application submission, we highly recommended beginning this process immediately so that your consultant is in place when your grant agreement is finalized. For more information on this and other important requirements associated with your CLG subgrant, please see the Grant Administration section of the **CLG Subgrant Program Manual FY2020** at <https://www.historycolorado.org/certified-local-government-grants>.

Enclosed is a **risk self-assessment form that must be completed to initiate the grant agreement process.** Please submit the completed risk self-assessment form no later than April 15, 2020. Please notify Grant Contract Specialist, Breanne Nugent, at [breanne.nugent@state.co.us](mailto:breanne.nugent@state.co.us) or 303-866-2961, if your contact information has changed or if you have any contractual or fiscal questions. Contact Erica Duvic at [erica.duvic@state.co.us](mailto:erica.duvic@state.co.us) or 303-866-4681 if you have any questions specific to your project. Please include your grant number (#CO-20-10003) on all correspondence.

Beginning this year, all CLG payments will be processed via Electronic Funds Transfer. Our records show the City of Northglenn already has a bank linked in the State's financial system. Please complete the included Account Verification Form and email it to [breanne.nugent@state.co.us](mailto:breanne.nugent@state.co.us).

Congratulations again on receiving this Certified Local Government Subgrant award. We look forward to issuing your grant agreement and supporting your project to successful completion. If you have any questions about the agreement process, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Erica Duvic". The signature is fluid and cursive, with a long horizontal stroke at the end.

Erica Duvic

Preservation Planner

Office of Archaeology and Historic Preservation

303-866-4681 (w) | [erica.duvic@state.co.us](mailto:erica.duvic@state.co.us)

**Certified Local Government (CLG) Subgrant Application  
CLG Subgrant Program | Federal Fiscal Year 2020**

**Application Deadline: January 15, 2020**

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*Applicants should review the application instructions in the CLG Subgrant Program Manual before completing this application.*

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Name of CLG: \_\_\_\_\_

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

Federal Employer Identification Number: \_\_\_\_\_

Staff Person Responsible for Grant: \_\_\_\_\_

Title: \_\_\_\_\_

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

Name of Chief Elected Official: \_\_\_\_\_

Title: \_\_\_\_\_

.....  
Name of Project: \_\_\_\_\_

Amount of Request: \_\_\_\_\_

Project Total: \_\_\_\_\_

Cash match (if applicable):


In-kind \_\_\_\_\_

Cash \_\_\_\_\_

**Brief Description of Project (no more than 1500 characters):**

Please check the following boxes to acknowledge your understanding of the CLG Subgrant Program policies:

- I understand that I may not begin work on my project until my agreement with the History Colorado is finalized at a time subject to the schedule of the National Park Service.
- I understand that all work must meet the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* and when applicable, survey standards established by History Colorado.
- I understand that my project must be completed by July 31, 2021, to comply with National Park Service requirements. I understand that failure to comply with this deadline could result in History Colorado declaring all/part of the work ineligible for reimbursement.
- I acknowledge that I have received and read the *CLG Subgrant Program Manual* and that I understand its contents.

  
\_\_\_\_\_  
Signature of Staff Person Responsible for Grant

1-14-2020  
Date

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**Certification:** This application is submitted to History Colorado for funding consideration under the Certified Local Government provisions of the National Historic Preservation Act of 1966 as amended.

  
\_\_\_\_\_  
Signature of Historic Preservation Commission Chair

1/14/2020  
Date

Joyce Downing  
Print Name

  
\_\_\_\_\_  
Signature of Chief Elected Official

January 14, 2020  
Date

**Section 1: Project Selection (15 points)**

Describe why you have selected this project and why it is a priority for your CLG.

**Section 2: Project Team (15 points)**

List project participants, their qualifications, and the exact role they will play in this project.

**Section 3: Project Description (20 points)**

Describe what you propose to do in the sequence it will be done, how it will be done, and why it is important.



**Section 3: Project Description (continued)**

**Section 4: Timeline (10 points)**

List key milestones, in the order they will be completed, and target dates for completion.

**Section 5: Public Benefit and Outreach (15 points)**

Include who will benefit and how they will benefit as well as information on how you will make others aware of the project and share its results.

**Section 6: Combined Scope of Work and Budget Form (20 points)**

Note scope of work components on lines A through I (shaded in blue) and insert the associated cost in the space provided to the right of each line. Describe each scope of work component in the space directly below. If additional space is needed for descriptions, please continue into the next box field. Insert cash or in-kind match amounts in the space provided.

A.

B.

C.

D.

E.

F.


G.


H.


I.


Project Total	
Grant Request	
Cash Match	
In-Kind Match	
Total Match	

## Section 7: State Preservation Plan (5 points)

Please select at least one goal and at least three objectives of the [State Preservation Plan](#) that your project supports.

### Goal A: Preserving the Places that Matter

1. Evaluate fundamentals of survey process
2. Prepare additional historic contexts
3. Conduct survey, inventory, and designation proactively
4. Disseminate historic and cultural resource information broadly
5. Increase historic and cultural resource preservation

### Goal B: Strengthening and Connecting the Colorado Preservation Network

1. Nurture preservation leaders
2. Establish a preservation advocacy network
3. Maximize partnership network connections to achieve critical capacity
4. Increase interagency coordination and dialogue with public
5. Form new partnerships

### Goal C: Shaping the Preservation Message

1. Expand positive perceptions of preservation
2. Develop promotional plan and communication strategy
3. Demonstrate relevance of preservation to the individual citizen
4. Implement strategic marketing initiative
5. Establish historic preservation focus at the History Colorado Center
6. Broadcast preservation's positive local impact

### Goal D: Publicizing the Benefits of Preservation

1. Demonstrate collective social, educational, economic, and cultural benefits of historic preservation
2. Publicize economic benefits, incentives, and funding mechanisms
3. Advance heritage tourism efforts
4. Articulate the benefits of comprehensive management of public lands
5. Articulate the benefits of protection of private lands
6. Demonstrate the intrinsic connection between environmental sustainability and historic preservation

### Goal E: Weaving Preservation Throughout Education

1. Share the stories of designated properties
2. Create programs to engage youth in understanding and appreciating cultural and historic resources
3. Develop integrated curricula related to historic preservation
4. Involve all types of educators in historic preservation education
5. Support preservation higher education programs
6. Create lifelong learning opportunities
7. Create better understanding of local communities' role in preservation decision-making

8. Develop workshops for property owners and local preservationists

Goal F: Advancing Preservation Practices

1. Improve regional and community-based technical assistance
2. Identify and increase traditional building trade and training opportunities
3. Increase professional training opportunities throughout state
4. Expand pool of preservation professionals
5. Train individuals how to "green" historic buildings
6. Enhance curatorial and collection capabilities and facilities

**Attachments:**

- W-9 (required)
- Estimate(s) (recommended)
- Photographs (if applicable)
- Maps (if applicable)
- Letters of Support (recommended)

Completed  
W-9 Form



# Request for Taxpayer Identification Number and Certification

**Give Form to the  
 requester. Do not  
 send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
 See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>City of Northglenn</b>	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate  <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.  <input checked="" type="checkbox"/> Other (see instructions) ▶ <b>Government</b>	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) <u>  3  </u>  Exemption from FATCA reporting code (if any) <u>  C  </u>  <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. <b>11701 Community Center Drive</b>	Requester's name and address (optional)
6 City, state, and ZIP code <b>Northglenn, CO 80233</b>	
7 List account number(s) here (optional)	

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
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8	4	-	0	5	9	2	0	8	3		

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶ <u>Valera J Koenig</u>	Date ▶ <u>1-2-19</u>
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## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

Procurement and  
Consultant Proposal  
with Cost Estimates

## City of Northglenn Request for Proposals – Email dated 10 July 2019

Greetings,

Your contact information was provided by the State Office of Archaeology and Historic Preservation as an historic preservation professional that has performed work on Colorado State Historical Fund or Certified Local Government grant projects in the past, specifically on Survey, Nomination, or Preservation Planning. I am reaching out as the staff liaison of the Northglenn Historic Preservation Commission to professionals located in the Denver area to gauge interest in preparation of a grant application(s) and then if awarded, to complete the work for a multiple property survey project in Northglenn.

The [Northglenn Historic Preservation Commission](#) is a recently established Colorado CLG, and is interested in surveying potential historic properties in the City. Specifically, the Commission has identified the Deza Estates subdivision as a potential historic district in the City. Deza Estates is a small single-family residential mid-century modern neighborhood at approximately 99<sup>th</sup> Ave. and Huron St. in Northglenn. More information on the neighborhood can be found at <http://www.northglennhistory.com/history-of-deza-estates.html>. The Commission is seeking interest from qualified professionals in preparation of a grant application with the State Historic Fund and/or a CLG grant to survey the approximate 44 properties in the neighborhood (property map attached) with the goal of a potential nomination for historic designation to follow.

If interested, please respond to me by Wednesday, July 31. As a new CLG never having applied for or received a grant, we are seeking assistance in understanding and navigating the state process for grant applications, and if selected, the consultant would then perform the survey work. Please indicate an estimated project timeline and costs associated with such a project, anticipated/targeted grant funding, estimates of any match needed, and if upfront payment for preparation of the grant would be expected. Any other considerations for this project are also welcome.

Please feel free to reach out with any additional questions.

Thank you,

**Alan Sielaff, AICP**

Planner I

303-450-8738, [asielaff@northglenn.org](mailto:asielaff@northglenn.org)

City of Northglenn

Planning & Development Department

11701 Community Center Drive

Northglenn, CO 80233

303-450-8739, [development@northglenn.org](mailto:development@northglenn.org)



Mary Therese Anstey, Principal – 2128 Marion Street Denver, CO 80205 - 303-214-8069 – [mtanstey@historymattersllc.com](mailto:mtanstey@historymattersllc.com)

31 July 2019

Alan Sielaff, Planner I  
City of Northglenn – Planning & Development Department  
11701 Community Center Drive  
Northglenn, CO 80233

Dear Mr. Sielaff:

HistoryMatters is delighted to respond to the City of Northglenn’s Request for Estimate for the proposed Deza Estates survey project.

Our firm, established in 2010, takes a resource-focused approach to historic preservation. We are committed to providing clients with useful, informative, thoroughly researched final products. The HistoryMatters mission is to serve clients interested in preserving and promoting the unique history of their buildings, sites, neighborhoods, and communities. We not only understand preservation best practices but also tailor the available approaches to both the particular project goals and each client’s needs. We take pride in applying our knowledge, background, and education to each project. As the firm name implies, we are passionate about history and believe the past is and should remain relevant to a contemporary audience. HistoryMatters strives to create products which benefit the public, can be used for resource interpretation, and lead to wise decision-making.

HistoryMatters’ founder, Dr. Mary Therese Anstey, brings over twenty years of experience in the historic preservation field to all of her projects. Before establishing HistoryMatters, she served as the Historical & Architectural Survey Coordinator in the Colorado State Historic Preservation Office (OAHP) where she was responsible for enhancing both the accuracy and quality of all data collected as part of grant-funded historical & architectural survey products. This prior work experience gives Dr. Anstey first-hand knowledge of both the Certified Local Government (CLG) and Colorado State Historical Fund (SHF) grant programs, their regulations, and the staff expectations for survey products.

The information below-- project approach, statement of qualifications, time schedule, and cost proposal-- illustrate why HistoryMatters represents the best firm to complete the proposed work in Deza Estates.

Sincerely,

*Mary Therese Anstey*

Mary Therese Anstey  
Founder and Principal Consultant

## PROJECT APPROACH

### *Proposed Methodology*

The Deza Estates subdivision represents an intriguing neighborhood that features a mix of contemporary design and more traditional post-World War II domestic architecture. The research the Northglenn Historic Preservation Commission (HPC) already has completed represents an amazing foundation for the proposed project. Deza Estates developer Henry "Art" Swanson, from the beginning, offered prospective homeowners an opportunity to build unique, architect-designed homes rather than living in one of a limited range of standard house models available in most other metro-area postwar subdivisions. This early design ethos for Deza Estates is evident in the extant built environment within the proposed survey area.

Based upon this unusual historical background and distinctive architectural reality, History Matters proposes an historical and architectural architecture survey project that combines reconnaissance and intensive level survey to document Deza Estates:

**Reconnaissance surveys** are designed to cover a lot of territory through sweeping observations. Such surveys sometimes are called "windshield surveys." This reference to an automobile indicates that not only reconnaissance surveys are done over large areas, making a car a useful survey tool, but also, when viewing the survey area through a windshield, this level of survey takes a quick look and records basic information. Despite the use of this term, reconnaissance surveys are not completed from within a car and still require a great deal of legwork. Reconnaissance surveys rely on visual observation of architectural styles and building types; these instruments cannot, by definition, be used to assess historical significance or evaluate individual eligibility to either the National Register of Historic Places or the Colorado State Register of Historic Properties.

**Intensive survey** is a more painstaking and exacting look at individual resources. This approach gathers detailed geographic information, a thorough accounting of architectural characteristics and the associated style or building type, an analysis of how the building has changed over time, an investigation of the site's use and historical background for past owners, and an assessment of both why the property is important and how physically intact it is. All of the details collected on an intensive survey form are used to make a determination of eligibility based upon whether the surveyed property possesses sufficient significance and integrity to qualify as a Northglenn local landmark or to be listed on the National Register of Historic Places or the Colorado State Register of Historic Properties.

The proposed reconnaissance-intensive survey has the advantage of directing the most time and effort to those homes with the greatest architectural importance. These properties also are the sites most likely to be contributing to an identified local or National Register of Historic Places historic district. For the Deza Estates project HistoryMatters proposes to record the nineteen standard postwar homes within the survey area at the reconnaissance level and to document the twenty-five homes that appear to have been architect-designed with input from original owners at the intensive level.

### *Scope of Work*

HistoryMatters will organize the work on the Deza Estates Survey into three major steps: fieldwork, archival research, and form and report completion.

#### **Fieldwork**

The first step will be to physically visit each property within the Deza Estates survey area to record its architectural features and photograph as many elevations as possible from the public right of way for each of the forty-four surveyed homes. Fieldwork is scheduled to be completed either in the early spring (SHF) or in the late fall (CLG), allowing the photographs to show the greatest level of architectural detail without the interference of trees in full leaf.

## Archival Research

Reconnaissance surveys require little research and are based almost exclusively on visual evidence in the field. The research process for the properties surveyed at the intensive-level will be based upon available primary and secondary sources. Records from the office of the Adams County Assessor along with the materials the Historic Preservation Commission already has gathered about Deza Estates, any available city directories, maps, and historic tax and ownership lists will provide information regarding the owner-occupants for intensively surveyed sites. Biographical information will come from a variety of sources-- including U.S. Census records, obituaries, historic newspapers, and oral histories both previously conducted and gathered at the time of this survey-- and will provide relevant details about former residents of the intensively surveyed properties. HistoryMatters will use these same sources to prepare the historic context section in the survey report.

## Form and Report Completion

A form will be generated for each recorded site with the appropriate photographs and maps attached. The final step, form completion, will combine the fieldwork and archival research to complete the survey forms. The nineteen sites recorded at the reconnaissance level will utilize OAHF's Reconnaissance Survey Form (#1417) and the twenty-five sites documented intensively will employ OAHF's Architectural Inventory Form (#1403). All of the surveys will include color photographs embedded into the form. On the intensive forms HistoryMatters will assess the historical and architectural significance and, thus, individual eligibility for listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, and as Northglenn local landmarks. There also will be an assessment of historic district eligibility. This analysis will determine whether a National Register or local landmark historic district is most appropriate in Deza Estates.

The survey report will be prepared in accordance with the *Colorado Cultural Resource Survey Manual, Revised Edition* (2007). It will feature an historic context specific to the survey area and the recorded resources from this project. This section of the report represents the heart of the project, the narrative story of what made and makes Deza Estates special. The context will focus on not only the subdivision itself but also the burgeoning area that would eventually become Northglenn. Possible themes might include factors influencing subdivision location, land acquisition and subdivision platting, infrastructure improvements, a full examination of the background and experience of developer Henry Swanson, and a characterization of the original owners in Deza Estates. The report also will include a summary of historic district eligibility detailing the assessment completed during the survey process and illustrated with the required maps and tables.

HistoryMatters will conduct two **public meetings**. An initial, kick-off meeting will inform homeowners within the survey area about the upcoming project, especially the fact our staff will be conducting fieldwork and taking photographs from the public right of way. The second public meeting, held at the conclusion of the project, will share the results of the survey with the community. HistoryMatters will collaborate with the City on the planning for both meetings. City staff will be responsible for securing the location for these sessions and promoting the events to area residents in order to encourage meeting attendance and overall participation.

## Project Deliverables

The following project deliverables will be prepared for the Deza Estates historical and architectural survey project:

1. **Sample draft forms** for two (2) sites recorded at the reconnaissance level and three (3) properties documented intensively. These products will be submitted electronically (as PDFs) to both the City and State staff for review and comment. The purpose of submitting samples relatively early in the project is twofold. First, these deliverables serve as a status check to assure both the City and the State that HistoryMatters is making sufficient progress to complete the project in accordance with the agreed upon project timeline. Second, the review of sample forms allows both the City and the State to provide feedback on a small number of forms with the understanding HistoryMatters will address any highlighted issues or requested changes on the forms for all surveyed homes. In other words, this approach avoids the scenario where consultants are forced to scramble to make

extensive changes to all of the forms after the review of the final draft forms and draft survey report when both project time and money are scarce.

2. **Final draft forms**, nineteen (19) properties on Form #1417 and twenty-five (25) sites on Form #1403, for all surveys within the Deza Estates survey area. These products also will be submitted electronically (as PDFs). These survey forms will incorporate all requested revisions from the review of the sample draft forms.
3. **Draft survey report** providing an overview of the project methodology, featuring an historic context for the Deza Estates survey area and the history of development in the area that became Northglenn, and including the required USGS and planning maps. This product will be submitted electronically (as PDF) and at the same time as the final draft forms.
4. **A printed set of the final survey forms** for the City. These forms will reflect requested changes from the City and State review of the final draft forms.
5. **A printed survey report** for the City. This document will be revised as necessary based upon the City and State staff review comments for the draft document. The final printed version of the report also will feature official assessments of individual and historic district eligibility from the National and State register staff at the State.
6. **Digital copies (PDFs) of final products**-- the survey report, all reconnaissance and intensive survey forms, and all survey photographs-- for both the City and the State. Such digital documents are suitable for posting to websites or sharing with property owners and other interested individuals.

## **STATEMENT OF QUALIFICATIONS**

HistoryMatters' Founder and Principal Consultant Dr. Mary Therese Anstey possesses a proven track record in both the review and completion of historical and architectural survey forms and reports. During her over five years of work at the Colorado SHPO, she supervised over thirty grant-funded projects and reviewed approximately 2,000 survey forms. As a professional consultant Anstey has completed nearly 1,000 additional survey forms. Anstey also has experience preparing historic contexts, survey reports, and historic preservation plans. This professional background, along with commitment to client support, make HistoryMatters an excellent candidate to prepare the survey products for the City of Northglenn's survey of Deza Estates.

HistoryMatters proposes to devote the efforts of two experienced preservation professionals to the Deza Estates historical and architectural survey. Dr. Adam Thomas, an architectural historian and the co-founder of his own consulting firm Historitecture LLC, will design and administer the project database. He also will be responsible for printing all final forms for submission to the City. HistoryMatters principal Anstey will attend all public meetings, conduct all fieldwork, complete all of the research for the intensive survey forms and historic context, engage in form completion for all forty-four sites, and write the survey report. She also will undertake all project management, preparing monthly invoices and corresponding as necessary with City and State staff and other project stakeholders.

Anstey and Thomas have collaborated on numerous preservation projects over the last nine years, forming a strong working relationship based upon their shared beliefs and complementary skill sets. Most relevant to the City's interest in the Deza Estates postwar subdivision, this duo has completed the four projects. This experience makes the team one of the most experienced in researching the history and documenting the architecture of postwar Colorado:

- *Westminster California Ranch Survey*: This project involved reconnaissance-level documentation of 286 contemporary postwar homes scattered throughout the city's 1950s and early-1960s

subdivisions. Consultants defined the architectural characteristics of this period's architecture in Westminster and recommended properties for both future intensive survey and local landmark designation. The historic context for the project represented the first documentation of the city's postwar history, telling the story of the area's rapid transition from orchards to suburb.

- *Eilers Heights/ Old Bojon Town Community Survey*: This project documented twenty-four homes and community buildings associated with the postwar neighborhood Slovenian Americans developed in Pueblo near the Colorado Fuel and Iron plant. Using an innovative method usually employed for community park planning, the project relied heavily on stories and anecdotes from both homeowners and neighbors. The project resulted in not only the standard survey products of forms and a report with historic context but also a well-received 15-minute documentary about this close-knit ethnic neighborhood. The project received extensive media attention, including a segment on Colorado Public Radio's "Colorado Matters" program.
- *Pueblo Modern Historic Context*: This massive document represented a citywide study of the history and architecture in Colorado's most industrial city from 1940 through 1982. The key components of the American dream from the individual's perspective-- work, home, consumer goods, education, and freedoms-- served as the organizational framework for this story. This historical context also covers another key topic related to the American dream: infrastructure and government. If asked to define the American dream, few individuals would list these subjects among its characteristics. However, jobs, home construction, available consumer goods, educational opportunities, and freedom of Americans to enjoy their lives all relied, to varying degrees, upon the underlying systems that were developed or much improved during the 1940s through the 1980s and the government officials, elected or appointed, who made these improvements possible.
- *Fort Collins Postwar Survey and Context*: The historic and architectural context explores the important themes that not only influenced but also resulted in postwar development of Fort Collins between 1945 and 1969. Featured topics included the impact of World War II, the dramatic postwar transformation of Colorado A&M to Colorado State University; the role of recreation and religion in postwar Fort Collins, the tremendous residential building boom, and the importance of local business development to fuel the city's economic growth. The survey, based upon informal reconnaissance citywide, intensively documented ninety-six individual sites and the fifty-seven homes within the Reclamation Village subdivision. The project documented a mixture of residential, commercial, industrial, and religious buildings.

### ***Consultant Resume***

**MARY THERESE ANSTEY, Ph.D.**

**Architectural Historian and Managing Principal of HistoryMatters, LLC**

#### **Education and Experience**

- Doctor of Philosophy in European Urban Conservation, University of Dundee (Dundee, Scotland)
- Master of Arts in Public History/ Historic Preservation, Colorado State University
- Bachelor of Arts in American History, The Colorado College

Dr. Anstey is an enthusiastic professional who thrives on the challenges of promoting community history and protecting significant resources. She possesses a proven track record planning and implementing large projects; communicating with a diverse range of stakeholders; and making a significant, immediate contribution to benefit the built environment. Her two-volume dissertation, *Ideal Owner: A Comparative Study of Scottish and American Home Restoration*, explores historic preservation in the United States and Scotland and contains numerous case studies illustrating both the characteristics and impacts of ideal owners upon historic properties. Dr. Anstey started her preservation career in the municipal government for Colorado's second-largest city, Aurora, where she developed a first-hand understanding of the actual issues facing local preservation advocates. She also worked at OAHP, establishing the role of Historical & Architectural Survey Coordinator.



## **Selected Major Projects**

- Reconnaissance and intensive survey and historic context/ survey report, Historic Downtown, Elizabeth, CO
- Reconnaissance and intensive survey, public memoir workshop, and historic context, Eiber Neighborhood, Lakewood, CO
- Reconnaissance survey and historic context, selected 1950s-1960s residential neighborhoods, Westminster, CO
- Intensive survey, original town plat, Sidney, NE
- Historic contexts and themes, Discover Denver survey initiative, Denver, CO
- Preservation master plan, Louisville, CO
- Historic resources survey plan, Aurora, CO
- Intensive survey, memoir workshops, and historic context, Eiler Heights (Old Bojon Town) Neighborhood, Pueblo, CO
- Intensive survey and historic context, Fourmile Canyon, Boulder County, CO
- Historic Preservation Plan, Boulder, CO
- Historic context, 1940-1982, Pueblo, CO
- Intensive survey and historic context, postwar resources, Fort Collins, CO

## ***Subcontractor Resume***

**ADAM THOMAS, Ph.D.**

**Architectural Historian and Managing Principal of Historitecture LLC**

## **Education and Experience**

- Doctor of Philosophy in History, John Hopkins University
- Master of Arts in History, Colorado State University - Concentrations in architectural history, historic preservation, industrial history, and modern design
- Bachelor of Science in Journalism, Joseph Medill School, Northwestern University - Concentration in American history

Dr. Thomas combines his writing experience, gained during a career as a reporter and editor, with a lifelong passion for history and architecture. He has inventoried over 2,000 properties across Colorado. He has written numerous historical contexts, reports, and articles published in historical journals. The majority of these projects received either SHF or CLG grant funding. His doctoral dissertation, under production as an upcoming book for an academic press, explored the differences in racial, cultural, and historical background of the communities of Colorado Springs and Pueblo, focusing on how these diverse identities are reflected in the architecture of each city. Thomas currently serves as an adjunct professor of history at Colorado State University in Fort Collins, teaching upper- and graduate-level courses in architectural history and historic preservation, and he previously taught at CSU-Pueblo. In 2005, the City of Fort Collins awarded Mr. Thomas its Friend of Preservation Award for his excellence in surveying the city's historic resources.

## **Selected Major Projects**

- Reconnaissance and intensive survey and historic context/ survey report, Historic Downtown, Elizabeth, CO
- Reconnaissance and intensive survey, public memoir workshop, and historic context, Eiber Neighborhood, Lakewood, CO
- Reconnaissance survey and historic context, selected 1950s-1960s residential neighborhoods, Westminster, CO
- Historic context and documentary video, Eiler Heights (Old Bojon Town) Neighborhood, Pueblo, Colorado
- Historic context and preservation plan, Bessemer Neighborhood, Pueblo, Colorado
- Historic context and preservation plan, South Pueblo Neighborhood, Pueblo, Colorado
- Historic context, 1940-1982, Pueblo, CO
- Intensive survey and historic context, postwar resources, Fort Collins, CO
- Intensive-level survey and survey report, Wondervu, Boulder County, Colorado
- Intensive-level survey, context, and survey report, East Side Neighborhood, Pueblo, Colorado
- Intensive-level survey, survey report, and documentary video, two-block downtown, Windsor, Colorado
- Intensive-level survey, context, and survey report, North Side Neighborhood, Pueblo, Colorado
- HABS documentation of River Pines Cottages, Grand Lake, Colorado
- Context, intensive-level survey, survey report, and nominations for historic properties owned by Poudre School District R-1, Fort Collins, Colorado vicinity
- Reconnaissance survey of and historical context for Quonset huts in the Fort Collins, Colorado

- Historical context and selected, intensive-level surveys of properties in Fort Lupton, Colorado (for SWCA Environmental Consultants)
- Historical contexts for Germans from Russia and Hispanics in Fort Collins; intensive-level survey of the Sugar Factory Neighborhoods in Fort Collins, Colorado (for SWCA Environmental Consultants)
- Intensive-level survey of structures in Jefferson County Open Space Parks, including White and Blair ranches (for SWCA Environmental Consultants)
- HABS documentation of Bodo Ranch, Ridges Basin, Durango, Colorado, vicinity (for SWCA Environmental Consultants)
- Historical context and intensive-level survey of the East Side Neighborhood, Longmont, Colorado (for Cultural Resource Historians)
- Historical context and intensive-level survey of the Arlington Neighborhood, Greeley, Colorado (for Cultural Resource Historians)

## TIME SCHEDULE

The proposed dates below reflect the standard deadlines and contract periods for the SHF and CLG grant programs. The City will need to decide which funding mechanism to pursue for the Deza Estates project. Some factors for consideration during this decision-making process, especially the ways in which the SHF and CLG grant programs differ, appear below.

### *SHF-funded project*

SHF funding features a standard and longer (two-year) grant contract period. In addition, projects receiving can negotiate for an extension if necessary. This longer expanse of time allows more or more in-depth research for the intensive survey forms and historic context in the survey report. Time-consuming research tasks more likely to be accomplished during an SHF schedule include searching for relevant articles in non-indexed historic newspapers or conducting additional oral history interviews with original or long-time owners of survey properties.

SHF grants require the City to pledge at 25 percent or greater cash match (see Cost Proposal for more details). No work can commence until the City has their full match amount available.

DATE	TASK
<b>1 October 2019</b>	Submission of SHF grant application
<b>1 December 2019</b>	Award announcements from SHF
<b>December 2019 – February 2020</b>	Contracting process: City with SHF and then City with HistoryMatters
<b>March 2020</b>	Initial meeting: City, SHF staff, consultant
	Public Kickoff Meeting
<b>March 2020 – December 2021</b>	Research for Historic Context and Intensive Survey Forms
<b>March – June 2020</b>	Survey Fieldwork
<b>January 2021</b>	Submit Sample Draft forms to City and SHF staff for review
<b>October 2021</b>	Submit Final Draft forms and Draft Context/ Survey Report to City and SHF staff for review
<b>February 2022</b>	Final Public Meeting
	Submission of all final products to Town and SHF staff

### *CLG-funded project*

The overall length of CLG grant projects is not a standard period. Instead, the available time frame is dependent upon factors beyond the control of the City, State, or hired consultants. No CLG-funded work can commence until the Federal budget is approved. Some years this process is straightforward and predictable. More often, however, budget approval is protracted, forcing delays in the beginning of grant-funded projects. Most years the budgeting process leads to a total project period of approximately one-and-one-half years.

Although far from ideal, HistoryMatters has extensive experience with Federal budget-induced delays and their impact on CLG projects. We have a proven track record of completing project even on very compacted timeframes. In addition to budget-related issues, there are NO extensions for CLG projects. All work must be completed by June 30<sup>th</sup> of the fiscal year following grant award. This date allows sufficient time for reporting requirements, both at the City and State, prior to the end of the federal fiscal year.

CLG grants do NOT required any cash match. In Colorado, an internal grant from SHF generously covers this match amount. The City might consider their capacity to provide even a small cash or in-kind (usually staff hours) match for a CLG grant project. Such pledged commitments to the proposed grant project will make the City’s grant application more competitive and enhance its chances of approval.

<b>DATE</b>	<b>TASK</b>
<b>15 January 2020</b>	Submission of CLG grant application
<b>1 March 2020</b>	Award announcements from State/ CLG staff
<b>March – May 2020</b>	Contracting process: City with State/ CLG staff and then City with HistoryMatters
<b>May 2020</b>	Initial meeting: City, CLG staff, consultant
	Public Kickoff Meeting
<b>May 2020 – April 2021</b>	Research for Historic Context and Intensive Survey Forms
<b>October 2021</b>	Survey Fieldwork
<b>January 2021</b>	Submit Sample Draft forms to City and CLG staff for review
<b>March 2021</b>	Submit Final Draft forms and Draft Context/ Survey Report to City and CLG staff for review
<b>May 2021</b>	Final Public Meeting
	Submission of all final products to Town and CLG staff

Fortunately, both the SHF and CLG grant programs utilize an application based upon the Colorado Common Grant. If the City should choose to pursue an SHF application for the October 1<sup>st</sup> deadline but not receive an award in December 2019, the same application easily can be improved and resubmitted for the January 2020 CLG grant application deadline.

### **COST PROPOSAL**

All project work is charged at a rate of \$66 per hour. HistoryMatters welcomes the opportunity to partner with the City and HPC to prepare a grant application for the proposed Deza Estates historical and architectural survey project. We will charge a flat rate of **\$800** to cover all costs associated with the grant application and required attachments. This figure is significantly reduced based upon the City’s commitment to hire HistoryMatters to complete the work on the Deza Estates project once awarded. We will submit an invoice for the work on the grant application upon completion of this document. NOTE: Neither SHF nor CLG allows applicants to include costs for grant preparation in their project budget in the grant application.

As mentioned previously, SHF requires all municipal applicants to pledge a cash match of at least 25 percent. A larger cash match can enhance competitiveness. Based upon the budget below, the City will need to raise a cash match of at least \$6,648. This calculation equates to a request from SHF for \$19,043 to finance the proposed survey in Deza Estates.

This cost proposal features a 10 percent contingency. HistoryMatters has added this line item based upon our experience with previously completed survey projects, especially those with postwar homes. This request is well within the allowable contingency requirements of either the SHF or CLG grant programs. If

needed, these funds will be used to cover unexpected expenses or the extra time and effort involved with historic newspaper and oral history research.

<b>TASK</b>		<b>HOURS</b>	<b>COST</b>
<b>Historic Context and Research Development</b>		<b>222</b>	<b>\$14,652</b>
Research	Intensive Forms	106	6,996
	Context/ Report (Final Draft and Final)	44	2,904
Writing (Draft and Final)	Draft Context/ Report	60	3,960
	Final Context/ Report	12	792
<b>Survey Fieldwork and Documentation</b>		<b>107</b>	<b>\$7,062</b>
Reconnaissance	Fieldwork	6	396
	Form Completion- Sample and Final Drafts	30	1,980
	Form Completion- Final	5	330
Intensive	Fieldwork	8	528
	Form Completion- Sample and Final Drafts	50	3,300
	Form Completion- Final	8	528
<b>Meetings and Project Management</b>		<b>32</b>	<b>\$ 2,112</b>
Initial Meeting	Attendance	2	132
Two (2) Public Meetings	Preparation and Attendance	20	1,320
Client and State Communication	Response to State re: draft review comments; monthly progress reports; email, phone correspondence as needed	10	660
<b>Expenses</b>			<b>\$348</b>
Travel	Six (6) trips to Northglenn for meetings, fieldwork, research plus research trips to other locations: 260 miles x .52/ mile		135
Photos	Reconnaissance and Intensive Forms (2 sets of forms = approximately 220 total images) embedded in form		n/a
Printing (for City)	Reconnaissance Forms (Final)		48
	Intensive Forms (Final)		125
	Context/ Report (Final)		40
Electronic Products (for City and State)	Reconnaissance Forms (Sample Draft, Final Draft, and Final)		n/a
	Intensive Forms (Sample Draft, Final Draft, and Final)		
	Context/ Report (Final Draft and Final)		
<b>SUBTOTAL</b>		<b>361</b>	<b>\$24,174</b>
<b>Contingency = 10%</b>			<b>\$2,417</b>
<b>TOTAL</b>			<b>\$26,591</b>

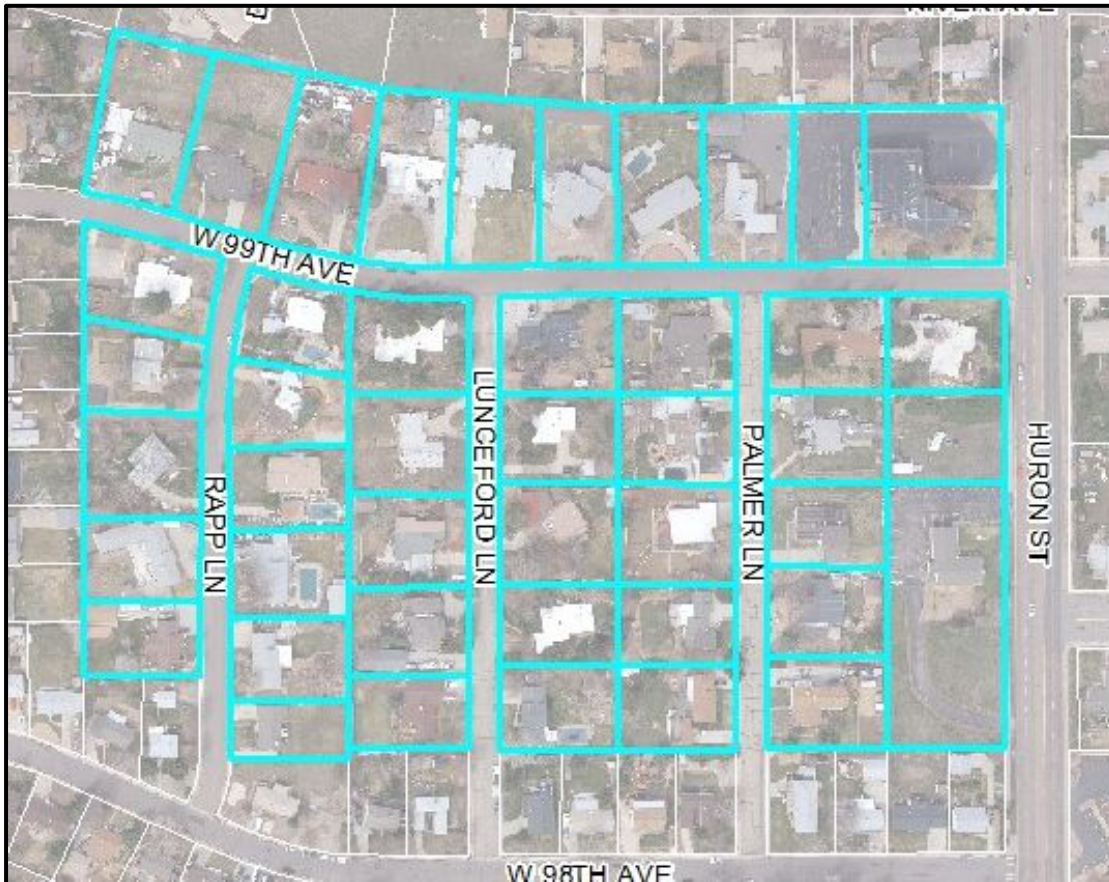
Subject Area  
Photos and Map

# ATTACHMENTS: City of Northglenn – Deza Estates Survey

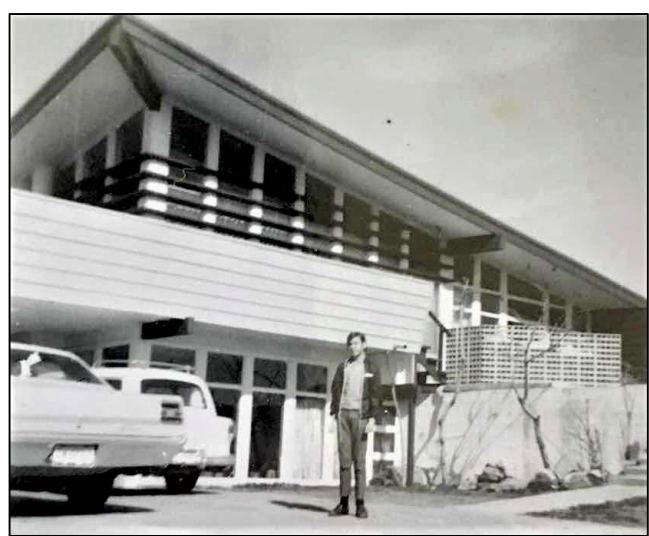
**Table 1: List of Properties for Survey**

Reconnaissance ("Standard" Homes)	Intensive ("Contemporary" Homes)		
All remaining within survey area/ shown on Deza Estates map  <b>NOTE:</b> 9841 Palmer Lane appears to have been, originally, "contemporary" but has been altered extensively/ has a very large addition	<i>Lunceford Lane</i>		
	9810	9820	
	9821	9840	
	9841	9861	
	<i>Palmer Lane</i>		
	9810	9820	
	9821	9848	
	9861		
	<i>Rapp Lane</i>		
	9820	9840	
	9840	9841	
	9860		
	<i>West 99<sup>th</sup> Avenue</i>		
	840	880	
	941	961	
	980	981	
	1041	1061	
	1141	1160	
	<b>TOTAL = 18</b>	<b>TOTAL = 26</b>	

**Figure 1: Deva Estates Survey Area Map**



**Figure 2: Photographs – Intensive**



**Examples of "Contemporary" homes in Deza Estates--** These properties at 941 W. 99<sup>th</sup> Avenue, 1061 W. 99<sup>th</sup> Avenue, and 9841 Rapp Lane (from top to bottom) appear to be in keeping with the original development ethos of architect-designed homes. These properties, and twenty-three others, will be recorded at the intensive level.

*Historic images, like the one of the Rapp Lane house, are available to assess the architectural integrity and date alterations.*

### Figure 3: Photographs – Reconnaissance



**Examples of "Standard" and Altered "Contemporary" homes in Deza Estates--** The properties at 9808 Rapp Lane and 9811 Lunceford Lane appear to be later infill construction and do not adhere to the original development ethos of architect-designed homes.



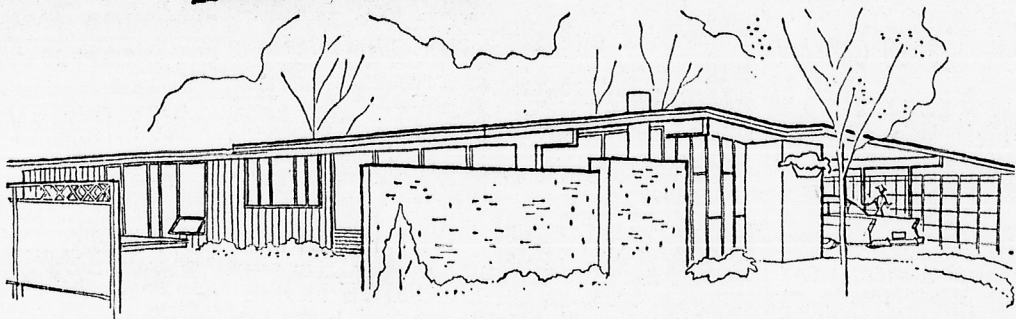
The home at 9841 Palmer Lane (bottom) represents an altered example of an original home. Apparent alterations include a large side and back addition plus a new garage (not pictured)



These properties, and fifteen others, will be recorded at the reconnaissance level.



# DEZA ESTATES



We are pleased to announce the opening of our new development—DEZA ESTATES — The location is exactly what the name implies — DEZA in Navajo means "high place." DEZA ESTATES is a venture away from the project type homes, and only 18 minutes from the heart of Denver via the Valley Highway. This is what we offer:

- A completely planned community
- New schools
- New shopping center
- Community owned swimming pool and stables
- Mountain range view from Wyoming to Pikes Peak
- Denver lights at night spread out before you

AND THIS IS WHAT COLORADO'S LARGEST CUSTOM-BUILDER OFFERS YOU IN YOUR NEW HOME:

- An individually designed home tailored to fit your needs
- 70 ft. to acreage sites
- The most up-to-date design in kitchens with the latest built-in appliances
- Wall-to-wall carpeting
- Ceramic tile baths with step-down Grecian tubs
- Huge living space—without that walled-in feeling
- Indoor-outdoor living
- Beautiful raised hearth fireplaces
- Unlimited choice of materials—brick, redwood, native stone, mahogany, etc. Ask us about latest developments in both exterior and interior materials
- Custom built-ins . . . Hi-fi, intercom., TV
- Patios, indoor and outdoor barbecues
- All construction guaranteed!

**H. A. SWANSON AND ASSOCIATES**

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2400 WEST EIGHTIETH AVENUE • DENVER, COLORADO

# Letters of Support



**City of Northglenn**  
11701 Community Center Drive  
Northglenn, CO 80233  
P: 303-451-8326  
F: 303-450-8708  
[northglenn.org](http://northglenn.org)

January 6, 2020

Certified Local Government Grant Readers  
Colorado Office of Archaeology and Historic Preservation (OAHP)  
1200 Broadway  
Denver, CO 80203

Dear Readers:

It is my great pleasure to write this letter of support for the City of Northglenn's application for a Certified Local Government (CLG) grant to complete a historic resources survey of the Deza Estates subdivision.

The city has numerous historic mid-century structures and Deza Estates is an icon of this era. Deza Estates is a vital part of Northglenn's history and learning more about the neighborhood will be essential to its preservation. The completed survey will serve as a basis for future preservation work in the Deza Estates neighborhood. The city hopes to utilize the information gathered from the survey to justify local designation and submit for listing on the National Register of Historic Places.

The Historic Preservation Commission has a proven track record with successfully completing preservation projects in the community. The restoration of the Stonehocker House and listing of St. Stephen's Lutheran Church are two of the most important projects completed by the HPC. I have every confidence that the HPC will be able to effectively and efficiently complete the survey of Deza Estates and further the impact of preservation in Northglenn.

Your time and consideration of the City of Northglenn's Certified Local Government Grant application is greatly appreciated. The information garnered from the survey will be vital to the preservation of Deza Estates and furthering preservation in the city.

Sincerely,



Meredith Leighty  
Mayor



**City Manager's Office**

11701 Community Center Drive  
Northglenn, CO 80233  
P: 303-450-8706  
F: 303-450-8798  
[northglenn.org](http://northglenn.org)

January 6, 2020

Certified Local Government Grant Readers  
Colorado Office of Archaeology and Historic Preservation (OAHP)  
1200 Broadway  
Denver, CO 80203

Dear Readers:

I am enthusiastic to write you this letter of support for the City of Northglenn's application to the Certified Local Government (CLG) grant program. The proposed survey within the Deza Estates subdivision represents an excellent step forward for the community's historic preservation program.

The Deza Estates neighborhood is an integral part of Northglenn's history and it is vital we learn more about this unique Mid-Century Modern neighborhood. The completed survey will provide key information regarding the neighborhood's history and provide guidance for its preservation. The city hopes Deza Estates will be its first locally designated historic district.

The city's Historic Preservation Commission is dedicated to preserving and promoting Northglenn's history. The HPC has successfully restored the historic Stonehocker House and assisted with the nomination of St. Stephen's Lutheran Church. The HPC has proven its ability to support preservation in Northglenn, and I believe will be able to successfully assist in the completion of the survey.

Thank you for your consideration of the City of Northglenn's application for the Certified Local Grant. The grant will provide Northglenn with the ability to complete a survey of Deza Estates and preserve one of Northglenn's oldest neighborhoods.

Sincerely,

Heather Geyer  
City Manager

Danielle and Cole St. Peter  
9841 Rapp Ln.  
Northglenn, CO 80260

January 10, 2019

Certified Local Government Grant Readers  
Colorado Office of Archaeology and Historic Preservation (OAHP)  
1200 Broadway  
Denver, CO 80203

Dear Readers:

It is my great pleasure to write this letter of support for the City of Northglenn's application for a Certified Local Government (CLG) grant to complete a historical and architectural survey of the Deza Estates subdivision. The proposed survey represents an excellent step forward for the community's historic preservation program.

We moved into our Deza Estates home in March 2017. We have spent the last few years restoring our home to protect its future and have spent time learning what we can about its past from the daughters who grew up here. We are in close contact with them and they have been generous to share family photographs and stories of their time in the house. It means so much to know this history and to think back on all the memories that have been made here, including our own.

What drew us to this house was its stunning architectural features—the exposed beams, the floor-to-ceiling windows, the clerestory windows, two massive brick fireplaces, a private entrance into the master suite, the large deck that overlooks the mountains to the west, to name a few. In our renovations, we've tried our best to honor the architecture of the home so that it is the main focal point. We are asked all the time who designed our home because of how unique it is, but unfortunately we have no one to credit. It is my hope that a survey would give us this important information.

We've always seen ourselves as the caretakers of this home. There were people before us and someday there will be people who follow us. It is important for me that we collect as much history as we can about the home so that we can pass it on. I've developed a website so I can do just that ([www.postandbeamliving.com](http://www.postandbeamliving.com)), but would appreciate a more formal study so that we can fill in the gaps of what we don't know or haven't been able to find. I know that many of our neighbors would be interested in this information as well, along with the greater mid-century and architectural communities in Colorado. We are more than happy to assist in any way that we can along the way.

Thank you for your time and consideration.

Sincerely,

*Danielle and Cole St. Peter*

Danielle and Cole St. Peter

Dale Sommers  
9861 Palmer Lane  
Northglenn, CO 80260

January 8, 2020

Certified Local Government Grant Readers  
Colorado Office of Archaeology and Historic Preservation (OAHP)  
1200 Broadway  
Denver, CO 80203

Dear Grant Readers:

It is my great pleasure to write this letter of support for the City of Northglenn's application for a Certified Local Government (CLG) grant to complete a historical and architectural survey of the Deza Estates subdivision. The proposed survey within the Deza Estates subdivision represents an excellent step forward for the community's historic preservation program.

I am the current owner & occupant of the Deza Estates Home Built for the family of Dr. Rapp, located on the corner of 99<sup>th</sup> Ave and Palmer Lane.

The individual survey forms and survey report with its historical content will be useful to me in the following:

- To prepare a local landmark nomination for an eligible house
- To enhance neighborhood pride. TO ENHANCE NEIGHBORHOOD PRIDE
- To help increase awareness about the neighborhood's important history. TO HELP INCREASE AWARENESS ABOUT NEIGHBORHOOD'S IMPORTANT HISTORY
- To identify which houses are most important and to serve as a basis for the future preservation work such as designation (as local landmark, the National Register, And/or to the State Register) or Interpretation (Signs, brochures, walking tours, etc.)

I believe our Deza Estates neighborhood is unique in its history and Suburban North Denver location, and is a community asset deserving of preservation and historic recognition. I have confidence the Historic Preservation Committee has the ability and means to help us preserve and administer the proposed survey for the benefit and preservation of our unique community.

Sincerely,

Dale Sommers  
9861 Palmer Lane  
Northglenn CO

Lauren and Bryan Weatherly  
1160 W. 99th Ave.  
Northglenn, Co 80260

January 7, 2020

Certified Local Government Grant Readers  
Colorado Office of Archaeology and Historic Preservation (OAHP)  
1200 Broadway  
Denver, CO 80203

Dear Readers:

I am very happy to write you this letter of support for the City of Northglenn's application to the Certified Local Government (CLG) grant program. The proposed survey within the Deza Estates subdivision represents an excellent step forward for the community's historic preservation program. I write this letter of both as a homeowner in Deza Estates, and as a Historic Preservation Commissioner.

My husband Bryan and I purchased our Deza Estates home in 2011, excited about the architecture, and full of questions about the history. Unfortunately, the more we asked around, the more we realized that the historic context for the neighborhood was buried far deeper than we hoped. Upon joining the work of the Historic Preservation Commission in 2015, I began to draw upon my undergraduate experiences with history research, as well as my background as an educator and community organizer, in order to teach myself how to find answers. This included digging through county records, crowdsourcing oral histories from folks who used to live in the neighborhood, and reaching out to local historians and preservationists. As colorful and intriguing stories, perspectives, and opinions began and continue to emerge, I have realized a couple of things. (1) There is an incredible history in this neighborhood, full of lively characters who lived their mid-century dreams in these wonderful architectural treasures, and (2) This information would benefit greatly from being collected and vetted by a professional.

As I engaged in this amateur research, I watched enthusiasm grow for the neighborhood over the past several years. When Bryan and I first moved in, whenever we talked about where we lived, the response would be something like "Oh, those houses. I LOVE those houses! I've always wanted to know more about those houses." As we built our life here, we've met more and more of our neighbors, each of whom has unique and driving pride and passion for their home's architecture, and equally as much curiosity about the history. As the momentum has grown, so has the willingness of several neighbors to engage in their own digging, looking for leads, perspectives, and stories to contribute to the collective knowledge bank. As the Historic Preservation Commission has been more active in hosting home tours and presentations for the community, we have noticed more people paying attention, more people dreaming about owning a home in this neighborhood, and more people asking questions about the history. This momentum has just continued to tell me in different ways that this work is important, and we need to find more ways to sustain it.

As a resident of Deza Estates, I am interested in the potential of this survey to continue the momentum that we have been building in Deza Estates, promoting our neighborhood as a great place to live. I'm interested in continuing to build neighborhood pride, supporting the community members who are passionate about the architecture and history. Further, I believe the process of engaging in this survey will be a wonderful way to actively engage more community members in the process. Every new conversation in which I engage yields nothing but enthusiasm and interest, and I have long let go of my own nerves about knocking on new doors with this conversation. I have come to understand that community support is there, and what we need is a more formal efforts involving more channels through which different people can engage in the process. I also believe that this survey will provide important connective tissue between the isolated stories collected by me and my neighbors, which can help build out a much richer and more transparent history of our neighborhood. I believe this history

represents some important context for the history of the North Denver Metro area, and can inform surrounding municipalities in addition to the City of Northglenn, as well as Adams County, and the entire Denver area. The more deeply we have come to understand the history of Deza Estates neighborhood, the more we have questioned what kind of formal historic designation might be appropriate, and this survey is integral to making that determination.

Based on the amount of community engagement that we've already been able to build, I have no questions about the abilities of the City of Northglenn and Northglenn Historic Preservation Commission to build out this project into something truly remarkable.

Sincerely,  
Lauren Weatherly  
(On behalf of myself and my husband Bryan Weatherly)



Atom Stevens  
Historian | Creative Director  
Denver Modernism Week  
2580 South Meade Street  
Denver, CO 80219

January 10, 2020

Certified Local Government Grant Readers  
Colorado Office of Archaeology and Historic Preservation (OAHP)  
1200 Broadway  
Denver, CO 80203

Dear Readers:

It is my pleasure to write this letter of support for the City of Northglenn's application to the Certified Local Government (CLG) grant program. The proposed survey within the Deza Estates subdivision represents an excellent step forward for the community's historic preservation program.

In 2013, a member of the Northglenn Historic Preservation Commission reached out to me to see if I could provide some support to help them pursue historic protections for the Deza Estates development. They were referred to me based on my reputation as an amateur historian, researching the history of the development my own neighborhood of Harvey Park in Denver, and educating both the residents in Harvey Park and the city at-large about the neighborhood's mid-century modern (MCM) homes. While I had not heard of Deza Estates at the time, I was excited to see what I could find in order to assist them with their efforts in protecting this unique place.

After discovering some advertisements for the neighborhood in the Denver Post archives, I was able to help the commission attribute the development of the neighborhood to developer H.A. Swanson, which helped set them on a path to uncovering more useful information about the neighborhood's story. But even with all of their efforts, there are still many mysteries surrounding the development and design of the homes and neighborhood at Deza Estates, and it seems our ability as amateur historians to uncover more information has come to a standstill.

My work in Harvey Park, while not yet leading to the creation of a formal landmark or historic district, has had the effect of increasing the pride of ownership of the MCM homes within the neighborhood, increasing the value of the homes both financially and emotionally, and gaining the attention of city leaders, local historians, and enthusiasts of mid-century modern architecture to Harvey Park. By learning the significance of the architecture, the buildings, and the architects behind the homes, we have at least laid a foundation upon which future landmarking or protections can be established to preserve the exceptional modern architecture in Harvey Park.

Deza Estates is a place worthy of that same kind of recognition by homeowners, city leaders, and the Denver metro area. The homes in Deza Estates represent some of the most unique modern residential designs anywhere in the city, with most of the homes being one-of-a-kind works. At Denver Modernism Week, an annual event that I co-founded to bring attention locally and nationally to the Denver area's mid-century modern architecture, we have been thrilled to host home tours and events in Deza Estates, meant to bring attention to the neighborhood's unique modern designs; attendees come away impressed and amazed at the homes in the neighborhood.

It is clear on the basis of its unique modern architecture alone, that Deza Estates is a place worth preserving, and the commission and myself believe that there is much more to the Deza Estates story. By uncovering information about who designed the homes, who helped build the homes with Swanson, and who bought the homes from Swanson, the community can build a compelling story that I believe will establish the importance of the neighborhood to the people who live there now, the people who will live there in the future, and to the Northglenn community. That importance would then offer the potential for landmarking, boost pride of ownership as we have seen in Harvey Park, and help make Northglenn a destination for those enthusiastic about MCM architecture and design. Other Denver suburbs, such as Littleton and Englewood, are recognizing the importance of preserving and lifting the profile of their historic modern architecture, and Northglenn has a great opportunity to do that as well.

In the past 7 years since the Northglenn Historic Preservation Commission first reached out to me, they have shown an exceptional level of both initiative and persistence around the preservation of Northglenn's historic modern architecture. The commission has succeeded in taking the knowledge of Deza Estates to a higher level and has added the Charles Haertling-designed Saint Stephen's Church to the National Register of Historic Places. I have also witnessed robust support by Northglenn's leadership for the commission's efforts, and I am confident that the commission will see this effort through.

We at Denver Modernism Week look forward to joining the Northglenn community in telling the full story of Deza Estates in the years to come.

Sincerely,



Atom Stevens



January 10, 2020  
Certified Local Government Grant Readers  
Colorado Office of Archaeology and Historic Preservation (OAHP)  
1200 Broadway  
Denver, CO 80203

Dear Readers:

It is my great pleasure to write this letter of support for the City of Northglenn's application for a Certified Local Government (CLG) grant to complete a historical and architectural survey of the Deza Estates subdivision. The proposed survey within the Deza Estates subdivision represents an excellent step forward for the community's historic preservation program.

I am a mid-century modern (MCM) expert in the Denver-Metro area. I specialize in MCM real estate, design, and preservation. I made my way into this niche through my personal passion and appreciation of MCM architecture and Design. I found my business on the principles of preservation, and restorative design work. We as a species are always faced with the decisions of preserving, honoring, or "removing" the (physical) past as our built environment ages. And that goes from full buildings, to even the shade of tile in one's home (save the pink bathroom!).

In creating this business, I have partnered with some amazing historians and preventionists in our metro area! And in doing so, I have been able to catalog 7,000+ MCM homes in the Denver-Metro area. Through creating this list, I have also tried to build a community of MCM lovers and enthusiasts. I do so on my social platforms, mailers, and in also creating a week-long event celebrating this architectural style and design: Denver Modernism Week.

As the following has grown, people are connecting with their neighbors, learning from oral and written history of these homes, and getting the privilege to speak with original, or kin of original owners, as these homes and enclaves learn their roots and beginnings. This history truly enriches a homeowner's "experience" of owning their home. Not only is it a place with their own, personal cherished memories, but the owners learn they are just drivers of these pieces of art for a period of time and will have the honor to pass it along to another owner to continue the upkeep, and history of the home.

This preservation idea was not created overnight. It takes education, action (research, civic engagement, collaboration), and taking a stand to the pressures of "progress" to preserve the home for future generations to be in awe of. And having the full picture of the past, makes the preservation for tomorrow possible

Deza Estates is one of the most remarkable MCM neighborhoods in the metro area. Having placed clients in this here, made friends with other residents, and featured this enclave on Denver Modernism Week Tours, I am elated to endorse them to receive these funds to continue their search to learn the history, and continue to make a sense of place and belonging for these neighbors and the MCM community.

Sincerely,

SPONSORED BY: MAYOR LEIGHTY

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-67  
Series of 2020

\_\_\_\_\_  
Series of 2020

A RESOLUTION ACCEPTING A CERTIFIED LOCAL GOVERNMENT GRANT AWARD FROM HISTORY COLORADO

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

Section 1. The City Council of the City of Northglenn hereby accepts a Certified Local Government (CLG) grant award from History Colorado, the State Historic Preservation Office, in the amount of \$25,000 for the Deza Estates Historic Resources Survey.

DATED, at Northglenn, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

ATTEST:

\_\_\_\_\_  
JOHANNA SMALL, CMC  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
COREY Y. HOFFMANN  
City Attorney