



**PLANNING & DEVELOPMENT MEMORANDUM  
#2-2023**

**DATE:** Jan. 9, 2023

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

**THROUGH:** Heather Geyer, City Manager 

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

**SUBJECT:** CR-11 – Deza Estates National Register Nomination Recommendation

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**PURPOSE**

To consider CR-11, a resolution recommending a National Register Nomination for Deza Estates.

**BACKGROUND**

In 2019, staff with the State Historic Preservation Office, also known as History Colorado, recommended that further research and a historic resource survey be completed on the Deza Estates neighborhood. The Historic Preservation Commission (HPC) received grant funding to undertake this endeavor and in 2021 the survey/report was completed and included recommendations for next steps and further research into the architect and original residents. One of the primary recommendations was to look at local and national designations. The HPC decided to pursue both local and national designation of Deza Estates. Staff worked with History Colorado to prepare and submit a national nomination that will be reviewed by the Colorado Historic Preservation Review Board on Jan. 20, 2023. If approved at this meeting, the nomination will be sent to the National Park Service for final review and listing on the National Register of Historic Places.

Nominations to the National Register of Historic Places are made due to the historic significance of a building, site, structure, or district. If approved, Deza Estates will be the first historic district listed to the National Register in Northglenn. The nomination is seeking to designate Deza Estates under Criterion C<sup>1</sup> for historical significance due to community planning and architecture. The developer, H.A. Swanson, departed from the norm of post-war subdivision development with Deza Estates by encouraging homeowners to work collaboratively with the developer and architects to have custom-built houses. The resulting subdivision consisted of unique Modern Movement style houses built to owner specifications.

The proposed district consists of 29 houses along West 99<sup>th</sup> Avenue, Lunceford Lane, Palmer Lane and Rapp Lane, with 20 contributing to the district and eight not contributing. Contributing structures are considered those that exemplify the characteristics of the district deemed historically significant. Those considered non-contributing have either lost those historically significant characteristics due to alterations or were built later than those in the district. A description of each house and detailed history of the district is included in the attached draft nomination.

Listing on the National Register allows for property owners of those contributing properties to take

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<sup>1</sup> Criterion C: Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

advantage of tax credits and grant opportunities for renovation of their properties. If listed, residents would be able to apply for State income tax credits to offset costs associated with historically-sensitive renovations. Additionally, if any of the properties are income producing (rentals or home offices) Federal income tax credits could be applied for and layered on top of the State income tax credits. History Colorado also has grant opportunities available for those owning listed, contributing properties to renovate their houses. It is important to note that properties listed on the National Register are allowed to be altered or demolished as the property owner sees fit. The only time alterations would need to be reviewed is if the property owner is pursuing financial assistance or the property is locally designated.

In order for the nomination to be approved at the State and Federal levels, it must be reviewed and recommended by both the HPC and City Council. Additionally, if the State receives written non-consent to the listing from 51% of property owners, the nomination will not move forward.

### **Local Designation**

Separate from the national designation, the HPC is looking to pursue local designation of Deza Estates, provided CB-1999 passes on second reading this evening.

### **BUDGET/TIME IMPLICATIONS**

There are no financial or time impacts.

### **STAFF RECOMMENDATION**

Staff recommends approval of CR-11.

### **STAFF REFERENCE**

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

### **ATTACHMENTS**

1. Draft Deza Estates National Register of Historic Places registration form
2. National Register nomination review form
3. Map of proposed district
4. Presentation

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

historic name Deza Estates  
other names/site number 5AM.4260

## 2. Location

street & number W. 99<sup>th</sup> Ave, Lunceford Lane, Palmer Lane, Rapp Lane  not for publication  
city or town Northglenn  vicinity  
state Colorado county Adams zip code 80260

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Signature of certifying official/Title \_\_\_\_\_ State Historic Preservation Officer \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency/bureau or Tribal Government

# REVIEW BOARD

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

# DRAFT

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register  
 determined not eligible for the National Register  removed from the National Register  
 other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Deza Estates

Adams County, Colorado

Name of Property

County and State

**Historic Residential Subdivisions of Metropolitan Denver, 1940-1965**

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

**Category of Property**

(Check only **one** box.)

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
20	9	Buildings
0	0	Sites
0	0	Structures
0	0	Objects
20	9	<b>Total</b>

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

**Historic Residential Subdivisions of Metropolitan Denver, 1940-1965**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic, Single Dwelling

**Current Functions**

(Enter categories from instructions.)

Domestic, single dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

Modern Movement

**Materials**

(Enter categories from instructions.)

foundation: Concrete slab

walls: Brick, stone, vertical and horizontal wood, Vinyl

roof: Asphalt shingle, standing seam metal

other: \_\_\_\_\_

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### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

The Deza Estates neighborhood is a grouping of 29 Modern Movement style houses in the southwest portion of Northglenn, Colorado. The houses are located along four residential streets – Palmer, Lunceford, and Rapp Lanes which run north to south and W 99<sup>th</sup> Avenue running east to west. The district is a portion of the original Deza Estates Filing No. 1, which planned for about 160 properties on 307 acres of land. The land was originally farmland owned by Thomas B. Croke Jr. located in unincorporated Adams County. By 1970 it was fully annexed into the City of Northglenn. Much of the originally planned development did not come to fruition. Those included in the Deza Estates Historic District represent the greatest concentration of houses that were completed and represent the design ethos the neighborhood was based on. The area ultimately developed was sited at the top of a hill to take advantage of viewsheds west to the mountains and south to Denver.

H. A. Swanson, a merchant builder in the post-war era, was responsible for the development of Deza Estates and sought to create a subdivision of custom-built houses. The design approach Swanson employed created a neighborhood of unique houses that share a similar style and elements, but no two are the same. As is common for houses of the Modern Movement style, emphasis on horizontality, pronounced eaves, open carports, flat or minimally sloped gable roofs, and brick and vertical wood siding are evident across many of the houses in the Deza Estates neighborhood. In addition to the unique design of each house the placement of each house on the property was specific to resident needs. Varied orientation of homes on the lots was utilized in order to take advantage of both passive solar opportunities and views of the surrounding mountains and/or the Denver skyline. Additionally, the houses were designed and situated in a manner to allow for an easy flow between indoor and outdoor living. The neighborhood also did not include sidewalks or streetlighting, a characteristic that persists and separates Deza Estates from many of the neighborhoods in Northglenn.

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### Narrative Description

Following are descriptions of the individual contributing properties, in alphabetical street order, followed by descriptions of the non-contributing properties that make up Deza Estates. Seven resources include notations discussing further points of significance, some at the local level, that make these properties unique within the development of Deza Estates. The dates and square footage of each house were taken from the Adams County Assessor. The specific architect for each house is unknown, but the contributing properties in the district all express Swanson's design ethos and are among the properties bought and sold by H. A. Swanson and Associates.

#### Contributing Properties

**840 W. 99<sup>th</sup> Avenue, 1956:** oriented to the north, one story, flat roof with overhanging eaves and exposed rafter ends, light-colored stone emphasizing horizontality of the design, concrete slab foundation. The house has an irregular floor plan and an obscured entrance located within an enclosed patio near the center of the façade. The house has a double-width carport with a back wall faced in cream-colored vinyl siding.

#### Original model home for Deza Estates.

**880 W. 99<sup>th</sup> Avenue, 1956:** oriented to the north, one story, side-gable roof with overhanging eaves and visible rafter ends, brick and vinyl horizontal siding. The house is rectangular shaped with original carport and an enclosed one car garage.

**941 W. 99<sup>th</sup> Avenue, 1956:** oriented to the south, one story, red brick siding, flat roof with overhanging eaves, concrete slab foundation. The house is irregularly-shaped and has a large chimney on the west side of the house. The house has a two-car garage. The west side of the house features a covered patio. The windows on the house appear to be predominantly horizontal in nature emphasizing the overall horizontality of the house's design.

**980 W. 99<sup>th</sup> Avenue, 1956:** oriented to the north, one story, dark brown brick and tan horizontal siding, cross gabled roof with overhanging eaves, concrete foundation. The house is irregularly shaped in plan and the entrance is in a breezeway

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between the attached garage and the house. A large picture window is located on the west side of the house likely to take advantage of the mountain views.

**1041 W. 99<sup>th</sup> Avenue, 1956:** oriented to the south; one story; cream colored vinyl, red brick, and white horizontally coursed stone siding; nearly flat roof that has an upward flare with overhanging eaves and exposed rafter ends; concrete slab foundation. The house is rectangular in plan and features an attached two car garage. The house likely has a window wall on the northeast corner.

**1141 W. 99<sup>th</sup> Avenue, 1956:** oriented to the south; one story; blonde Roman brick and vertical siding; front gabled roof that intersects with a flat section with overhanging eaves and exposed rafter ends; concrete slab foundation. The plan is irregularly shaped and the entrance is located at the intersecting ell. A window wall is situated under the gable roof line and wraps around to the front of the house. A carport with an attached garage is at the southeast corner of the house. **Similar to 1955 Parade of Homes model in Fairview subdivision.**

**1160 W. 99<sup>th</sup> Avenue, 1956:** oriented to the north, one story; horizontal and vertical siding painted gray, front gabled roof with overhanging eaves and minimal number of exposed rafter ends; concrete foundation with mostly finished basement. The house has a nearly rectangular plan with a recessed entry in the middle of the façade. A large set of windows, nearly the size of a window wall, are east of the front entry. A wide brick chimney extends above the roofline of the house. The house has an attached garage on the northeast corner with modified wrought iron doors.

**1161 W. 99<sup>th</sup> Avenue, 1956:** oriented to the south, one story; vertical siding and tan stone siding; standing seam metal roof, cross gable roof with overhanging eaves; concrete foundation with basement. The irregularly shaped house has a deck along the west side of the house that extends onto the roof of the attached garage at basement level. The house features a large brick chimney on the west side of the house with two metal stacks extending above the roof line of the house.

**9821 Lunceford Lane, 1956:** oriented to the east, one story; stone and light-colored brick siding; front gable roof with overhanging eaves and exposed rafter ends; concrete slab foundation. The plan is irregularly shaped and has an entrance located in the back wall of the carport on the south side of the façade. The house features two stone chimneys, both of which only extend slightly above the roofline of the house.

**9840 Lunceford Lane, 1956:** oriented to the west, one story, light-colored brick siding in a subtle repeated pattern of vertical lines of brick, extremely shallow cross-gabled roof, concrete foundation. The roughly L-shaped house has an entry centered and recessed on the front facade. The south side of the house features a recessed patio that appears to run the length of the elevation. The house has a two car attached garage on the lower level of the southeast corner of the house. **Associated with long-term owners the Glissmans.**

**9861 Lunceford Lane, 1956:** oriented to the east, one story, brick and vertical siding, flat roof with overhanging eaves and exposed rafter ends, concrete foundation with fully finished basement. The irregularly shaped house has prominent attached garages with the front entrance located immediately behind the garage wing. A small open-air patio is between the garage and entrance. A set of patio doors or a second entrance are along the north side of the door.

**9810 Palmer Lane, 1958:** oriented to the west, one story, side gabled roof with exposed rafter ends, light-colored Roman brick and stucco siding, brick chimney with two metal flutes, concrete foundation. The house is roughly L-shaped in plan with a double carport on the northern half of the façade. The house has a covered patio on its southwestern corner that extends to the rear of the house (east). Features a decorative pattern of vertically oriented, neat, rectangular, brick projects on the southern edge of the chimney and southwestern corner of the façade.

**9821 Palmer Lane, 1956:** oriented to the east; one story; nearly flat, shed roof with overhanging eaves and exposed rafter ends; light tan weatherboard siding with putty brown trim and off-white brick; concrete slab foundation. The house is roughly L-shaped with a recessed primary entry centered on the façade and a carport. The carport likely had a masonry, screen type detail that has since been covered on the exterior with what appears to be stucco. A raised patio runs the length of the southern elevation which features a nearly floor to ceiling glass wall, likely meant to take advantage of view and passive solar.

**9840 Palmer Lane, 1956:** oriented to the south; one story, cross-shed roof, brick and vertical board siding, concrete foundation. The house is roughly L-shaped with a triple, carport extending to the north on the west façade. The house features nearly floor to ceiling glass windows along the western portion of the south façade. The windows appear to

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angled back towards the house and has exposed rafter ends at floor level. The use of this feature was likely for city views and passive solar.

**9861 Palmer Lane, 1956:** oriented to the east; one story with full basement; nearly flat roof with the southern side subtly sloping upward, overhanging eaves, and exposed rafter ends; light-colored stone, diagonally-oriented wooden siding, and stucco; concrete foundation. The house is nearly square-shaped with a north facing, recessed entry. The northeastern corner of the façade feature as a two-car garage with a gray, wooden paneled, roll-up door. South of the entry porch is a recessed window and square stone fireplace. There is no chimney, instead, two large, round, metal flues rise from the brick portion that forms the hearth on the interior of the house.

**Associated with long-term owners the Rapps, namesake of Rapp Lane.**

**9820 Rapp Lane, 1956:** oriented to the west, one story, white vertical siding and blonde Roman brick, front gable roof with overhanging eaves and exposed rafter ends, concrete foundation with overhanging eaves. The house is rectangular shaped with an entry in the center of the façade. The house features a patio and window wall along the south side.

**9840 Rapp Lane, 1956:** oriented to the west; one story; stucco, stone, and horizontal siding; flat and shed roof with overhanging eaves and exposed rafter ends; concrete foundation with a partially finished basement. The house is rectangular in plan and the entrance is just south of the intersection between the flat and gabled roof planes. The house has a two-car garage on the northwest corner. A wraparound patio follows the west side of the façade and turns the southwest corner of the house to expand along the full southside. A window wall is featured along the patio running the full length of the south elevation of the house. A second window wall wraps around the southeast corner of the house in much the same manner as the one on the front and south sides.

**9841 Rapp Lane, 1956:** oriented to the east, one story; white stucco and brown horizontal siding; front gabled roof with overhanging eaves and exposed rafter ends; concrete foundation with finished basement. The L-shaped house has predominantly glass walls and a centered entry on the façade. The window walls are predominantly featured but siding is applied on portions of the façade and northside of the house. The southeast corner of the façade features an oversized patio. A carport is featured at the basement level of the southeast corner of the house.

**Associated with prominent Northglenn residents Pat and Jo Patterson.**

**9851 Rapp Lane, 1956:** oriented to the east, one story, grey brick and vertical siding, shallow butterfly type roof with overhanging eaves, concrete slab foundation. The house is roughly square in plan with a recessed entrance on the south side of the house; the entrance surround features vertical siding. Windows are placed along the upper portions of elevations and follow the roof line, especially on the façade.

**9860 Rapp Lane, 1956:** oriented north (despite its Rapp Lane address), vinyl siding and red Roman brick, shallow side gable roof with overhanging eaves and exposed rafter ends, concrete foundation with nearly complete basement. The irregularly shaped house does not have a primary entrance visible from the street. The entrance is likely oriented west and accessed via a breezeway between the attached garage and main house. The center of the house may include a chimney, based on a visible bump out that is similar to a chimney, but no flues are visible. A potentially second, stucco chimney is located near the center of the roof plane. The southwest corner of the house features a large, slider window within the elevation, likely meant to highlight the views of Denver.

**Associated with both the Lochis and Wongs, local entrepreneurs and purveyors of Italian and Thai food, respectively.**

### **Non-Contributing Properties**

**961 W. 99<sup>th</sup> Avenue, 1965:** oriented to the southeast, one story, red Roman brick siding, side-gabled roof with overhanging eaves, concrete slab foundation with full basement. The house is rectangular shape with the primary entrance centered on the façade. A front, wooden porch encompasses both the entrance and a large, rectangular, horizontally-oriented, fixed pane picture window located east of the front door.

The property is considered non-contributing as it was built outside the period of significance and is not representative of the Modern Movements style associated with the contributing structures.

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**981 W 99<sup>th</sup> Avenue, 1964:** oriented south; one story; concrete block, stone, sained horizontal siding, and weatherboard siding; complex cross-gabled roof; concrete slab foundation. The irregularly shaped house has its primary entrance located near the ell intersection of the main body of the house and is oriented to the east.

The property is considered non-contributing as it was built outside the period of significance and is one of the twenty-three lots L.K. Lee purchased from Swanson in 1959.

**1061 W. 99<sup>th</sup> Avenue, 1964:** oriented south, one story, concrete block painted grey siding, flat roof with overhanging eaves and exposed rafter ends, concrete slab foundation. The house is roughly L-shaped with a primary entry oriented east and located withing the side of the nearly centered projecting bay.

The property is considered non-contributing as it was built outside the period of significance and is one of the twenty-three lots L.K. Lee purchased from Swanson in 1959.

**Architectural distinction attributed to contractor Walter J. Glover.**

**1081 W. 99<sup>th</sup> Avenue, 1961:** oriented south, one story, brick siding, side gable roof, concrete slab foundation. The rectangular shaped house has a primary entrance centered on the façade. The house has a central chimney stack and attached garage on the eastern side that is oriented south.

The property is considered non-contributing as it was built outside the period of significance and is representative of Ranch type housing.

**9810 Lunceford Lane, 1959:** oriented west; one story; diagonally-laid stained wood siding, stone in narrow horizontal courses, and light-colored Roman brick; shallow cross-gabled roof with overhanging eaves and exposed rafter ends, concrete slab foundation. The irregularly shaped house has a primary entrance oriented west and accessed through the carport.

The property is considered non-contributing as it was built outside the period of significance and is one of the twenty-three lots L.K. Lee purchased from Swanson in 1959.

**9820 Lunceford Lane, 1956:** oriented west; one story; horizontal and weatherboard siding, nearly flat roof with an added side gable portion, concrete foundation with partially finished basement. The irregularly shaped house has a primary entrance not visible form the road, but is likely located through the carport. An addition was added to the northwest corner of the house.

The property is considered non-contributing due to a large addition on the northwest corner of the house that diminished its integrity in design, materials, and workmanship.

**9841 Lunceford Lane, 1957:** oriented east; one story; brick, tan horizontal wood, and tan vinyl panels, cross-gabled roof, concrete foundation. The L-shaped house has a primary entrance located at the ell intersection and is oriented toward the north. A chimney stack appears in the front-gabled wing of the house, quite near the center of the homes.

The property is non-contributing as the MPDF specifically notes properties with carports converted to oversized garages as non-contributing.

**9820 Palmer Lane, 1956:** oriented east, one and one-half stories, vinyl and brick siding, front gabled roof with overhanging eaves and exposed rafter ends, concrete slab foundation. The L-shaped house has an entry centered on the façade with a secondary entrance located north of the northernmost garage.

The property is non-contributing due to insensitive alterations, such as the installation of vinyl siding.

**9841 Palmer Lane, 1956:** oriented east, two story, brick siding, flat and shed type roof, concrete foundation with a basement. The irregularly shaped house appears to be accessed by an entry near the south corner of the house. The house appears heavily altered with the addition of metal siding, a second story addition, and attached garages.

The property is non-contributing due to significant alterations that diminish the integrity of the house.



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**List of Contributing and Non-Contributing Resources by Address**

- |                         |                  |
|-------------------------|------------------|
| 1. 840 W. 99th Avenue   | Contributing     |
| 2. 880 W. 99th Avenue   | Contributing     |
| 3. 941 W. 99th Avenue   | Contributing     |
| 4. 961 W. 99th Avenue   | Non-Contributing |
| 5. 980 W. 99th Avenue   | Contributing     |
| 6. 981 W. 99th Avenue   | Non-Contributing |
| 7. 1041 W. 99th Avenue  | Contributing     |
| 8. 1061 W. 99th Avenue  | Non-Contributing |
| 9. 1081 W. 99th Avenue  | Non-Contributing |
| 10. 1141 W. 99th Avenue | Contributing     |
| 11. 1160 W. 99th Avenue | Contributing     |
| 12. 1161 W. 99th Avenue | Contributing     |
|                         |                  |
| 13. 9810 Lunceford Lane | Non-Contributing |
| 14. 9820 Lunceford Lane | Non-Contributing |
| 15. 9821 Lunceford Lane | Contributing     |
| 16. 9840 Lunceford Lane | Contributing     |
| 17. 9841 Lunceford Lane | Non-Contributing |
| 18. 9861 Lunceford Lane | Contributing     |
|                         |                  |
| 19. 9810 Palmer Lane    | Contributing     |
| 20. 9820 Palmer Lane    | Non-Contributing |
| 21. 9821 Palmer Lane    | Contributing     |
| 22. 9840 Palmer Lane    | Contributing     |
| 23. 9841 Palmer Lane    | Non-Contributing |
| 24. 9861 Palmer Lane    | Contributing     |
|                         |                  |
| 25. 9820 Rapp Lane      | Contributing     |
| 26. 9840 Rapp Lane      | Contributing     |
| 27. 9841 Rapp Lane      | Contributing     |
| 28. 9851 Rapp Lane      | Contributing     |
| 29. 9860 Rapp Lane      | Contributing     |

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

A Owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Community Development and Planning

Architecture

Period of Significance

1956-1958

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

A.H. Swanson

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, areas of significance, justification for the period of significance, and any applicable criteria considerations.)

Deza Estates is eligible for listing in the National Register of Historic Places for its local significance during the period of 1956 to 1958 (dates of construction) under Criterion C in the area of Community Planning and Development and Criterion C in the area of Architecture as an expression of the Modern Movement style. Deza Estates depicts a departure from the post-World War II process for developing residential subdivisions by providing choice in all aspects of design. The subdivision, built by H. A. Swanson, is located roughly twelve miles north of Denver and encompasses roughly 10.59 acres.

Deza Estates is meets the registration requirements for the **domestic subdivision** property subtype outlined in the *Historic Residential Subdivisions of Metropolitan Denver 1940-1965 MPDF*. The neighborhood is located within the defined Denver Metropolitan area established in the MPDF, was developed substantially between 1940-65, possesses historical associations with the residential development of the northern suburbs, and retains sufficient physical integrity to convey its significance in the areas of Community Planning and Development and Architecture.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Criterion C: Community Planning and Development**

Deza Estates is eligible for the National Register under Criterion C for its local significance in the area of Community Planning and Development for developer H.A. Swanson's innovative planning principle that encouraged homeowners to work collaboratively with the developer and architects he hired to custom design their new houses.

**Criterion C: Architecture**

Deza Estates is eligible for the National Register under Criterion C for its local significance in the area of Architecture for both H. A. Swanson's subdivision plan and the work of Swanson Construction Company in building the unique Modern Movement style houses to owner specifications.

**Historic Context**

**Criterion C: Community Planning and Development**

Builder, and eventual merchant builder, Henry A. Swanson was born in San Francisco in 1914. He spent much of his childhood in California and Great Falls, MT. It is unclear when Swanson arrived in Denver, but he spent time in the Panama Canal as a mechanic with the Civil Engineers on large ships and possibly started his building career in Great Falls. From his obituary, in 1997, it is clear he built several homes in Denver and promotional materials for Deza Estates noted buyers in other cities, including Westminster, Littleton, and Boulder. Further promotional materials noted H. A. Swanson and associates as "Colorado's largest custom-builder."<sup>i</sup>

Swanson's work in the Fairview subdivision in Westminster is a clear example of the types of homes and processes he was accustomed to prior to venturing into the development of Deza Estates. Between May and October 1955 Swanson regularly purchased lots, one to five at a time, from the Fairview Company. The company was responsible for the land acquisition, subdivision design, and finalization of the plat for the subdivision. Additionally, it appears Fairview had its own construction company and built exponentially more homes in the subdivision than Swanson. The lots purchased by Swanson were in the 2400 to 2600 blocks of Valley View Drive and W. 80<sup>TH</sup> Avenue. These lots were located close to the promotional model he built at 2400 W. 80<sup>th</sup> Avenue.

Swanson employed a manageable approach of purchasing a small number of lots and receiving financing for the cost of materials for home construction. Adams County Clerk and Recorder records also indicate that Swanson regularly transferred the land to individual couples via Warranty Deed for \$10. Based on this method, it is likely that Swanson recouped costs and profited from the construction of the home for which the owners paid him. Records indicate at least one "Agreement" between Swanson and the purchaser noting the cost of the house at \$9,000 and established a two-month timeline for construction. This process proved successful for Swanson as records show consistent releases from

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<sup>i</sup> Denver Post, 26 February 1956, 19C.

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his business credit accounts and deeds of trust appear often. Sale of Swanson's Fairview lots occurred between August 1955 and July 1956.

The houses built in Fairview appear to be architecturally modest in comparison to the promotional model and eventual Deza Estate homes. The model home employed the use of more distinctive materials like stone. Swanson's other Fairview homes utilized less distinct features that included carports, side-gabled roofs, horizontal wood siding, and small clerestory windows. With the success of the Fairview approach, Swanson set his sites on undertaking a new role as merchant builder to develop Deza Estates as a subdivision of custom-built homes.

The role of the merchant builder built off the work of early twentieth century "community builders" and gained popularity during the post-World War II housing boom. As noted in the Historic Residential Subdivisions of Metropolitan Denver, 1940-1965, Multiple Property Designation Form (MPDF), "the term merchant builder was applied to the developer who essentially undertook comprehensive planning of a new suburban community; purchased a large tract of undeveloped land; platted one or more subdivisions; added infrastructure improvements such as streets, water and electrical lines, and sewers; designed, built, and sold houses; provided amenities such as landscaped parks, community centers, and recreational facilities; donated and/or sold land to a local school district; and set aside areas for shopping and commercial enterprises, as well as sites for churches."<sup>ii</sup> Swanson's success as a merchant builder in these terms is questionable, but it is clear he was influenced by the development and financing methods of the period.

Swanson's vision for Deza Estates, however, was in direct contrast to what was most commonly employed by merchant builders of the post-war era. Swanson began development of Deza Estates at nearly the midpoint of the postwar housing boom yet eschewed many of the methods utilized at the time. The federal government encouraged and made possible the extreme growth in housing through the National Housing Act of 1934 which created the Federal Housing Administration (FHA). The FHA insured mortgages creating security for lenders to provide affordable loans to homeowners. Regulations implemented provided homeowners with longer loan pay-off periods, lower interest rates, and smaller down payments. During the Great Depression, few Americans were able to purchase homes, but with these provisions in place the postwar period was able to transform housing development in the country. The introduction of the G.I. Bill and housing incentives provided therein also allowed many veterans to access housing. The combination of these lending methods dramatically shifted the country's approach to housing development.<sup>iii</sup>

The effect of this legislation further shaped housing with the expansion of FHA mortgage insurance availability and research into improved methods of and materials for home construction. Further, this 1949 change brought about assistance for builders to allow them the security to undertake and afford the massive increase in demand for new houses. Over a ten-year period, 1950 – 1960, builders erected eleven million single family homes located in suburbs across the country. A vast majority of the subdivisions developed during this time included houses that minimally varied in design. This is primarily due to the standards set forth by the FHA for home construction and the expediency with which houses needed to be built. By limiting the design options and utilizing new building technologies and materials, builders were able to quickly, in almost an assembly line approach, erect new houses. Suburbs across America grew six times faster than cities.<sup>iv</sup> This expansion also occurred in the Denver metro area with the land area of the region growing over ten years from 105.2 square miles in 1950 to 167.4 square miles. Population during this time also expanded substantially with a 52.4 percent increase from 407,961 to 651,056 people. While the entire region grew, Denver's population decreased providing a clear example of the nationwide trend of people, predominantly white Americans, moving out of cities into the suburbs. With the housing boom and changes in federal regulations as a backdrop, Swanson adopted an ethos that departed from the cookie cutter subdivisions developed in response to federal regulations and the increased demand for housing across the country and region.<sup>v</sup>

On December 29, 1955, Swanson entered into a deed of trust with Thomas B. Croke, Jr. Croke's father owned a 3,500-acre parcel in the 1890s that was an experimental farm focused on plant breeding and new irrigation techniques. From this parcel, Swanson purchased approximately 307 acres for \$763,000. On April 16, 1956, the plat map for Deza Estates

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<sup>ii</sup> Thomas H. Simmons, R. Laurie Simmons, and Dawn Bunyak, Historic Residential Subdivisions of Metropolitan Denver, 1940- 1965, National Register of Historic Places Multiple Property Submission (Denver: Colorado Office of Archaeology and Historic Preservation, 2010), 110.

<sup>iii</sup> Simmons et al., 7.

<sup>iv</sup> Gwendolyn Wright, USA: Modern Architecture in History (London: Reaktion Books Ltd., 2008), 167.

<sup>v</sup> Ibid, 59.

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Filing No. 1 was signed. Swanson's selection of this property was likely speared on by several factors associated with the expeditious growth of the Denver metro region during this time and topography.

As builders sought to meet the housing demand of the period, the purchase and development of farmland was crucial. The available undeveloped land at the core of Denver was extremely minimal and caused residential growth to occur on the outer edges of the city, as well as business and industry developed to accommodate the new residential developments. As of 1947, many agricultural based communities on Denver's periphery were reshaped to support residential subdivisions. Residential development also occurred in areas outside of municipal boundaries in adjacent counties, further spurring regional growth. In addition to the lack of available land in Denver, the proliferation of the automobile and expansion highways in the region allowed for the growth of suburbs.

The advent of the car greatly shifted development patterns in the country and only spurred greater change post-World War II as manufacturing shifted from military to automobile production. The effect of the automobile was addressed initially with the 1916 Federal Aid Highway Act that provided federal funding to assist with the improving and constructing of new routes. This funding was utilized to work on the North-South Road that connected Denver to both Colorado Springs and Pueblo to the south and Loveland and Fort Collins to the north. Later named U.S Highway 85, this route opened up the possibility of suburbs to push farther north while still maintaining efficient access to Denver. The post-war car boom further affected growth as cars became more affordable and allowed people to move farther away from job centers. As evidenced by this 1957 aerial, Deza Estates was extremely isolated, but still maintained a relatively close proximity to Highway 85, later Interstate 25. This provided residents with easy access to Denver and even the amenities located in nearby Thornton.<sup>vi</sup>

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<sup>vi</sup> Simmons et al., 49-50.

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*1957 Aerial Photo showing the isolation of Deza Estates and nearby Thornton.*

The development patterns and access to transportation corridors likely made it feasible for Swanson to take full advantage of the topography of the land that was to become Deza Estates. Swanson used the topographical features of the land to sell Deza Estates to future residents. The isolated nature of the site and location atop a hill allowed for views not only of the mountains to the west, but Denver to the south. The few houses ultimately constructed clearly take advantage of the surrounding viewsheds both in location of lots and in how houses are situated on lots. The unique siting of houses on each lot is a clear indication of Swanson's design ethos and focus on creating custom homes built to owners' specifications.

Swanson envisioned a large subdivision with 166 lots of uniquely designed houses situated to homeowner's specifications on each lot. The original boundaries of the subdivision were considerably larger than they are now, with the north and south boundaries and west boundary extending four and one block past the current borders of the neighborhood, respectively. The northern edge was along 100<sup>th</sup> Avenue, the southern border was on W 96<sup>th</sup> Avenue and Croke Drive marked the western boundary. Huron Street continues to be the eastern boundary. Ultimately the streets included in the neighborhood were West 99<sup>th</sup> street, with three cross streets, Palmer, Lunceford, and Rapp Lanes. The



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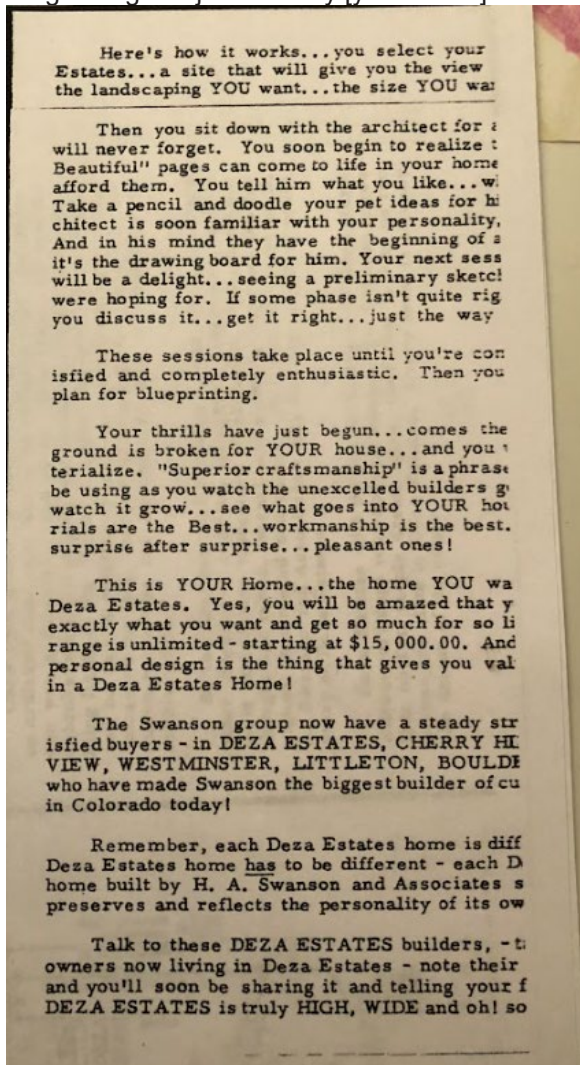
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To sell his vision for Deza Estates Swanson utilized a variety of print, in person, and broadcast marketing options. Print advertisements boasted "unlimited choice of materials,"<sup>x</sup> exclaimed the subdivision to be "HIGH, WIDE and Oh! So Wonderful!"<sup>xi</sup> and even went into detail on the unique design process:

Then you sit down with the architect for [a meeting you] will never forget. You soon begin to realize [that "House] Beautiful" pages can come to life in your home [and you can] afford them. You tell him what you like... [then he will] Take a pencil and doodle your pet ideas for h[is] notes. The ar-]chitect is soon familiar with your personality. And in his mind they have the beginning of a[n] idea...Then] it's the drawing board for him. Your next session will be a delight... seeing a preliminary sketch [of the home you] were hoping for... If some phase isn't quite rig[ht, then] you discuss it... get it right... just the way [you want it].<sup>xii</sup>



Original advertisement quoted above<sup>xiii</sup>

<sup>x</sup> Simmons et al., 110.

<sup>xi</sup> Denver Post, 14 October 1956, 7-2.

<sup>xii</sup> Courtesy of Lauren Weatherly. The original mimeograph text was misplaced on the page, cutting off the right-hand edge. The words within brackets are inferred. All ellipses are original to the text excerpt.

<sup>xiii</sup> Courtesy of Lauren Weatherly. The original mimeograph text was misplaced on the page, cutting off the right-hand edge.



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**DEZA HIGH, WIDE and Oh! So Wonderful!**  
(BAY-ZAY Navajo for "High Place")

Come out today and be amazed at the ease with which you can build. Complete selection of sites... each with an unexcelled view.

And this is what Colorado's Largest Custom-builders offer you in your new home:

- An individually designed home tailored to fit your needs.
- BBB. to acreage sites.
- The most up-to-date design in kitchens with the latest built-in appliances.
- Wall-to-wall carpeting.
- Complete tile baths with step-down Green-Glass tubs.
- Interior-wooder floors.
- Large living space without that walled-in feeling.
- Beautiful wood paneling throughout.
- Unlimited choice of materials... brick, redwood, native stone, mahogany, etc.
- All in above listed developments, in both wooded and open areas.
- Custom built-in... Hi-Fi, television, TV.
- Patrol, radio and outdoor barbecues.
- All construction guaranteed!

Prices start at \$15,000

SEE the REMOTE LIVE TELECAST from the Deza Estates Showhouse today, 2:30 p.m. KLZ-TV, Chan. 7

EQUIPPED WITH Westinghouse Appliances  
An Home Service Specialty

**ESTATES**

Colorado's Largest Builders of custom homes announce the opening of DEZA ESTATES . . .

. . . the most daringly different residential area ever to be developed in the entire region. No two houses are alike in DEZA ESTATES . . . for each is individually, personally designed. You work in close harmony with designer, builder and decorator . . . incorporating your own ideas and wants into your very own dream home. Here you enjoy the peace and privacy of country living combined with all the privileges of city comforts and utilities. A swimming pool and riding stables, plus schools and an ultra-modern shopping center will soon be constructed. The view is incomparable . . . by day, an unbroken line of majestic mountain ranges from Wyoming to Pike's Peak . . . by night, miles of sparkling lights from Denver, just 15 minutes away via the new Valley Highway.

**H. A. SWANSON AND ASSOCIATES**  
881 W. 99th Ave.  
Call HA. 9-1247 or HA. 9-0495

Original advertisement for Deza Estates<sup>xiv</sup>

Swanson utilized the Parade of Homes to promote a Deza Estates model house located at 840 W. 99<sup>th</sup> Avenue. The metro area Parade of Homes started in 1953 and was sponsored by the Denver Association of Home Builders. The event benefitted builders by encouraging potential home buyers to visit model homes in the region, provided an education opportunity for new trends and home features, and allowed consumers to compare the workmanship and quality of various builders. The Parade of Homes is still an event, though expanded, put on by the Home Builders Association of Metro Denver.

In addition to enticing individuals to see the Deza Estates showhouse in person, on October 14, 1956 people were invited to watch a "Remote Live Telecast from the Deza Estates Showhouse." The use of relatively new technology was apt for the aesthetics and modern life Swanson sought to promote in Deza Estates.

The Deza Estates model home was located on a large corner lot with grass lawns and easy access to the Valley Highway (Highway 85). The house featured a "swimming pool, air conditioning, sprinkling system, Hi-Fi intercom system, three patios, three bedrooms, Westinghouse kitchen, build-ins, 2400 sq. ft. house under 5500 sq ft roof that covers carport and patio."<sup>xv</sup>

<sup>xiv</sup> Denver Post, 14 October 1956, 7-2.

<sup>xv</sup> Ibid., 7-3.

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**Parade of Homes**  
OCT. 14th to 21st

Your ONCE-A-YEAR chance to see the latest in new materials, building methods, flexible floor plans...the ultimate in today's indoor-outdoor living.

HERE ARE THE DETAILS ON DENVER'S FINEST HOMES  
...BY 25 OF DENVER'S FINEST BUILDERS

1. \$18,000 1800 East 1st H. S. SWANSON CO.	2. \$12,700 1000 South 1st SWANSON CONSTRUCTION CO.	3. \$14,600 1000 South 1st SWANSON CONSTRUCTION CO.	4. \$14,000 1000 South 1st SWANSON CONSTRUCTION CO.	5. \$14,600 1000 South 1st SWANSON CONSTRUCTION CO.	6. \$14,000 1000 South 1st SWANSON CONSTRUCTION CO.
7. \$15,000 1000 South 1st SWANSON CONSTRUCTION CO.	8. \$16,700 1000 South 1st SWANSON CONSTRUCTION CO.	9. \$17,700 1000 South 1st SWANSON CONSTRUCTION CO.	10. \$17,700 1000 South 1st SWANSON CONSTRUCTION CO.	11. \$17,000 1000 South 1st SWANSON CONSTRUCTION CO.	12. \$18,000 1000 South 1st SWANSON CONSTRUCTION CO.
13. \$21,000 1000 South 1st SWANSON CONSTRUCTION CO.	14. \$23,000 1000 South 1st SWANSON CONSTRUCTION CO.	15. \$25,000 1000 South 1st SWANSON CONSTRUCTION CO.	16. \$26,000 1000 South 1st SWANSON CONSTRUCTION CO.	17. \$27,000 1000 South 1st SWANSON CONSTRUCTION CO.	18. \$28,000 1000 South 1st SWANSON CONSTRUCTION CO.
19. \$24,000 1000 South 1st SWANSON CONSTRUCTION CO.	20. \$25,000 1000 South 1st SWANSON CONSTRUCTION CO.	21. \$45,000 840 West 99th Avenue SWANSON CONSTRUCTION CO.	22. \$47,000 1000 South 1st SWANSON CONSTRUCTION CO.	23. \$49,000 1000 South 1st SWANSON CONSTRUCTION CO.	24. \$49,000 1000 South 1st SWANSON CONSTRUCTION CO.
25. \$49,000 1000 South 1st SWANSON CONSTRUCTION CO.	26. \$49,000 1000 South 1st SWANSON CONSTRUCTION CO.	27. \$49,000 1000 South 1st SWANSON CONSTRUCTION CO.	28. \$49,000 1000 South 1st SWANSON CONSTRUCTION CO.	29. \$49,000 1000 South 1st SWANSON CONSTRUCTION CO.	30. \$49,000 1000 South 1st SWANSON CONSTRUCTION CO.

Save the Official Guide Map on the following page

HOME BUILDERS ASSOCIATION OF METROPOLITAN DENVER

**21. \$45,000**  
840 West 99th Avenue

Swimming pool, air conditioning, sprinkling system, Hi-Fi intercom system, 3 patios, 3 bedrooms, Westinghouse kitchen, built-ins, 2400 sq. ft. house, under 5500 sq. ft. roof that covers carport and patio.

North on Federal to 104th, E. to Huron, follow the signs.

**SWANSON CONSTRUCTION CO.**



Parade of Homes advertising directed prospective buyers throughout metro-Denver to 840 W. 99th Avenue, a home that features a double carport, high-end stone siding, a flat roof with overhanging eaves and exposed rafter ends, and multiple patios. (Advertisement: *Denver Post*, 14 October 1956; Photo: Mary Therese Anstey)

The house exhibits many characteristics consistent throughout Deza Estates with a long, horizontal form, flat roof with overhanging eaves and exposed rafter beams, multiple patios, and high end stone. Compared to the Fairview model home at 2400 W. 80th Avenue, which was included in the 1955 Parade of Homes, 840 W. 99th Avenue depicts a clear expansion of Swanson's vision and ambition as merchant builder providing custom built homes. It is likely, however, that residents of Deza Estates toured the Fairview model home for design inspiration. Building permits for 15 houses in the Deza Estates neighborhood were issued by Adams County for the construction of houses prior to the 1956 Parade of Homes. Specifically, the house located at 1141 W. 99th Avenue was likely influenced by the Fairview model as the two share a variety of similar features. Additionally, the Rapp family based their new home off the Fairview model and even lived in the house for a time. Thomas Rapp remembered;

"...since we had to move out of our house in East Denver and construction of our house in Deza hadn't finished, we were allowed to move into the original model home at 80th and Zuni street until our house was ready for occupancy. By then they (H.A. Swanson and Associates) had moved their model home to 99th and Huron, across from where the Deza Office and construction site was located. The floor plan of the model home at 80th and Zuni was used by my parents for our Deza Estates home, but a utility room was added in place of the pantry, and a full basement was placed underneath."<sup>xvi</sup>

The evolution of Swanson's work as a custom home builder is further evidenced in the \$45,000 price tag on the model home, this modern vision Swanson sought to achieve came at a higher price and required a more affluent homeowner. Swanson sought to sell a lifestyle not just homes and wanted to attract a homebuyer that could "afford the good life, who were interested in a unique expression of their taste"<sup>xvii</sup> By comparison, the average cost of a house in the region in 1956 was \$10,391.<sup>xviii</sup> The overall higher costs of Deza Estates houses made the homes ineligible for VA financing. With extensive marketing underway to sell Swanson's vision and approval of the plat for Deza Estates Filing No. 1 on April 16, 1956 the construction process got underway. As noted by Dr. Mary Therese Anstey in the Deza Estates

<sup>xvi</sup> Rapp.

<sup>xvii</sup> Mary Therese Anstey, *Against the Grain-Deza Estates: An Uncharacteristic Postwar Neighborhood*, Deza Estates Historical and Architectural Survey, 10.

<sup>xviii</sup> Simmons et al., Table J11, 226.

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historical and architectural survey, "Against the Grain-Deza Estates: An Uncharacteristic Postwar Neighborhood": "just four days after official approval of the subdivision plat, Leo and Hazel Negri signed an agreement with H.A. Swanson. This document stated the couple had chosen Plan No. 505 for their new house at 1141 W. 99th Avenue, a home costing \$18,426; the document did not note any preferences for appliances or other fixtures. One week later, Lavern and Fayth Everson signed a Notice with Swanson for 9860 Rapp Lane. This document both summarized the couples' financial obligations and specified many of the fixtures and fittings for their new house. The Eversons had already paid a \$1,000 deposit and owed \$19,935 upon closing. There is no mention of a mortgage, indicating they likely paid cash for this home featuring basic improvements: gas, water, sewer, black top street, and curb and gutter. The Eversons chose a home known as Plan 514. The contract mentioned Philco built-in appliances: dishwasher, refrigerator, freezer, oven and range. The Eversons also chose Viscose carpeting in the living room and hall. On 9 May 1956, Norman and Roberta Feldman signed their Notice with Swanson. The couple already had paid \$200 in earnest money and they provided his firm with an additional \$800. The Feldmans owed \$1,659.50 at closing, applied for a mortgage of \$13,297.50 from Capitol Federal Savings and Loan, and pledged collateral savings certificate worth \$1,773 for a total purchase price of \$17,730 for the new house at 9840 Rapp Lane; the Feldmans were one of the few buyers who did not obtain their mortgage from Mountain Savings and Loan. The home would be constructed in accordance with "plans drawn by H.A. Swanson and Associates" (no specific architect named) and include the same site improvements noted for both the Negris and the Eversons. The Feldmans chose a Westinghouse built-in refrigerator and freezer, washer, and range and oven."<sup>xix</sup> Permits continued to be pulled with the approval of the plans for 9861 Palmer Lane towards the end of May 1956 and an additional two permits for 9820 Palmer Lane and 9851 Rapp Lane at the same time.<sup>xx</sup> Thirteen more building permits were approved by Adams County, with nine of those issued in mid-June 1956 and the remaining four in late-July of the same year. By early September 1956, two more building permits were issued. The permits issued over the summer do not have addresses specified. Outside the first permit pulled in May and a small number of other permits, it is unclear which permit pertained to each lot, and since Deza Estates was planned to be much larger it is unclear if any of these permits were pulled for properties outside the current grouping of houses. Only two more properties, one with an unknown address and the other located at 9841 Rapp Lane, were associated with Swanson, as records show approval for these houses occurring after the Parade of Homes in October 1956. The final permit was issued on January 3, 1957 for the house located at 9810 Palmer Lane.

With various permits pulled and interested residents, the design process and construction were underway. Swanson's design ethos was built on the collaboration of residents and the architect to create individualized homes. This process was touted in advertisements and used as a major selling point as Swanson emphasized, "these sessions take place until you're completely satisfied and completely enthusiastic. Then you approve the plan for blueprinting."<sup>xxi</sup> Though the architect was a major component of Swanson's vision, it is unclear who was responsible for designing each house. Records only note house plan numbers and do not include the blueprints that would provide this information. One architect, Robert L. "Bob" Harlan, worked for Swanson for a year, but it is unclear if he was involved with Deza Estates. Based on his background and work history it is likely he worked for Swanson from about February 1955 to the following February. This points to Harlan likely working on houses in the Fairview subdivision and not Deza Estates. It is clear that he supported Swanson's vision as he went on to open Harlan Contemporary Homes that was largely built on the same ethos Swanson held. The two however employed different approaches to custom home building. Where Swanson sought to act as a merchant builder to provide a full subdivision of custom houses, Harlan designed and built individual, bespoke houses on a house-by-house basis.

To further embody the role of merchant builder, Swanson promised Deza Estates would be a "completely planned community" with various community amenities like schools, a shopping center, a pool, and stables. Records however do not directly support Swanson's promise as none of these amenities were platted. It appears the only feature built was the horse stables which were located near the construction office on the northwest corner of Huron Street and W. 99<sup>th</sup> Avenue. The construction office was torn down with the land currently utilized as a parking lot for the Seventh Day Adventist Church that was built in 1966. It is likely the financial burdens placed on Swanson by a project of this magnitude limited the number of amenities ultimately constructed.

Swanson's vision was grand and a departure from the post-war practices of the day. Many merchant builders faced the struggle of staying ahead of the debts accrued from building in this manner. The most successful builders did this by

<sup>xix</sup> Adams County Clerk and Recorder, Book 659/Page 39, 9 May 1956.

<sup>xx</sup> Westminster Journal, 31 May 1956, 3.

<sup>xxi</sup> Courtesy of Lauren Weatherly. The original mimeograph text was misplaced on the page, cutting off the right-hand edge. The words within brackets are inferred. All ellipses are original to the text excerpt.

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building houses quickly and receiving closing payments to recoup their costs. Swanson's design ethos inherently slowed this process down immensely. The multiple meetings between homeowners and the architect, many revisions, and open discussion took far more time than the assembly line method of design and construction. Overall, the more secure and less risky, federally backed lending programs did not favor Swanson's vision leading him to incur debt he was unable to pay back. The original sale of the Croke's land to Swanson was completed through a deed of trust for 307 acres. The full release of the land in the agreement with Croke never came to fruition. Payments were made late and or not at all, and as of July 15, 1957 the third and final payment was made to Croke. As opposed to the 307 originally agreed upon, only 30.7 acres were released to Swanson. In response to a likely default on his debt, Swanson executed a large land transaction via a Special Warranty deed with Transwestern Investment Company. This agreement allowed Transwestern to assume Swanson's deed of trust with Croke and the remaining balance of 276.3 acres. This transaction occurred December 19, 1957. In addition to his debts with Croke, Swanson also took to not paying his subcontractors incurring him further debt and legal trouble. This situation was further exasperated as he neglected to pay federal payroll tax for his workers. His debts to the Federal Government were fully paid by 1968, but his dream for Deza Estates to reach its full potential was finished.

In comparison to the methods employed by Swanson, the Perl-Mack Construction Company was utilizing more common methods of subdivision development to construct North Glenn. Later incorporated as the city Northglenn, planning for the community began in 1958. The site, located northeast of Deza Estates, was centered on both sides Interstate 25 and 104<sup>th</sup> Avenue. Prior to development, the land was utilized for dryland farming and live stock grazing. Approval of the development by Adams County was reliant on the overall development acting as a complete community with services and jobs provided. This framework set up Northglenn to be a planned suburban community.

In order to reach achieve this vision, Perl-Mack worked with the planning firm Harman, O'Donnell and Henninger to develop the master plan for the community. The community covered 2,500 acres and sought to provide for "all the community features essential to the cultural and economic health of the area."<sup>xxii</sup> To accomplish this the planned development included water, streets, sewage, and zoning and contained five neighborhoods connect by loop roads. Development also called for land to accommodate retail, recreational, institutional, and civic uses. A major shopping center was planned for the northwest corner of Interstate 25 and West 104<sup>th</sup> Avenue, while individual shopettes would be incorporated into each of the five neighborhoods. The water and sewer infrastructure called for in the plan cost \$500,000 to install and was a small portion of the estimated \$130 million it was expected to cost to develop the community. During the course of development from 1958 to 1962, 17 home models were developed for homebuyers. The earliest models cost between \$11,700 and \$30,000, and within the first six days of sales homebuyers spent \$1.375 million on properties. The immediate success of the development was greatly aided by an extensive advertising campaign. An advertisement utilized during the campaign described the process of purchasing a home as: "The first home buyers in the new community will be able to stake out their sites in the fashion of the Old West. Each purchaser will be provided with a sign and invited to establish and proclaim the site as his property"<sup>xxiii</sup> Like many other developers in the region, Perl-Mack houses sold utilizing VA and FHA financing, with buyers at an estimated annual income of \$6,000 to \$9,000.

As development continued, Northglenn and Perl-Mack received an array of awards and recognition for the comprehensive planning of the community. Most notably, Northglenn received the "Most Perfectly Planned Community in America" award from the National Association of Home Builders and *Life* magazine in 1961. To further realize the "complete community" prescribed by Adams County, construction of community amenities occurred alongside residential areas. By mid-1961, the Garland Shopping Center was opened at East 106<sup>th</sup> Avenue and Washington Street. The larger commercial development planned for the northwest corner of West 104<sup>th</sup> and Interstate 25, initially opened as North Glenn Center in the early 1960s and expanded to include three department stores by 1965. During this time, seven schools, a recreation district, and religious institutions were developed and made available to residents.

The success of the Northglenn planned community ultimately resulted in a vote to incorporate the community in October 1964. The vote passed with 60% of residents in favor of incorporation, but due to litigation challenging the results of the election Northglenn was not fully incorporated until 1969. Initial incorporation of the city included the northern portion of

<sup>xxii</sup> *Rocky Mountain News*, 14 October 1962, 3D.

<sup>xxiii</sup> Unsourced newspaper clipping, June 1959, in the clipping files of the Denver Public Library, Western History and Genealogy Department.

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the completed portions of the Deza Estates neighborhood. The southern portions of the streets running north to south were not fully incorporated into the city boundaries until 1970.

In November 1965 the *Denver Post* noted that the Perl-Mack Construction Company over the course of five years “turned North Glenn from a five-show-home area surrounded by 2,000 acres of empty farmland into a city of 22,000 persons living in more than 4,800 brick homes, with more under construction and 12 new models on display.”

Northglenn began as a small collection of houses that steadily grew to include multiple fire stations, a public library, and a major regional mall, Northglenn Mall, by 1968. After incorporation in 1969, city offices opened in the Melody Business Building on 104<sup>th</sup> Avenue and Melody Drive. The first town hall meeting was held on May 19, 1969. By 1971, the city opened a new municipal building at 10969 Irma Drive and offered residents police protection, animal control, trash collection, street maintenance, building inspection, a municipal court, zoning and land use control, and licensing and code enforcement.

During the Seventies, the City began looking to future growth and development with the adoption of the City’s first master plan in 1972. Recreation and community services expanded with the first recreation center built in 1973 and community center in 1976 on Community Center Drive. The Eighties brought about further expansion of municipal services with the water treatment plant, newly relocated City Hall, and wastewater treatment plant opening in Weld County. Planning for the future expanded with the adoption of the City’s first comprehensive plan in 1988.

Economic and residential growth began in the Nineties with the creation of Northglenn Urban Renewal Authority (NURA) and construction of show homes in what is now the Fox Run subdivision. NURA was created to assist with the redevelopment of the declining Northglenn Mall, and in 1999 the demolition of the mall was complete. The Nineties also brought about the celebration and expansion of cultural activities in the City with the Northglenn Youth Theatre’s first performance in 1994, the establishment of the Northglenn Historic Preservation Commission in 1997, and listing of Stonehocker Farmhouse on the National Register of Historic Places in 1997.

The new millennium was highlighted in Northglenn with the opening of Northglenn Marketplace in 2001. The City continued to expand and improve parks and municipal buildings. The city’s Maintenance and Operations Building and Community Center Drive Bridge and Sensory Park were completed in 2003. In 2009, the City celebrated its 40<sup>th</sup> anniversary and began the update of the current comprehensive plan.

In the last decade, the City experienced shifting demographics and needs in the community. The completion of the Karl’s Farm Master Plan, in 2016, provided a roadmap for one of the last major agricultural properties in the City. Construction on Karl’s Farm, the City’s first major mixed-use development, started in 2021. The Civic Campus Master Plan was completed in 2017 and provides a plan to redevelop the area surrounding City Hall. The first phase of the plan was completed in 2021 with the grand opening of the new Northglenn Recreation Center. In 2019, the Unified Development Ordinance (UDO) was adopted and replaced the previous zoning regulations for the city. The adoption of the UDO maintained and created new zoning districts, such as mixed use districts that provide new opportunities for development in the City. At just over 50 years of age, the City has grown and evolved immensely in its young life.<sup>xxiv</sup>

As the City of Northglenn grew and developed the residents of Deza Estates made the neighborhood a unique and vibrant place to live. An early example of the vibrant lives of Deza residents, is the Broomfield Start-Builder bi-weekly column written by Yvonne Borton, who lived at 1181 Niver Street. The column offered insight into the lives of residents in both the Victoria Heights and Deza Estates neighborhoods. Originally part of Deza Estates Filing No. 1, the Victoria Heights West Amended subdivision was located north of most of the Swanson-built homes. The north side of W. 99<sup>th</sup>, however, was included in Victoria Heights meaning three Swanson era houses along W. 99<sup>th</sup> were subdivided out of Deza Estates Filing No. 1. The Ranch style residences in this filing were developed by merchant builder Hoffman Homes, and presented a clear departure in architectural style from the core of Deza Estates. Even with the later development and stylistic distinctions in construction of Victoria Heights, the two neighborhoods appeared to have an easy comradery. Borton’s column primarily detailed the social life of residents in both neighborhoods and provided information of volunteer opportunities and local government issues.

Borton’s column and other short articles from the Broomfield newspaper featured details about the Victoria Heights-Deza Estates Civic Association. Volunteer opportunities provided opportunities for residents to be involved in the broader

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<sup>xxiv</sup> City of Northglenn, Northglenn Comprehensive Plan: Developmental History, 2010.

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Adams County Community. The various volunteer endeavors created avenues to interact with nearby neighbors in the North Glenn community and included competitively raising funds for the Mothers March for the March of Dimes organization. In 1962, Deza Estates residents assisted with annual fundraising efforts for the Northglenn Ambulance Corps, as the importance of this service was realized. Further growth of the North Glenn planned community, as noted previously, also benefitted residents of Deza Estates who lived in close proximity to the Garland Shopping Center and North Glenn Center (later named Northglenn Mall).

At the same time, the immediately adjacent to the southern portion Deza Estates experienced new home construction. The original Deza Estates Filing No. 1 was eventually subdivided in 1963 and encompassed Deza Estates Filing No. 2 and 3. Records of construction in these filings provide no indication Swanson played any role in the development of this land. The small section of houses is located south of the Swanson-era homes and present a clear distinction between the extant custom homes and mostly standard Ranch and Split-Level type houses common for the era. Similar infill construction also appeared at the south end of Deza Estates, Filing No. 1 on land L.K. Lee purchased from Swanson in 1957. Most of these homes resembled those constructed in No. 2 and No. 3, <sup>xxv</sup>but enjoyed the larger lots associated with Swanson's original vision.

Community life for kids in Deza Estates was similar to many others throughout the country and was originally a neighborhood where kids "knew that if... (they) were out of line somewhere in the neighborhood, that... parents would find out about it."<sup>xxvi</sup> Turnover in the neighborhood limited these interactions, but Deza Estates still maintained the friendly interactions common among traditional suburban experiences. Children in the neighborhood could be found playing games of basketball or football, waiting with friends for the school bus, and even sledding during winter months.

New homeowners continued the ethos of the custom-built home by remodeling their houses to match their current needs and trends in interior design. The exterior of homes were most often altered through changes in paint color, types of siding, and landscaping. Especially common in the neighborhood, was the conversion of original carports to enclosed garages. This is most likely in response to the wide range of weather conditions Colorado experiences, especially during the winter months.

Correspondence undertaken for the development of the Deza Estates Historical and Architectural Survey by Dr. Mary Therese Anstey indicates, Deza Estates remained something of a hidden gem, with many people discovering it mostly when homes came up for sale. This is exactly what happened in 1968 when Alfa Ray "Pat" and Joanne "Jo" Patterson toured 9841 Rapp Lane. They were drawn to this house because it was different. Their two teenage daughters would have preferred a "more normal" house, but admitted Jo was right when she "insisted this was the most beautiful house with lots of potential."<sup>xxvii</sup> The girls approved of the proximity to the Northglenn Mall and Priscilla liked the fact there was a stable for her horses just three or four blocks away, still on Huron Street. She frequently rode from there to the house, letting the horse eat grass in the front yard. One winter, during a cold and snowy stretch of two or three days, Jo told Priscilla to bring her horse and baby foal to stay in the unfinished basement of the Rapp Lane house. The sisters walked to Northglenn High School and quickly realized Deza Estates was special because "the houses were all beautiful and different as opposed to the cookie cutter homes in the Westminster neighborhood" where the family lived previously.<sup>xxviii</sup>

During the mid-century the role of women was evolving nationwide and the women of Deza Estates were no exception. Two such women that lived in the neighborhood were Jo Patterson, 9841 Rapp Lane, and Maurine Hallock, 941 W. 99<sup>th</sup> Avenue. Jo was a professional and worked outside the home. She received a degree in math from the University of Oklahoma and was the only woman in her program. Like many women of this era, she dealt with sexual harassment in the pursuit of her degree and was treated poorly throughout her career. She was unfairly compensated in relation to her male counterparts and often passed over for promotions as a computer systems designer. It was not until the 1990s, at the end of her career, she received a management position. Jo was an early support of the 1970s Women's Movement and according to her daughter, "was extremely pissed at having to have [her] dad co-sign for [Jo's] bank loan." Jo even opened her home to other activists in support of the National Organization for Women and the Democratic Party.

<sup>xxv</sup> One noted exception: the Neo-Mansard type home at 9811 Lunceford Lane.

<sup>xxvi</sup> Rapp.

<sup>xxvii</sup> Priscilla Patterson, Email Correspondence, 15 May 2021.

<sup>xxviii</sup> Ibid.

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Maurine was also a career woman after earning her law degree in 1943 from Washburn University School of Law. She was admitted to the bar in 1947. Maurine went on to be elected as an Adams County judge in 1964. She was also the first woman to be elect president of the Colorado County Judges Association in 1968.

Other notable residents of Deza Estates, included Joseph and Frances Lochi, who purchased 9860 Rapp Lane 1972, were one of two family-owned restaurant entrepreneurs to live at the address. The Lochies open the Wishbone Family Restaurant in 1963 at 1630 Federal Boulevard. The restaurant was especially popular before and after Broncos games. The restaurant expanded to four separate locations, but currently only one location, opened in 1994, is still in operation. Located at 9701 Federal Boulevard in Westminster, CO, the remaining restaurant is still family operated by the second generation. The second family of restaurant owners moved into 9860 Rapp Lane in 1983. Thomas K. and Mary R. Wong were immigrants and eventually naturalized Americans. Mary and Thomas owned and operated the China Town Restaurant for over 20 years until the restaurant closed in 1993. In the same year, Thomas sold 9860 Rapp Lane.

Original residents of Deza Estates faced concerns due to the neighborhood's unexpectedly speculative beginning leading a handful to rent out their homes. Starting with a wave of new owners, Deza Estates stabilized and has enjoyed a near continuous record of owner-occupiers. Incorporation of Northglenn in 1969, brought about the stability of access to municipal services and representation, but also further connected residents with the larger community.

To this day, the benefits of Swanson's decisions to develop an architecturally distinctive neighborhood atop an isolated hill in the heart of farmland are experienced. New residents continue to choose Deza Estates for many of the unique design features that originally defined the houses and neighborhood.

Though Swanson was unable to bring the full vision of Deza Estates to fruition as a merchant builder he was not completely unsuccessful. He was able to construct a small assemblage of houses that were distinctive and a departure from the norm. Beyond the style and methods of design for each house, the siting of each house was unique and meant to capitalize on its location atop a hill. Deza Estates features specifically oriented houses to take advantage of both passive solar opportunities and views of the mountains and/or the Denver skyline. Though completed on a much smaller scale, what Swanson was able to achieve is reflective of his original vision. This vision is summed up well in this excerpt from undated promotional materials for Deza Estates:

“ Once upon a time, a man stood upon a hill. It wasn't an ordinary hill ... nor was it an ordinary man. Art Swanson was a dreamer ... and as he stood there, he saw unbroken view of a magnificent mountain range ... the sparkling lights of the distant city like blue-white diamonds ... and he saw something more. In his mind's eye he saw homes on his hill ... not just ordinary homes because, remember, he was not an ordinary man nor was this an ordinary hill.”<sup>xxix</sup>

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<sup>xxix</sup> Undated promotional materials for the new Deza Estates subdivision.

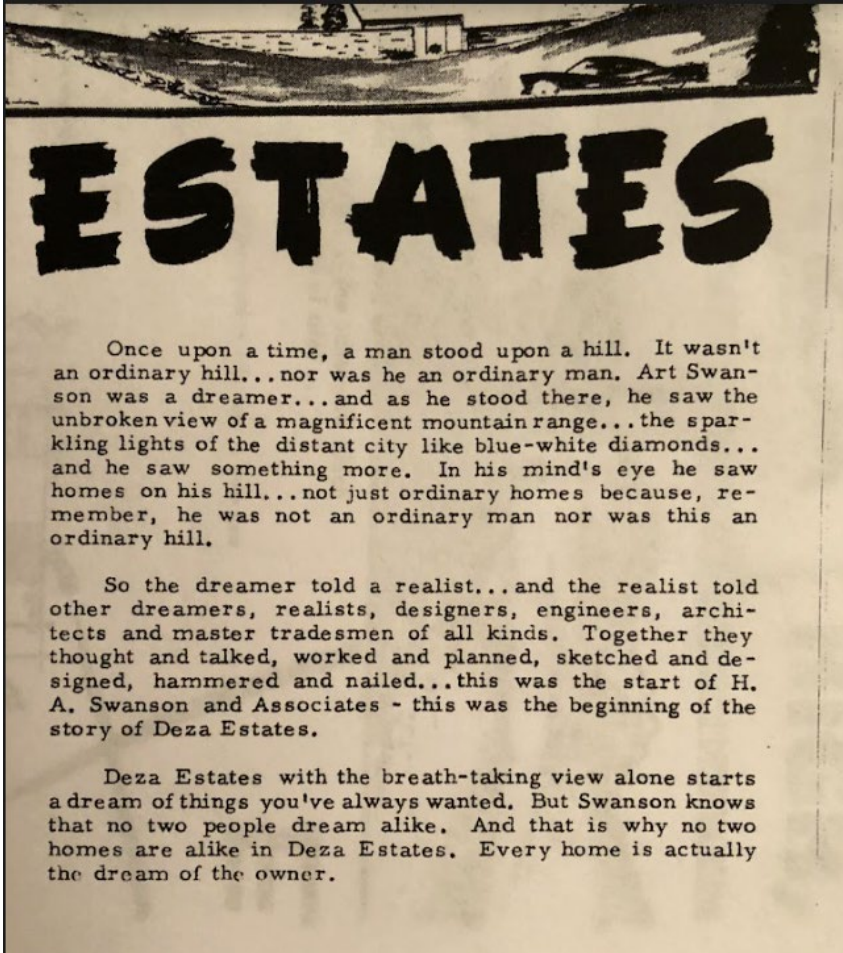
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*Original advertisement for Deza Estates, quoted above.*

**Criterion C: Architecture**

**Architecture of Deza Estates**

Though records are not clear on a specific architect, the houses included in Deza Estates are examples of the broad Modern Movement style. Specifically, the houses seem to draw on design elements of the Contemporary style utilized from the 1940s to about 1970.<sup>xxx</sup> As noted in the MPDF, "Contemporary houses ... integrated the dwelling with its landscape through the inclusion of open floor plans, sliding glass doors, expanses of floor to ceiling windows, and exterior areas such as patios, terraces, and carports. Walls lacked decorative detailing and usually displayed a combination of materials, such as wood, brick, and stone."<sup>xxxi</sup> In Deza Estates, the designs of the houses appear to reference the Usonian subtype of Contemporary houses, as defined by the Colorado Historical Society. Features of this style include elements such as dominant horizontal lines, flat or low gabled roofs with large overhangs, carports, indoor-outdoor focus in plan, and open floor plans.<sup>xxxii</sup> Utilization of the Usonian style was not uncommon in the region but was most often employed for the design of luxury houses.<sup>xxxiii</sup> This aspect of the style clearly fits with Swanson's vision and construction of houses meant for more affluent homeowners.

<sup>xxx</sup> Simmons et al., 104-105.

<sup>xxxi</sup> Ibid.

<sup>xxxii</sup> Sarah J. Pearce, Mary Therese Anstey, Virginia Bennet, Thaddeus Gearhart, Chris Geddes, Lyle Hansen, Dale Heckendorn, Erika Schmelzer, and Holly Wilson, *Field Guide to Colorado's Historic Architecture and Engineering*, 2<sup>nd</sup> ed. (Denver: Colorado Office of Archaeology and Historic Preservation, 2008), 95-96.

<sup>xxxiii</sup> Diane Wray, *Arapahoe Acres*, National Register of Historic Places Nomination, 1998.



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Frank Lloyd Wright originated the Usonian style in about 1900 and “reflected the architect’s answer to the quest for affordable, simply-designed, middle class housing during the Great Depression.” The style evolved over the early part of the twentieth century and fully came to fruition in 1930. The residential form of the Usonian style was a departure from the sprawling Prairie Style residences Wright previously designed. Usonian style houses were built to provide “zones” that typically included living space, small bedrooms, and a kitchen-dining area. Additionally, Wright focused on the connection between the interior and outside spaces. Integrating the house with the landscape and nature was an attempt by Wright to move away box-like structures. This “boxier” house form is evident in the International subtype of modern architecture, also popular during this time. According to the “Field Guide to Colorado’s Historic Architecture and Engineering”, “large windows brought the outside in. Natural materials blended the house with the site and warm colors on the interior further contributed to the feeling of bringing the outdoors inside.” It is with these concepts and features, Wright was able to create a living space that easily connected interior to outdoor spaces.<sup>xxxiv</sup>

The utilization of these ideals is evident in the design of the Deza Estates houses. Beyond the depiction of horizontality and low profile roofs with overhanging eaves, the designs clearly indicate an emphasis of the interior-exterior relationship of the house to the property and viewsheds. The initial construction in Deza Estates Filing No. 1 occurred on the peak of a hill on a piece of farmland with no other surrounding development. These site conditions allowed for strategic subdivision of individual properties ultimately along a singular east-west street and three streets oriented north-south. With this, lots were either oriented towards the mountains or south towards Denver to take advantage of viewsheds. Coupled with individual freedom in siting each house on the distinct lots, large window walls that take up either a full elevation or the majority of a single elevation, and often wrapped around corners of houses, were strategically utilized and positioned to take full advantage of the mountain and city views. Additionally, the large lots allowed for ample outdoor space whether in the form of on grade patios or elevated decks that were constructed in response to existing topographic conditions. Though more limited in its use than Ranch houses, as discussed in the MPDF, the Contemporary style and Usonian subtype is not wholly unique to the Deza Estates neighborhood. The Usonian style was utilized in the Arapahoe Acres, in Englewood, CO, and Arapaho Hills, in Littleton, CO. These subdivisions featured the use of the Usonian and International subtypes of the Contemporary style. With the development of 124 lots, Arapahoe Acres presents the largest concentration of Wright derived Usonian style architecture in the state. Construction of these homes occurred between 1949 and 1957. Based on the time of development, it is possible Swanson took cues from Arapahoe Acres in providing Contemporary, custom-built houses.<sup>xxxv</sup>

Developed roughly during the same time period as Deza Estates, Arapaho Hills is another example of utilizing the Usonian style. Edward Hawkins, who also designed/built houses in Arapahoe Acres, along with Clyde Mannon developed this subdivision with an array of Usonian and International style houses across 83 lots.<sup>xxxvi</sup> Similar to Swanson’s approach, the houses in each subdivision presents a departure from the cookie-cutter approach to development most common in the region and nationwide.

In contrast to Deza Estates, subdivisions like Lynwood, Krisana Park, and a portion of Harvey Park employed methods of Modern architectural design and model homes in their development. H. B. Wolff and his son Brad developed Lynwood and Krisana Park subdivisions using designs extremely similar to those of Joseph Eichler. Eichler popularized the California Contemporary style that was predominantly employed between 1949 and 1966 in the San Francisco Bay area. By utilizing Eichler’s method of design and a limited number of model home options, Lynwood and Krisana Park were able to utilize lending options supported by the prevailing federal regulations of the time.<sup>xxxvii</sup> The Harvey Park subdivision took it one step further, by directly importing pre-fabricated houses in five-foot modules from California.<sup>xxxviii</sup> These subdivisions seemingly act as a middle ground, in terms of design, between the more common and prolific Ranch style employed by Perl-Mack in North Glenn and the custom designed houses in Arapahoe Acres, Arapaho Hills, and Deza Estates.

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<sup>xxxiv</sup> Pearce, et al., 95-96

<sup>xxxv</sup> Diane Wray, Arapahoe Acres, National Register of Historic Places Nomination, 1998.

<sup>xxxvi</sup> Diane Wray Tomasso, Arapaho Hills, National Register of Historic Places Nomination, 2012.

<sup>xxxvii</sup> “Krisana Park Pattern Book: Ideas for a Midcentury Modern Neighborhood, Denver, CO,” (Denver: The Center of Preservation Research at the University of Colorado, Historic Denver, Inc 2008), 10.

<sup>xxxviii</sup> Diane Wray Tomasso, Arapaho Hills, National Register of Historic Places Nomination, 2012.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 14.99  
(Do not include previously listed resource acreage.)

**Latitude/Longitude**  
Datum if other than WGS84: \_\_\_\_\_  
(Insert additional points as needed.)

1	<u>38.876551</u> Latitude	<u>-105.000957</u> Longitude	3	<u>39.874561</u> Latitude	<u>-104.999851</u> Longitude
2	<u>39.874874</u> Latitude	<u>-105.001074</u> Longitude	4	<u>39.874261</u> Latitude	<u>-104.999180</u> Longitude
5	<u>39.874545</u> Latitude	<u>-104.998606</u> Longitude	7	<u>39.874269</u> Latitude	<u>-104.997404</u> Longitude
6	<u>39.874261</u> Latitude	<u>-104.997946</u> Longitude	8	<u>39.875252</u> Latitude	<u>-104.997395</u> Longitude
9	<u>39.875583</u> Latitude	<u>-104.996803</u> Longitude	11	<u>39.875682</u> Latitude	<u>-104.998218</u> Longitude
10	<u>39.875249</u> Latitude	<u>-104.996818</u> Longitude	12	<u>39.876244</u> Latitude	<u>-104.998226</u> Longitude

or

**UTM References**

Datum:  
**NAD 1927** \_\_\_\_\_ or **NAD 1983** \_\_\_\_\_  
(Insert additional UTM references as needed.)

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

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**Verbal Boundary Description** (Describe the boundaries of the property.)

The National Register boundary is indicated with a heavy line on the attached National Register map, which is drawn to scale.

**Boundary Justification** (Explain why the boundaries were selected.)

The district boundaries encompass only the portion of Deza Estates Filing No. 1 with the concentration of Swanson-era houses: roughly on the northern halves of Lunceford, Palmer, and Rapp Lanes and both sides of W. 99<sup>TH</sup> Avenue.

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**11. Form Prepared By**

name/title Sara Dusenberry, Senior Planner

organization City of Northglenn

date \_\_\_\_\_

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city or town Northglenn

state CO

zip code 80233

e-mail sdusenberry@northglenn.org

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) or **Google Earth** map indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number:

1 of \_\_\_\_.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



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**Historic Photographs:**

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**1 of 6:** Aerial view of Deza Estates and adjacent Victoria Heights, looking northeast. Photographer Donald Gravestein, Ca. 1962



**2 of 6:** 1957 Aerial Photo

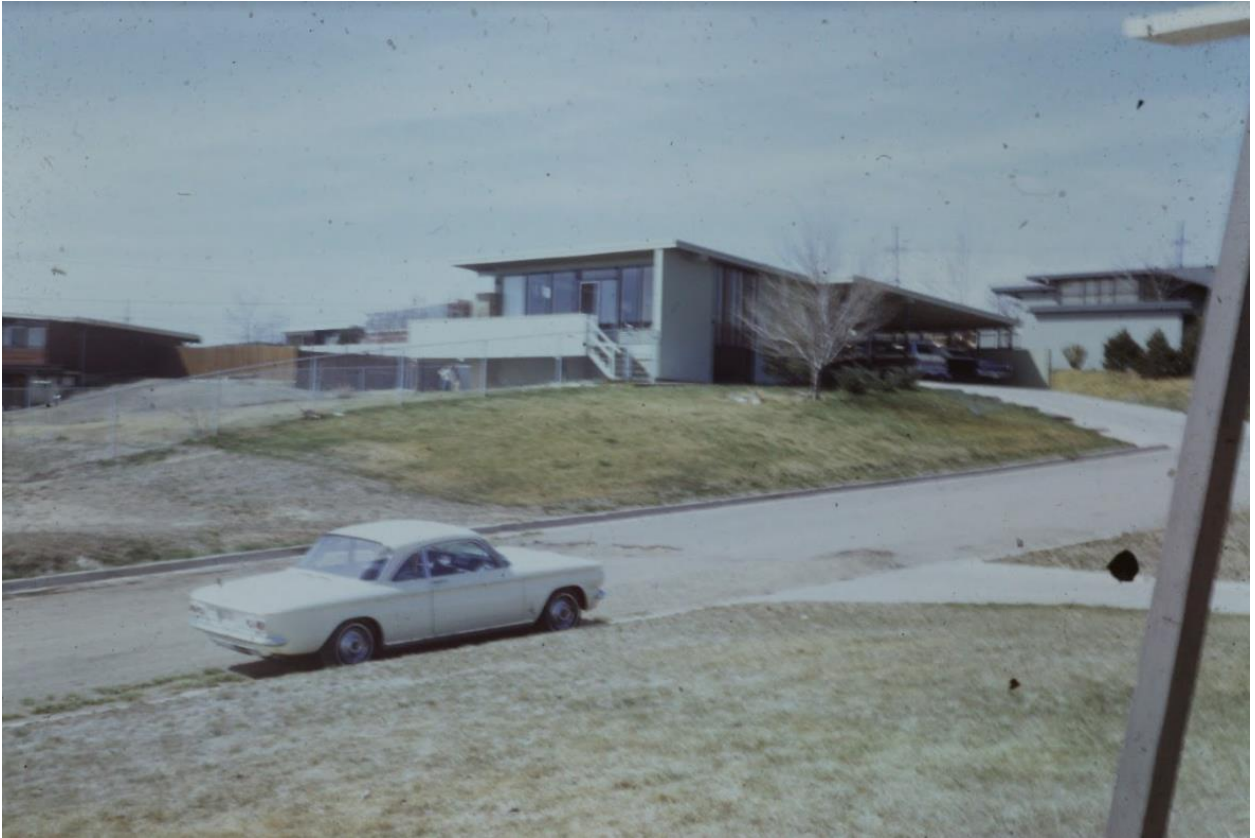


**3 of 6:** 880 W. 99<sup>th</sup> Ave, exterior, date unknown.



**4 of 6:** Residents of Deza Estates on horse, construction office locate at the northwest corner of Huron Street and W. 99<sup>th</sup> Avenue in background, Photographer Donald Gravestein, date unknown.





**5 of 6:** 9821 Palmer Lane, Photographer Donald Gravestain, date unknown.



**6 of 6:** Patterson Home, 9841 Rapp Lane, date unknown.

---

**Photographs:**

---

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: 840 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County                      State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking south from W. 99<sup>th</sup> Ave

1 of 54.



Name of Property: 840 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County                      State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Attached carport and entry, looking south from W. 99<sup>th</sup> Ave

2 of 54.



Name of Property: 880 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: February 2021

Description of Photograph(s) and number: Front of house, looking south from W. 99<sup>th</sup> Ave

3 of 54.



Name of Property: 880 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house, looking southeast from W. 99<sup>th</sup> Ave

4 of 54.



Name of Property: 941 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking north from W. 99<sup>th</sup> Ave

5 of 54.



Name of Property: 941 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house, looking northeast from W. 99<sup>th</sup> Ave

6 of 54.



Name of Property: 961 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking north from W. 99<sup>th</sup> Ave

7 of 54.



Name of Property: 961 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house, looking northeast from W. 99<sup>th</sup> Ave

8 of 54.



Name of Property: 980 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: February 2021

Description of Photograph(s) and number: Front of house, looking south from W. 99<sup>th</sup> Ave

9 of 54.



Name of Property: 980 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: February 2021

Description of Photograph(s) and number: Breezeway between main house and garage, looking south from W. 99<sup>th</sup> Ave

10 of 54.



Name of Property: 981 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking north from W. 99<sup>th</sup> Ave

11 of 54.



Name of Property: 981 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view looking northwest from W. 99<sup>th</sup> Ave

12 of 54.



Name of Property: 1041 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking north from W. 99<sup>th</sup> Ave  
13 of 54.



Name of Property: 1041 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house, looking northwest from W. 99<sup>th</sup> Ave  
14 of 54.





Name of Property: 1061 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking north from W. 99<sup>th</sup> Ave

15 of 54.



Name of Property: 1061 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house showing main entry, looking northwest from W. 99<sup>th</sup> Ave

16 of 54.



Name of Property: 1081 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking North from W. 99<sup>th</sup> Ave  
17 of 54.



Name of Property: 1141 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking northeast from W. 99<sup>th</sup> Ave  
18 of 54.



Name of Property: 1141 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house, looking northeast from W. 99<sup>th</sup> Ave

19 of 54.



Name of Property: 1160 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking south from W. 99<sup>th</sup> Ave

20 of 54.



Name of Property: 1160 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house, looking southwest from W. 99<sup>th</sup> Ave  
21 of 54.



Name of Property: 1161 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking northeast from W. 99<sup>th</sup> Ave  
22 of 54.



Name of Property: 9810 Lunceford Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking east from Lunceford Lane.

23 of 54.



Name of Property: 9810 Lunceford Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: oblique view of the house, looking southeast from Lunceford Lane

24 of 54.



Name of Property: 9820 Lunceford Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking east from Lunceford Lane

25 of 54.



Name of Property: 9821 Lunceford Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking west from Lunceford Lane.

26 of 54.



Name of Property: 9821 Lunceford Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house, looking southwest from Lunceford Lane

27 of 54.



Name of Property: 9840 Lunceford Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: February 2021

Description of Photograph(s) and number: Front of house, looking east from Lunceford Lane

28 of 54.



Name of Property: 9840 Lunceford Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: February 2021

Description of Photograph(s) and number: Front entry, looking east from Lunceford Lane  
29 of 54.



Name of Property: 9841 Lunceford Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: February 2021

Description of Photograph(s) and number: Front of house, looking west from Lunceford Lane  
30 of 54.





Name of Property: 9841 Lunceford Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: February 2021

Description of Photograph(s) and number: Oblique view of house, looking northeast from Lunceford Lane

31 of 54.



Name of Property: 9861 Lunceford Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique View of house, looking northwest from Lunceford Lane

32 of 54.



Name of Property: 9810 Palmer Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking east from Palmer Lane

33 of 54.



Name of Property: 9810 Palmer Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house, looking northeast from Palmer Lane

34 of 54.



Name of Property: 9820 Palmer Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking east from Palmer Lane

35 of 54.



Name of Property: 9820 Palmer Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house, looking southeast from Palmer Lane

36 of 54.



Name of Property: 9821 Palmer Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking west from Palmer Lane

37 of 54.



Name of Property: 9821 Palmer Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Side of house, looking northwest from Palmer Lane.

38 of 54.



Name of Property: 9840 Palmer Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking east from Palmer Lane

39 of 54.



Name of Property: 9840 Palmer Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Side of house, looking northeast from Palmer Lane.

40 of 54.



Name of Property: 9841 Palmer Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking west from Palmer Lane

41 of 54.



Name of Property: 9841 Palmer Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house, looking northwest from Palmer Lane

42 of 54.



Name of Property: 9861 Palmer Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking west from Palmer Lane

43 of 54.



Name of Property: 9861 Palmer Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house, looking southwest from Palmer Lane

44 of 54.



Name of Property: 9820 Rapp Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking east on Rapp Lane

45 of 54.



Name of Property: 9820 Rapp Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house, looking northeast on Rapp Lane

46 of 54.





Name of Property: 9840 Rapp Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking east on Rapp Lane

47 of 54.



Name of Property: 9840 Rapp Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Side of house, looking northeast on Rapp Lane

48 of 54.



Name of Property: 9841 Rapp Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique of house, looking northwest on Rapp Lane

49 of 54.



Name of Property: 9841 Rapp Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house, looking southwest on Rapp Lane

50 of 54.



Name of Property: 9851 Rapp Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Front of house, looking east on Rapp Lane

51 of 54.



Name of Property: 9851 Rapp Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique vie of house, looking southwest on Rapp Lane

52 of 54.



Name of Property: 9860 Rapp Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house, looking northeast on Rapp Lane

53 of 54.



Name of Property: 9860 Rapp Lane  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Mary Therese Anstey  
Date Photographed: April 2021

Description of Photograph(s) and number: Oblique view of house, looking southeast on Rapp Lane

54 of 54.



**COLORADO CERTIFIED LOCAL GOVERNMENT  
NATIONAL REGISTER NOMINATION  
REVIEW REPORT FORM**

Property Name: Deza Estates

Address: W. 99th Ave., Lunceford Lane, Palmer Lane, and Rapp Lane

Certified Local Government: City of Northglenn

Date of public meeting at which nomination was reviewed: January 9, 2023

Eligibility Criteria: (Check applicable boxes)

- Criterion A
- Criterion B
- Criterion C
- Criterion D

Please check the boxes below appropriate to the nomination review:

**Commission/Board**

- The commission/board recommends that the nomination meets the criteria checked above.
- The commission/board recommends that the nomination fails to meet any of the above criteria.
- The commission/board chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

**Chief Elected Official**

- The chief elected official recommends that the nomination meets the criteria checked above.
- The chief elected official recommends that the nomination fails to meet any of the above criteria.
- The chief elected official chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

Attach an additional sheet to make any further comments.

**Certify this report with both signatures below**

**CLG Commission/Board Chair or Representative**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

\_\_\_\_\_  
(Date)

**Chief Elected Official or Designee**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

\_\_\_\_\_  
(Date)



PROPOSED  
NATIONAL REGISTER  
HISTORIC DISTRICT

- Proposed district boundary
- Contributing
- Noncontributing
- ★ Local landmark
- \* Surveyed at reconnaissance level; State may require intensive-level survey in order to confirm Contributing status within National Register historic district

Adams County GIS

# *DEZA ESTATES NATIONAL REGISTER NOMINATION*

**Sara Dusenberry**

*Senior Planner*

*303.450.8836*

*[sdusenberry@northglenn.org](mailto:sdusenberry@northglenn.org)*

**City Council Meeting**

*Jan. 9, 2023*



**CITY OF  
Northglenn**

# ***PURPOSE***

- **Provide information on the Deza Estates National Register nomination**
- **Solicit Council recommendation regarding the nomination**





# ***DEZA ESTATES***

- **Historically significant under Criterion C**
- **Unique, custom-built houses**
  - **Departure from post-war housing development practices**
- **Collection of Modern Movements style houses**
- **Consists of 29 properties**
  - **20 contributing**
  - **8 non-contributing**



# DEZA ESTATES



## PROPOSED NATIONAL REGISTER HISTORIC DISTRICT

--- Proposed district boundary

Contributing

Noncontributing

Local landmark

\*  
Surveyed at reconnaissance level; State may require intensive-level survey in order to confirm Contributing status within National Register historic district

Adams County GIS



# ***NATIONAL REGISTER***

- **Highlights and celebrates listed properties**
- **Property owners are allowed to alter or demolish house**
- **Provides financial opportunities to assist with renovations**
  - **State and Federal tax credits**
  - **State grant opportunities**



# ***NEXT STEPS***

- **Council and HPC provides recommendation of nomination**
- **History Colorado collects any letters of non-consent**
- **Colorado Historic Preservation Review Board approves nomination**
- **Nomination sent to the Department of the Interior for final review and listing**



# QUESTIONS?

**Sara Dusenberry**

*Senior Planner*

*303.450.8836*

*[sdusenberry@northglenn.org](mailto:sdusenberry@northglenn.org)*

**City Council Meeting**

*Jan. 9, 2023*



**CITY OF**  
**Northglenn**

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

RESOLUTION NO.

No. CR-11  
Series of 2023

\_\_\_\_\_  
Series of 2023

A RESOLUTION SUPPORTING THE DESIGNATION OF DEZA ESTATES ON THE NATIONAL REGISTER OF HISTORIC PLACES

WHEREAS, Deza Estates is eligible for listing on the National Register of Historic Places for its local significance during the period of 1956 to 1958 and is notable for its Modern Movement style residences;

WHEREAS, the Northglenn Historic Preservation Commission and City of Northglenn staff have prepared an application for nomination to the National Register of Historic Places for the Deza Estates district;

WHEREAS, the City of Northglenn through the Northglenn Historic Preservation Commission and its duties as a Certified Local Government has reviewed the National Register of Historic Places Registration Form for Deza Estates, which is located along four residential streets – Palmer Lane, Lunceford Lane, Rapp Lane, and West 99<sup>th</sup> Avenue;

WHEREAS, the City of Northglenn believes the district possesses historical associations with the residential development of the northern suburbs and retains sufficient physical integrity to convey its significance in the areas of Community Planning and Development and Architecture;

WHEREAS, the City of Northglenn believes the nomination of Deza Estates is an excellent example of the work of developer H.A. Swanson in building the unique Modern Movement style houses to owner specifications;

WHEREAS, the City of Northglenn desires to express its support for the nomination to add Deza Estates to the National Register of Historic Places.

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

Section 1. The City Council of the City of Northglenn, Colorado supports the designation of Deza Estates on the National Register of Historic Places, and the Mayor is hereby authorized to sign the Colorado Certified Local Government National Register Nomination Review Report Form.

DATED at Northglenn, Colorado, this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

ATTEST:

---

JOHANNA SMALL, CMC  
City Clerk

APPROVED AS TO FORM:

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COREY Y. HOFFMANN  
City Attorney