

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. 99th 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not for publication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

Patrick A. Eidman Deputy  
State Historic Preservation Officer

10/11/23  
Date

Signature of certifying official/Title

State or Federal agency/bureau or Tribal Government

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

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

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.)

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	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

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**Current Functions**

(Enter categories from instructions.)

Domestic, single dwelling

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**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

Modern Movement

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**Materials**

(Enter categories from instructions.)

foundation: Concrete slab

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

roof: Asphalt shingle, standing seam metal

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



Deza Estates

Name of Property

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

Adams County, Colorado

County and State

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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 historically 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 houses included in the Deza Estates Historic District represent the greatest concentration of houses that were completed, represent the design ethos the neighborhood was based on, and retain the highest level of integrity. 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.

The specific exterior features are described below, but the houses expressed similar interior and outdoor living features. As is common with Modern Movement style houses of this type, open floor plans with large windows to connect to exterior living spaces are found in Deza Estates homes. The use of this style and interior features was ideal for a development set atop a hill that allowed for expansive views of Denver and the Front Range. Many of the properties in Deza Estates have large expanses of windows and glass doors to connect interior living spaces to exterior decks and patios. Structural features like rafters are expressed on the interior and continue unbroken to the exterior, drawing the eye from inside the house to the outside and views beyond. The general floorplan for many of the houses appears to be intact, but changes have occurred primarily related to upgrading spaces to accommodate more contemporary appliances and use of spaces like kitchens and bathrooms. The specific interior features are not known for every property, but descriptions of some interior and exterior living spaces are included for 1160 W. 99<sup>th</sup> Avenue, 9810 Palmer Lane, 9841 Rapp Lane, and 9851 Rapp Lane.

The overall integrity of the district is well maintained with many of the original neighborhood features and a minimum number of houses altered so extensively there is no longer sufficient physical integrity. The neighborhood was not originally designed to have sidewalks or street lights, which is still maintained today. No specific landscaping was planned, with residents making their own choices as to how to landscape their properties. The neighborhood has a number of large trees that were likely planted by early residents of the neighborhood. The inclusion of larger landscaping features and surrounding development has somewhat diminished the original feeling of openness and connection to view sheds. These

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

changes do affect the integrity of the district predominantly in terms of setting and feeling, but overall, the neighborhood does maintain a significant level of integrity due to maintaining original design features and many of the original viewsheds. In addition to the neighborhood, the most common changes to the individual contributing properties include replacement windows, enclosed carports, garage additions, replacement vinyl siding, and minimal roofline alterations. These alterations are also noted in *Historic Residential Subdivisions of Metropolitan Denver 1940-1965 MPDF* as the most common changes for properties in post-war subdivisions that generally do not diminish the historic physical integrity of the house. The aspects of integrity most affected by these changes include design, materials, workmanship, and feeling. Non-contributing properties in the district were classified as such primarily due to construction outside the period of significance, insensitive additions, and extensive changes to exterior materials. The specific reason each property is non-contributing is noted under the property description.

The corresponding photos in the log are noted beside each address. Additionally, some description note the photos included on the historic and interior photo sheet.

**Contributing Properties**

**840 W. 99<sup>th</sup> Avenue, 1956:** Photos 1,2

Oriented to the north, this Modern Movements style home rests on a concrete slab. The irregularly-shaped house is faced in light-colored stone set to emphasize the horizontality of the home's design. There is a subtle repeating pattern of horizontal courses of stone that jut out slightly from the facade. The trim is cream. The home has a flat roof that, on an aerial photograph, appears to be covered in synthetic material. The footprint on the Adams County Assessor site shows a square cut out that likely is located above the front enclosed patio. The home's roof has overhanging eaves and exposed rafter ends. The primary entry is not visible from the public right of way, but likely is located within the enclosed patio near the center of the facade/ east of the double-width carport. The carport's back wall is faced in cream-colored vinyl siding and it has a single, simple wood support near its northwest corner. The enclosed front patio features five (likely replacement), large, rectangular, vertically-oriented, vinyl slider windows. Each is set above a narrow, rectangular, horizontally-oriented, fixed pane. The wide entrance between the carport and the porch appears to be open, with neither wall nor door visible. There are two, round, (possibly metal) supports within this entryway. Vegetation obscures the northwest corner of the facade and both the west and east sides of the home.

Only a single feature of the south (rear) side of the house is visible above the privacy fence: a few courses of wooden shake shingles beginning along the eave.

Alterations from the original structure include the removal of a pool in the rear yard, use of vinyl windows to enclose the front patio, and addition of vinyl siding along the back wall of the carport. The date of these changes is unknown.

**Original model home for Deza Estates. This model home exemplified the type of style a resident could expect but was not meant to be replicated exactly.**

**880 W. 99<sup>th</sup> Avenue, 1956:** Photos 3,4

Oriented to the north, this Ranch home likely rests on a concrete foundation. The rectangular-shaped house is faced in brick, horizontal siding, and vinyl siding. The house is dark brown (horizontal wood siding), tan (vinyl siding), and most of the trim is painted cream. The home has a side-gabled roof with overhanging eaves and visible rafter ends. The roof is covered in asphalt composition shingles. The primary entry is centered on the facade. Difficult to see from the public right of way and recessed underneath the eaves, the front door appears to be wood, paneled, and painted dark brown. It is flanked by narrow, leaded glass sidelights. There is no storm door. The portion of the facade to the east of the front door is faced in brick, with the west side faced in wide horizontal siding stained a dark brown. This western wing features the only windows visible on the facade: the long, rectangular, horizontally-oriented openings are covered in jalousie type shades, making it impossible to see the windows underneath. A circular driveway enters the property just west of the center of the home and exits near its northeast corner; both the entry and exit are onto West 99th Avenue. Near the northeast corner of the faade, there is a solid wood human door painted tan. Just east of this door, there is a single-car garage. The roll-up door, wooden or perhaps vinyl, is painted tan and has at least two rectangular, horizontally-oriented, fixed pane windows near the top. The original carport appears still to be extant, but its opening on the west side is covered in a large orange tarp and the eastern side is not visible from the public right of way. On the east side of the house, behind a large camper, all that is visible is a windowless wall of the garage faced in wide, tan, vinyl, horizontal siding.

The west side of the house, facing Palmer Lane, is faced in wide horizontal siding stained dark brown. There is a wooden privacy fence panel near the southwest corner of the house. It appears to surround the west side of a rear patio.

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

Beyond the eaves and the brick siding, the south (rear) side of the house is not visible from the public right of way. A continuation of the privacy fence that begins near the southwest corner of the house, plus a second wooden fence running perpendicular and toward Palmer Lane both obscure views of the rear of this home.

The house originally included scalloped trim around the perimeter of the windows on the western half of the façade and wooden lattice in between the windows. These features were replaced by jalousie type shades on the windows in this area. Additionally, the original carport was enclosed and a garage addition was made. According to Google street view the enclosure of the carport occurred between 2012 and 2022. The garage addition predates 2007.

**941 W. 99<sup>th</sup> Avenue, 1956:** Photos 5,6

Oriented to the south, this Modern Movements style home rests on a concrete slab. The irregularly-shaped house is faced in red brick. The trim is white. The home has a nearly flat roof with overhanging eaves that, on an aerial photo, appears to have a synthetic material covering. The primary entry is an oversized sliding glass patio door that is oriented to the west and appears to open onto an enclosed patio. A wide, stone chimney dominates the west side of the facade. The southwest corner of the house is mostly obscured by a wooden privacy fence. East of the chimney and near the ell intersection of the facade, there is a large, rectangular, vinyl slider window; this feature is located behind a large bush. The projecting bay on the east side of the facade features a window wall composed of four rectangular, vertically-oriented, fixed pane windows at the westernmost corner near the center of the house. The southeastern half of the facade features two rectangular, horizontally-oriented slider windows; obscured by another bush, this window appears to be vinyl.

An attached garage, with two single roll-up doors, appears at the southeast corner of the house on the east side of the property. This garage is located within a projecting bay. A rectangular, horizontally-oriented, vinyl, slider window in the garage wall faces north. There is a secondary entry, a white wooden or vinyl door with incised panels, located near the ell intersection. North of this door only the top of another oversized sliding glass patio door is visible above the top of a wooden privacy fence. Both of these doors appear within a section of the east side of the property that is faced in white wooden siding. The back portion of the house is faced in brick. There are three windows partially visible. All three appear to be identical to the one in garage wall. Two of these windows are located immediately north of the sliding glass door. The other is located closer to the northeast corner of the house. This side of the house features exposed rafter ends along its length.

The west side of the house appears to feature a covered patio, but the wooden privacy fence obscures most of the view. Similar to the east side of the house, there are three, rectangular, slider windows; these are located north of the side patio. The exposed rafter ends also are visible on this side of the home.

The north (rear) side of the house is faced in brick and no window opening are visible.

Alterations to the house occurred after a fire in 1962 where the non-stone portions of the house were destroyed. The repairs to the house somewhat diminished its Modern Movements appearance.

**980 W. 99<sup>th</sup> Avenue, 1956:** Photos 9,10

Oriented to the north, this Modern Movements style home rests on a concrete foundation. The irregularly-shaped house is faced in dark brown brick and tan horizontal wood siding. The home has a cross-gabled roof that may be covered in asphalt composition and features overhanging eaves. The primary entry is not visible from the public right of way but is located within the small breezeway between the main body of the house and the attached garage. This door likely is oriented to the west. There are no visible windows along the facade, but vegetation may obscure such details. There is a large, rectangular, picture window oriented to the west and facing the driveway; there is a narrow, rectangular, fixed pane transom above. A half-height, wooden, swinging gate and short length of wooden fencing spans the small gap between the main body of the house and the attached garage. This gate offers access to the front door and, perhaps, a covered patio. There appears to be a stone barbeque (or fire pit) with a large metal vent pipe south of the likely location of the front door/ on the patio. The attached garage comprises the northwest corner of the facade. It has a double, roll-up door. The front portion of the east side of 980 W. 99th Avenue is faced in brick. There is a rectangular, vertically-oriented, metal, (possibly replacement) slider window, plus clerestory windows underneath the eaves. The exposed rafter end is visible on this side of the home as well. The rear of the house is faced in tan horizontal siding. Near the center of this side there is a small greenhouse abutting the wall and covering a large window opening. The east side of the rear part of the house features large, rectangular, vertically-oriented, tripartite windows. Each window is composed of a square transom, rectangular fixed-pane, and a slider with screen at the bottom. Three of these windows are visible on this side of the property.

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

The west side of the house, along Lunceford Lane, shows a single window in the garage wall. This window is a rectangular, vertically-oriented, aluminum slider. The roof fascia, overhanging eaves, exposed rafter end, and a band of tan horizontal siding (or perhaps vinyl) below the eaves are all visible from this side of the property.

Large trees obscure the view of the south (rear) side of the house. The tripartite windows visible on the east side continue around to the back of the home.

**1041 W. 99<sup>th</sup> Avenue, 1956:** Photos 13,14

Oriented to the south, this Modern Movements style and Ranch type home rests on a concrete slab foundation. The nearly rectangular-shaped house is faced in a combination of cream-colored vinyl, red brick, and white horizontally coursed stone. The roof is nearly flat with planes that flare upward at each corner-- technically, it should be classified as an Other roof type. It has overhanging eaves and exposed rafter ends. The roof may be covered in synthetic material. The primary entry, oriented to the east, is difficult to see from the public right of way. It appears to be a solid wooden door with at least three square, fixed pane lites. There is no storm door. The attached garage--two single-car bays--comprises the southwestern corner of the facade. Each door is white, vinyl, paneled roll-up with four square, fixed pane windows. East of the front door there is a narrow rectangular window that may, originally, have been a sidelight with a square transom above. The remainder of the facade toward the southeast corner projects outward. Close to the center of the facade, there are four identical windows. Each is rectangular, vertically oriented, vinyl, and double-hung. The lower part of the facade at the southeast corner is faced in stone. A round, brick-red, likely metal flue emerges from this stone portion and extends above the roofline. At the southeast corner, just below the eaves, there is a small, rectangular window opening that appears to have a small air conditioner inserted.

The west side of the house also is the west side of the garage. A large RV and a tall wooden privacy fence obscure the view. There is a single window visible, however. It is a small, rectangular, horizontally-oriented, vinyl slider or casement. A stone wall extends from the southeast corner of the house and partially obscures the view of the east side. Near the southeast corner of the house, facing the side yard, there is a large, nearly-square, vinyl, slider window. North of this window and flanked by two large panels that appear to be wood painted dark brown, there is a sliding patio door and a small, rectangular, vertically-oriented, vinyl, fixed pane window. At the northeast corner of the house, there may be a window wall; only the top row of square windows is visible from the public right of way.

The north (rear) side of the house was not visible from the public right of way.

Visible changes to the property include addition of the attached garage (may have been carport originally), installation of vinyl siding and multiple vinyl windows, likely relocation of the front door (appears to have been oriented to south originally); one sidelight remains but original opening likely now located under vinyl siding.

**1141 W. 99<sup>th</sup> Avenue, 1956:** Photos 18,19

Oriented to the south, this Modern Movements home rests on a concrete slab foundation. The irregularly-shaped house is faced in blonde Roman brick with some vertical wood siding. The trim is dark brown. The home has a front-gabled roof that intersects with a flat-roofed section, making it, technically, and Other roof type with overhanging eaves, exposed rafter ends, and a possible asphalt composition covering. The primary entry, located at the intersecting ell, is a white wooden or vinyl door with a lunette window at the top. There also is a white metal security door. West of the front door there is a rectangular, horizontally-oriented, vinyl, slider window located in the upper portion of the house faced in vertical siding. A large shrub obscures views of the southwest corner of the house. The west-facing portion of the home's projecting bay features a large panel of vertical siding and two identical tripartite windows; each is comprised of rectangular, vertically-oriented, fixed panes and forms a window wall that wraps around to the front of the house. There also are clerestory windows on this side of the home. The window wall under the subtle gable roofline is composed of multiple rectangular, vertically-oriented, fixed pane windows with transoms. This design element covers about one half of the projecting bay, with the center faced in brick, and another smaller wraparound window wall at the southeast corner of this bay. This eastern most window wall features three rectangular, vertically-oriented, full-height, fixed pane windows. This same fenestration pattern appears at the corner of the house facing the driveway. A carport with an attached garage underneath the original roof overhang defines the southeast corner of 1141 W. 99th Avenue. There is a secondary entry within the carport--it faces east, is located at the rear corner of the carport, and appears to be a solid wood window with a possible square fixed pane in the upper portion. The two-car roll-up garage door is white, paneled, and (likely) vinyl. The carport has a single, minimal, wooden support that intersects with the roof rafter.

The east side of the house is faced in vertical siding with no window or door openings.

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

Faced in brick, the west side of the home features two windows. Each is rectangular, horizontally-oriented, likely vinyl, and a slider. These windows appear nearer the roofline, in a position similar to the window west of the front door/ on the facade.

The north (rear) side of the house is not visible from the public right of way.

Alterations to the house include the replacement windows west of the front door and on the west side of the home; date unknown. Additionally, there is a garage door within the open carport but the carport still remains/ the door is located deep within the carport. This building design is similar to that of the 1955 Parade of Homes model in Swanson's Fairview subdivision in Westminster.

**1160 W. 99<sup>th</sup> Avenue, 1956:** Photos 20,21 and Photos 13,15 (Interior images)

Oriented to the north, this Modern Movements home rests on a concrete foundation with a basement. The nearly rectangular-shaped house is faced in a mixture of horizontal and vertical wood siding painted gray. The trim is white. The home has a front-gabled roof covered in metal, featuring overhanging eaves and a minimal number of exposed rafter ends. The primary entry, recessed and located near the center of the facade, is a wooden door painted a brick red. The door features three square, off-white decorative panels. There is a white metal storm door with a combination screened opening. The front entry features a multi-lite clerestory transom and double-width sidelight west of the door. The number and arrangement of these windows gives the entryway an expansive and light feeling. The front porch features a minimal support, a round (likely metal) post, running from the exposed rafter to the concrete area adjacent to the driveway. The east-facing wall that creates the front porch has a single window: a rectangular, horizontally-oriented, slider placed at the same height as the base of the clerestory windows on the western wing of the facade. These windows are divided into multiple panes and appear to be some small slider components that are operable. There is a large, nearly square window-wall located in the eastern wing of the facade. There are eight fixed panes in this window wall, with two rectangular and operable sliders as the bottom layer. A wide but stout brick chimney is visible extending minimally above the roofline directly back from this large window wall. The garage is located at the northwest corner of the house. The garage doors appear to have been wrought iron gates that have been painted white and backed with a sheet of metal or wood.

The east side of the house, facing Rapp Lane, is faced in horizontal siding with no window or door openings. The tall, black privacy fence with horizontal rails makes it difficult to see much of the west side of the house from the public right of way. It looks like the clerestory windows from the western wing of the facade continue around the corner of the house. There also may be a secondary entry into the side yard. Only the top of this feature is visible, but it may be a French door.

Another oversized window wall dominates most of the south (rear) side of the house. This window allows for passive solar heating and, no doubt, offers stunning views of the surrounding mountains and/or Denver downtown. There is a small, rectangular, horizontally-oriented, slider window located near the southwest corner of the house.

The house may have featured a carport originally. At an unspecified time, a metal or wooden backing was placed behind the wrought Iron gate to enclose this element of the house. Comparing current photographs with the images on Google Earth from 2012, visible changes include the erection of the fence with horizontal rails, removal of crabapple trees in the front yard near W. 99th Avenue, and planting of a diagonal line of decorative grasses.

The house clearly denotes the connection of interior to exterior living spaces. This is most obviously seen in the present-day dining area of the house. The area is surrounded by floor to ceiling windows and a sliding glass door leads directly onto an outdoor patio. Additionally, the ceiling of this space is mirrored with wood molding laid out in a grid pattern. The slope of the ceiling and grid pattern is carried out in a similar fashion to the patio covering. This draws a clear visual connection from the interior to the exterior.

The living room area also provides a clear connection to the exterior and views beyond. The area does not have access to the outside, but does feature nearly floor to ceiling windows and a large, exposed rafter that continues to the exterior supporting the overhanging eave of the roof. The rafter helps draw the eye to the outside and the large windows allow for expansive views.

**1161 W. 99<sup>th</sup> Avenue, 1956:** Photo 22

Oriented to the south, this ranch type house sits on a concrete foundation with a basement. The irregularly shaped house has vertical wood siding and tan stone siding. The house has a cross gable roof with overhanging eaves and is clad in standing seam metal material. The entrance to the house is located on the south façade facing the road with a dark brown wood door. The south façade features horizontal, rectangular windows with multiple lights sitting east of the entry. The rest

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

of the façade features a front gabled roofline with exposed rafter ends and a nearly floor to ceiling window wall. The windows are divided into long, horizontal rectangular lites. A deck begins along this portion of the façade and wraps around the south western corner and extends back roughly two-thirds of the west elevation.

A pair of glass doors appear to be located on the west side, facing south. The large, wrap-around deck extends onto the roof of the attached garage at basement level. This portion of the house also features a large brick chimney with two metal stacks extending above the roof line of the house.

The northern side of the house is obstructed from view.

The east side of the house does not have any windows.

**9821 Lunceford Lane, 1956: Photos 26,27**

Oriented to the east, this Modern Movements style home rests on a concrete slab foundation. The irregularly-shaped house is faced in a mixture of stone and light-colored brick. The trim is painted brick red. The house has a shallow, front-gabled roof that may be covered in synthetic material. The primary entry, a solid white, panel, (either wooden or vinyl) door, appears to be located on the back wall of the carport that is faced in a mixture of stucco and vertical siding painted sage green. The front door location is surmised from the position of wooden privacy fences that prevent access from either the north or south. There are two nearly identical doors within the carport-- one may be a closet or offer secondary access to the home, but there is no indication the home has been subdivided. There are also two windows within the carport, both located in the northern half. One-- a rectangular, vertically-oriented, vinyl, two-lite, fixed pane window-- appears in the rear wall and is oriented to the east. The other one-- a rectangular, horizontally-oriented, vinyl, two-lite, fixed pane window-- is located in the northern side wall of the carport and faces south. A section of wooden privacy fence obscures views of the southeast corner of the facade; it likely features a partial view of a covered patio. The stone portion of the facade is located just north of the carport. This material extends to about three-fourths height, with ribbon windows above. These two windows are rectangular, horizontally-oriented, vinyl, operable sliders. North of these windows, there is a wide stone chimney that extends slightly above the roofline. There is another small, square chimney that extends slightly above the roof surface and is located near the intersection of the north edge of the carport with the home's stone bay. The northern half of the facade is comprised of a brick-faced bay with a front-gabled roof with exposed rafter ends. Clerestory windows appear below the eaves. A run of wooden privacy fence extends from the northeast corner of the facade toward the corner of the lot.

An oversized evergreen tree obscures most details of the north side of 9821 Lunceford Lane. There is a sliding glass door, oriented to the north, located near the northeast corner of the house. There appears to be a window similar (or even identical) to the south-facing one in the garage located near the center of this side of the home.

Neither the south nor the west (rear) side of the house were visible from the public right of way.

**9840 Lunceford Lane, 1956: "The Glissman House" Photos 28,29**

Oriented to the west, this Modern Movements style and Ranch type home rests on a concrete foundation. The roughly L-shaped house is faced in light-colored brick. The home features a subtle repeating pattern of vertical lines of bricks that jut out slightly from the facade. The trim is painted tan. The home has an extremely shallow (appears nearly flat) cross-gabled roof that may be covered in synthetic material. The primary entry, located within an ingress to form a small slab porch, is centered on the facade. It appears to be a solid wooden door painted orange with a tan wooden storm door featuring a large, rectangular, central lite. North of the front door there are three rectangular, vinyl windows forming a single sidelight; the center window is a slider with a screen and the other two are fixed pane. The corner of the facade immediately south of the front door is faced in vertical siding, with this treatment oriented to both the north and west. A large evergreen makes it difficult to see the remainder (south half) of the facade, although clerestory windows are visible. They start at the corner of the (vertical siding) porch and appear to continue toward the southern corner of the facade. There appear to be large flue pipes on the roof near the home's southeast corner.

Vegetation obscures some details of the north side of the house. There are clerestory windows below the overhanging eaves. Near the northwest corner of the house, there is a small, rectangular, vinyl, slider window with a brick sill. There may be additional windows on this side of the home, but they are not visible from the public right of way.

The south side of the house features a recessed patio that appears to run the length of this elevation. It features a nearly flat roofed extension and has three plain, square, (likely) wooden supports painted dark brown. The porch surround appears to be wooden, painted tan, and mostly open. On the southwest corner there is a large tripartite picture window. Vegetation partially obscures the view of the remainder of the south side of 9840 Lunceford Lane. However, east of the

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

picture window there appears to be a screened storm door offering access to the patio. Although not visible from the public right of way, original blueprints show a two-car attached garage on the lower level at the southeast corner of the home; the existence of an attached garage is noted in the Adams County Assessor's description of the house as well.

The east (rear) side of the house was not visible from the public right of way. This property is associated with long-term owners the Glissmans.

**9861 Lunceford Lane, 1956: Photo 32**

Oriented to the east, this Modern Movements style home rests on a concrete foundation with a basement. The irregularly-shaped house features brick and vertical wood siding all painted light gray. The trim is painted white. The home has a flat roof that may be covered in synthetic material. The two attached garages are the most visible parts of the facade. The primary entry only can be seen from further to the south/ on the downward slope of Lunceford Lane. The front door appears to be located immediately behind the garage wing. It likely is reached via a walkway that extends from the driveway and along the south side of the southernmost garage. There is a small, square, open-air patio (see square cutout in roof) between the garage and the front door. Most of the details of the front door are not visible from the public right of way; it appears to have a very narrow transom window. On the remainder of the facade, located south of this entry, the area between the eaves and the foundation is infilled with glass block featuring wide, white caulk. The roof's exposed rafter ends are visible. A half-height brick wall extends toward the southeast corner of the facade.

A tall, wooden, privacy fence and the accessory structures obscure most details of the north side of the house. There is a brick roof support visible near the northwest corner of the house. Near this column there appears to be a tripartite window with only the uppermost portion visible above the fence. This window may be fixed pane, and it features a larger square pane to the east with two rectangular panes to the west. Located near the center of the north side of the house, there appears to be a set of glass patio doors or a slightly recessed secondary entry with a (or perhaps two) sidelights. The south side of the house is composed of a window wall bisected into two by a full-height wall of vertical siding. These windows are comprised of a series of large, rectangular, vertically-oriented fixed panes with rectangular fixed pane transoms. The windows on either end appear to be slightly narrower and may feature screens/ be operable. Below the easternmost window wall, on the basement level, there may be slanted fixed pane windows built into the hillside; both foliage and a small fence obscure the view of the basement.

The west (rear) side of the house was mostly not visible from the public right of way. There is a square, red brick chimney extending above the roofline rather close to the northwest corner of the house. From the southern side, the corner of a covered patio is visible near the southwest corner of the house; it is unclear how far across the rear of the house this patio extends

**9810 Palmer Lane, 1958: Photos 33,34 and Photos 5,6 (Historic interior images)**

Oriented to the west, this Modern Movements style home rests on a concrete foundation with a basement. The roughly L-shaped house is faced in light-colored, Roman brick. The trim is painted dark brown. The home has a side gabled roof that likely is covered in synthetic material. The double carport comprises the northern half of the facade. The back wall of the carport is composed of wooden latticework, with an opening towards the backyard. The primary entry may be located on the north side of the house behind the carport. The details of this door are not visible from the public right of way. There are also four windows located within the carport and oriented to the north. These windows are square, fixed pane, aluminum. A blocky, brick chimney with two metal flues that extend upward above the roofline is centered on the southern half of the facade. Both the southern edge of the chimney and southwestern corner of the facade feature a decorative pattern with a series of vertically-oriented, rectangular, brick projections. The southern half of the facade also features large, nearly square clerestory windows. There is a covered patio at the southwestern corner of the house that extends toward the east (rear). This patio is enclosed with wooden latticework painted white.

The north side is covered in cream-colored stucco with no doors or windows. The roof's exposed rafter ends are visible. Both a large evergreen and a wooden privacy fence obscure views of the south side of the house. The only feature visible: the white wooden latticework that encloses the patio.

The east (rear) side of the house is covered in stucco. There appear to be two breaks in the siding that extend from the foundation to the eaves. These narrow openings may feature multiple lites of fixed pane windows.

Photos taken by an original tenant, show the connection from the interior to the exterior using exposed rafters that continue to the exterior, and expansive views of the front range. Additionally, a series of thin, cylindrical posts delineate the entrance space from what is likely a living room. The use of this feature allows for a physical delineation of the space while visually leaving the floor plan open. The use of brick, which was a commonly featured material on the interior of Modern Movement style houses, is seen in the house surrounding the fireplace and below windows.

Deza Estates

Name of Property

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

Adams County, Colorado

County and State

**9821 Palmer Lane, 1956:** Photos 37,38 and Photo 7 (Historic exterior image)

Oriented to the east, this Modern Movements style home rests on a concrete slab foundation. The roughly L-shaped house is faced in light tan weatherboard with putty brown trim. The home has a (nearly flat) shed roof that may be covered in synthetic material with both overhanging eaves and exposed rafter ends. The recessed primary entry is centered on the facade, between the carport to the north and the remainder of the facade to the south. The front door is reached via an open walkway south of the carport defined by the minimal, narrow, square, wooden supports. The door is white, wooden (or vinyl), and paneled. There is a north-facing window near the front door; the details, beyond its rectangular shape and vertical orientation, are not visible from the public right of way. The back and side walls of the carport are off-white brick. A chain link gate to the backyard is visible near the rear, northeast corner of the carport. The southern part of the facade features two undersized windows. Both are nearly centered on this part of the house, and both are rectangular. The one located closer to the eaves is vertically-oriented, vinyl, and may be a casement window. The second window, positioned near the foundation, is horizontally-oriented, white vinyl, and a slider. There is a support identical to those inside the carport located near the northeast corner of the southern bay; this post features the house numbers.

The north side of the house is the side, brick wall of the carport. It appears the once open pattern featuring multiple square spaces between has been covered on the exterior. This covering may be stucco.

An evergreen tree obscures some views of the south side of the house. It appears a raised patio runs along this entire side. Near the southeast corner of the house there is a glass patio door with wooden steps leading down to the grass lawn. There appears to be a window wall along the remainder of southern exposure, allowing for passive solar and views of the surrounding mountains and/or downtown Denver. The area below the raised patio is covered with latticework painted dark brown. This porch has a wooden surround painted the same color. The roofline over the patio is a shed covered in dark brown asphalt composition, likely to provide shade to the interior.

The west (rear) side of the house was not visible from the public right of way, but the aerial photograph and site map both show a square projection that gives the home its nearly L-shaped footprint.

Alterations to the house are evident when compared to a historic photo of the original house prior to any alterations. This image shows a truly flat roof rather than the slight slope (change likely made to deal with drainage and/or snow load) it has now. The southern portion of the facade has changed a great deal from its original appearance with at least three bands of narrow, rectangular, full-height windows; these are no longer visible on the facade and originally were located behind the weatherboard siding. The photo from 1956 also shows the open north side of the carport and the absence of the shed roof extension along the southside patio; date of changes unknown. The orientation of the patio steps into the yard has changed direction, from east-facing to south-facing, and the entry onto the patio may have been centered within the window wall. Originally, the southside patio also featured a solid surround rather than the current square spindles.

**9840 Palmer Lane, 1956:** Photos 39,40

Oriented to the south, this Modern Movements style house has a concrete foundation with a basement. The roughly L-shaped house has brick and vertical, wood board siding. The house has a cross-shed type roof that is covered asphalt/composition roof material. The entrance to the house is not readily apparent but is likely located on the west side of the south elevation where a set of glass doors exist. A sidewalk from the street also leads up to this corner of the house. The south side of the house also features nearly floor to ceiling glass windows, just east of the entrance. The windows appear to angled back towards the house with exposed rafter ends at floor level. The area directly above the windows up to the roof line appears to be clad in cedar type shingles. The use of this feature was likely for city views and passive solar

The west (street facing) side of the house features an enclosed, triple carport with a single, metal garage door. This portion of the house has a flat roof.

The east and north sides of the house are obstructed from view.

Significant alterations to the house include the enclosure of the carport and inclusion of a single, metal garage door. This change likely occurred between 2012 and 2022 according to Google street view.

**9861 Palmer Lane, 1956:** Photos 43,44

Oriented to the east, this Modern Movements style home rests on a concrete foundation with a basement. The nearly square-shaped house is faced in a combination of light-colored stone, diagonally-oriented wooden siding, and (possibly) stucco. Most of the home is light gray with white trim. The home has a nearly flat roof with the southern portion sloping



Deza Estates

Name of Property

Adams County, Colorado

County and State

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

subtly upward. It has overhanging eaves, exposed rafter ends, and may be covered in synthetic material. The primary entry, located within an ingress to form a small slab porch, is oriented to the north and, therefore, somewhat difficult to see from the public right of way. Details of the front door, which may have been open during fieldwork, are unknown. There is a white, metal security door. There appears to be a metal plaque or a darker painted rectangular space located east of the front door. The northeast corner of the facade contains a two-car garage with a gray, wooden, paneled, roll-up door. South of the entry porch there is a slightly recessed, rectangular, vertically-oriented, fixed pane window with a transom. The square stone fireplace appears south of this window. 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. South of the hearth box, there is a small, open porch with a square open-roofed/ cut out section in the roof overhang. This portion of the facade also features large clerestory windows. Large juniper bushes along the facade make the southeast corner impossible to see.

The only portion of the north side of the house visible from the public right way is the northeast corner of the two-car garage. A tall wooden privacy fence runs along the northern side of the house facing W. 99th Avenue.

The south side of the house features a small flight of concrete steps running from the southeast corner of the facade and allows access to the basement. There appears to be both a secondary entry and a glass patio door on the basement level of this house. The only portion of the side door visible is the storm door that is identical to the front door. There may be a single sidelight on the east side of this door. On the main level of the house, a combination patio entry and window wall make up the southeast corner of the house. These sliding doors appear to feature a single decorative panel that likely acts like a screen. The raised patio is constructed of simple wooden beams with agricultural grade mesh surrounding it. West of the window wall there is a large, rectangular, horizontally-oriented, slider window, that, like the window wall, offers dramatic views to the south. The remainder of this side of the home is located behind a wooden privacy fence.

A tall wooden privacy fence obscures views of the west (rear) side of the house from the public right of way.

Alterations to the house were determined through conversations with a previous resident and current owner. Thomas Rapp, who lived in this home as a boy, noted the home originally featured "a covered carport built as part of the house that extended onto an outdoor covered patio on the northwest side of the house." The dates of these changes are unknown.

Current owner Dale Sommers noted that the cabana is extant but the shower now is inoperable. He also stated the swimming pool had been filled in by the time he purchased the house in 1996. Sommers listed the following changes executed at the home during his ownership of 9861 Palmer Lane: remodeled basement bar area to create efficiency kitchen (2001), enlarged outdoor deck on south side of house (2002), modernized windows to improve energy efficiency (2002), replaced roof with 50-year membrane roof (2002), created RV parking driveway connected to walkout basement and extending toward Palmer Lane (2005), upgraded old Federal Pacific electrical system (2012), and currently (2021) enlarging main entry doorway to accommodate energy efficient double doors, rebuilding stone wall in dining room and installing energy efficient windows, and installing insulation as needed.

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

**9820 Rapp Lane, 1956:** Photos 45,46

Oriented to the west, this Modern Movements style/ Ranch type home rests on a concrete foundation with a basement. The rectangular-shaped house is faced in a mixture of white, vertical wood siding and blonde Roman brick. The house has a subtly front-gabled roof with overhanging eaves, exposed rafter ends, and covered in asphalt composition. The primary entry-- a solid, dark brown, wooden door-- is centered on the facade. There is a white metal storm door with two panels on the bottom portion and a screened opening in the top. A clerestory transom appears above the front door. There is a full-height, wooden, vertical siding wall extending from the facade north of the front door to define the entry stoop. The north half of the facade does not have any windows. The half of the facade south of the front door is faced in brick and features clerestory windows. A white vinyl fencing panel extends from the southwest corner of the house, surrounding the patio on this side of the property.

A large RV obscures views of the north side of the house. The wide but stout brick chimney is visible from this angle. On the south side of the house, the previously described fence panel obscures views of the patio. However, the upper portion of the window wall is visible. This element features at least three rectangular, vertically-oriented, fixed pane windows. The side entry onto the patio is not visible from the public right of way.

The east (rear) side of the house was not visible from the public right of way.

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

According to current owner Patrick Archuleta, he has made few changes to the home. Changes include only installation of sandstone on the patio and replacement of kitchen cabinets and flooring. He stated, "Other than that, it (the house) remains the same as when it was built. Original ceiling to floor windows to view Denver city skylite (sic)."

**9840 Rapp Lane, 1956:** Photos 47,48

Oriented to the west, this Modern Movements style home rests on a concrete foundation with a basement. The rectangular-shaped house is faced in a combination of stucco, stone, and horizontal siding. The home has a combination of two roof types: flat and shed, making the roof classification, technically, Other, based on OAAP lexicon. The roof likely is covered in synthetic material, has overhanging eaves, and features exposed rafter end. There is a two-car garage with a white, vinyl, paneled, roll-up door at the northwest corner of the house. The south-facing door from the garage appears to be white, wooden, and have multiple rectangular fixed pane lites. South of the garage there is a rectangular, horizontally-oriented, aluminum picture window. The primary entry is located just south of the intersection between the flat and gabled roof planes. The front door is blue, wooden, and features three square fixed pane lites; there is no storm door. A clerestory transom appears over this entry with similar upper portions on the sidelights that flank this door. The sidelight south of the door is divided into two narrow fixed panes. The kickplate below each side light appears to be wood or vinyl. A wraparound patio comprises the remainder of the facade, including the southwest corner. Near the front door there is a small wooden flight of stairs offering access to the patio, a wooden platform enclosed with a wooden (or vinyl) surround that resembles a picket fence flattened along its upper edge. Underneath the patio and near the southwest corner of the house, a rectangular, horizontally-oriented, aluminum slider window is visible. South of the front door, the house is faced in light-colored stone laid in horizontal courses. A massive window wall creates and wraps around the southwest corner of the house. This architectural element gives the corner of the home an appearance similar to the prow of a ship. The window wall is composed of multiple rectangular, vertically-oriented, fixed panes. A large, (likely) wooden beam runs from the roof peak, along the center of the window wall, through the patio, and into the ground at the home's foundation.

The north side of the house appears to be slightly built into a hill and is not visible from the public right of way.

The dramatic window wall, continued from the facade, comprises the entire south side of the house. The patio also continues onto the southern exposure, extending across the whole side of the house. Most of the details of the basement level of the house due to a white, possibly corrugated metal affixed to the lower patio supports to screen out wind. The one visible window is located at the southeast corner of the house. It is a nearly-square fixed pane window.

The southeast (rear) corner of the house is identical to the southwest corner on the facade, featuring the final wraparound portion of the window wall. Just north of this window, there is a short staircase offering access from the patio to the backyard. Within the stucco-faced portion of the east side, there are two pair of windows. Each is a rectangular, horizontally-oriented, slider. Large evergreen bushes obscure all views of the flat-roofed portion on the back of the home.

The current owner of the property detailed numerous changes to the house. In 2014 stucco was applied over the brick and the home was painted beige and white; according to Frame, the original color scheme was red and brown. In addition, the window wall was replaced in kind, the home received a new roof, the retaining wall was erected, and the southern driveway poured. From 2017 to present, the following changes have been made: improvements to foundation, remodel of kitchen and living room, update of basement, and various landscaping projects.

**9841 Rapp Lane, 1956: "Patterson House"** Photos 49,50 and Photos 8-12 (Historic exterior and interior images, present-day interior image)

Oriented to the east, this Modern Movements style home rests on a concrete foundation with a basement. The L-shaped house is nearly all windows, but the little siding appears to be either white stucco facade or dark brown horizontal siding (north side). The trim is white. The home has a dramatic front-gabled roof with overhanging eaves and exposed rafter ends. It may be covered in synthetic material. The primary entry is centered on the facade and reached via a long flight of concrete stairs from the driveway onto the quarter-circular, raised, wooden front patio. The front door is solid wood, stained blonde. The storm door is a white metal security door with a stylized arrangement of crossing rails. There is a large, square transom above this entrance. An oversized patio defines the southeast corner of the facade, with a flat roof providing much-needed protection from sun and snow. The porch surround is a solid half-wall built with multiple lengths of horizontal siding painted dark brown. This element ends in a mitered corner and wraps around to the south side of the porch. The remainder of the facade is a massive, dramatic window wall. The window wall to the north of the front door is slightly smaller, features clerestory windows, and has fixed panes with horizontal orientation. The large window wall to the south of the front door has six full-height, rectangular, perpendicularly-oriented, fixed pane windows. These windows get progressively taller from the north to the south across the facade, following the upward flare of the roof line. The window closest to the front door is divided into three smaller panes, giving this window the appearance of a divided sidelight. There are four, evenly-space, narrow, wooden, dark brown rails affixed to the facade along the middle part of the southern window wall and across the transom above the front door. On the basement level there is a carport at the southeast

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

corner. North of the carport there is another window wall composed of rectangular, perpendicularly-oriented, fixed pane windows topped with nearly square clerestory windows.

The north side of the house is faced in dark brown horizontal siding. There are three windows located near the center of this exterior wall. Each is fixed pane, rectangular, and has white wooden trim. The window close to the center of the north side of the home is perpendicularly-oriented and quite narrow. The other two windows are horizontally-oriented. The one closer to the foundation is longer and the smaller one is located above the northeast corner of this lower window. The south side of the house also is the south side of the large open side patio. The only elements on this side of the home are the exposed beams from the flat-roofed patio cover. The lower portion of this side of the house is not visible from the public right of way.

The west (rear) side of the house was not visible from the public right of way either.

The most significant exterior change, the flat-roofed extension over the side patio, occurred sometime post-1968. A historic image shows a roof-less patio with the surround painted a lighter color (likely yellow as shown in later color photos) and a different surround near the front door.

Historic photos of the interior of this property show some changes have occurred, but the overall space still expresses features of a Modern Movements style house. The floor plan is open but utilizes different levels to physically delineate spaces. Previous owners of the house seem to have built or modified a platform for the living room with the kitchen at level. The raised section originally featured black, metal railing along the edge of the platform. The living room and kitchen are directly adjacent to the front entry. To further delineate the space between the entrance and the kitchen a stained glass, partition wall reminiscent of Mondrian paintings was utilized. The glass partition wall was built by homeowner Pat Patterson. Present-day photos show that the railing and partition wall have been removed and the kitchen updated with modern appliances and features. his house is associated with prominent Northglenn residents Pat and Jo Patterson.

**9851 Rapp Lane, 1956:** Photos 51,52,53 and Photos 15,16 (Interior images)

Oriented to the east, this Modern Movements style home rests on a concrete foundation with a basement. The house is roughly a square and is faced with grey brick and vertical, wood siding. The house has a shallow butterfly roof with overhanging eaves; it may be covered in a synthetic roof material. The entrance to the house is located on the south end and is recessed with a small concrete stoop. The front door appears to be wood with a metal and glass storm door. The entrance surround features vertical siding. Windows are placed along the upper portions of the elevations and follow the roofline, especially on the façade. A small one-car detached garage, likely not original, is in the southwest corner of the property. It has a flat roof and is the same grey as the rest of the house. The specific siding material is not clear.

The south side of the house is partially obstructed by landscaping but appears to be completely comprised of windows. The elevation appears to be a series of vertical rectangular, fixed pane windows with fixed transom type windows above. The inclusion of this window wall is in keeping with the original design ethos of focusing on views of both the mountains and Denver to the south.

The rear of the house (west side) features a covered patio. The shallow, butterfly roof extends to cover the patio. The roof is held up with a series of thin, rectangular wooden posts. The rear wall of the house features nearly floor to ceiling windows on the south side of the elevation and a glass door. The other half includes another glass door and vertical, rectangular windows with lites at the top that follow the sloping roofline. The use of large windows was likely to take advantage of the mountain views.

The north side of the house has brick siding up about three-quarters of the elevation with the top portion comprised of windows and vertical siding. There are two separate groupings horizontal, rectangular windows with three and five lites respectively. Both groupings feature multiple, operable awning type windows. The awning windows do not appear to be original and seem to be newer inserts into the existing bands of windows.

This property provides a clear example of living spaces connecting to the exterior as both the kitchen and living room are surrounded by nearly floor to ceiling windows that follow the angled roofline of the house and provide expansive views of the mountains. It seems that the kitchen has been updated with modern appliances and features. The flooring however appears to be cork tiles, which was a flooring material commonly used in during the mid-twentieth century. The floor plan in this area is open but utilizes a low wall and places the kitchen and living room on two different levels to physically delineate the spaces.

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

**9860 Rapp Lane, 1956: "Lochi-Wong House" Photos 54,55**

Oriented to the north (despite its Rapp Lane address), this Modern Movements style and Ranch type home rests on a concrete foundation with a basement. The irregularly-shaped house is faced in a combination of cream-colored vinyl siding and red Roman brick. This building has a very shallow side gabled roof with overhanging eaves and exposed rafter ends; it is covered in asphalt composition. The trim is dark brown. The primary entry is not visible from the public right of way. Presumably, based upon the similarities in appearance between this house and 980 W. 99th Avenue (5AM.4168), the front door likely is oriented to the west and is accessed via the small breezeway between the attached garage and main body of the house. The attached garage comprises the northwest corner of the house. It features a two-car, vinyl, off-white, paneled, roll-up door. The main body of the house features a centered, large, wide, squat bump-out that looks like a chimney, but there are no visible flues extending upward from this facade projection. However, there does appear to be a wide stucco chimney located near the center of the roof plane. The portions of the facade flanking this bump-out are identical. Each side features a pair of windows: rectangular, horizontally oriented, vinyl, double sliders. These windows are located near the eaves of the roof. The wall that faces the driveway is solid brick.

The east side of the house is faced in vinyl siding and has a nearly-centered window. It appears to be rectangular, vertically-oriented, fixed pane, two-lite window that extends from the eaves nearly to the foundation. At the southeast corner of the house, the corner of the rear patio is visible with wooden steps oriented to the east and offering access to the backyard.

The west side of the house also is the west side of the garage. There are no window or door openings and this exterior wall is faced in vinyl siding. The exposed rafter ends are visible.

At the southwest corner of the south (rear) side of the house, there is a large, rectangular, horizontally-oriented, slider window within a wall covered in vinyl siding. Near the center of the house, there is an open, covered patio with minimal, wooden supports painted dark brown. A long window wall extends from the west edge of the patio toward the southeast corner of the building. This window wall contains at least five rectangular, vertically-oriented, fixed pane windows. The rear door onto the covered patio is not visible from the public right of way, but appears to be located in a recess at the southeastern corner of the house.

The vinyl siding is a later alteration; date unknown. The window in the back wall of the garage also appears to be a later addition.

This house is associated with both the Lochis and Wongs, local entrepreneurs and restaurateurs specializing in Italian and Thai food, respectively.

**Non-Contributing Properties**

**961 W. 99<sup>th</sup> Avenue, 1965:** Photos 7,8

The house is oriented to the southeast and is one story with red Roman brick siding. The roof is side-gabled with overhanging eaves. The foundation is concrete slab with a 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.

**981 W 99<sup>th</sup> Avenue, 1964:** Photos 11,12

The house is oriented south and is one story with a concrete slab foundation. The siding consists of concrete block, stone, and wood, weatherboard siding. The roof is a complex cross-gabled roof. 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:** Photos 15,16

The house is oriented south and is one story with a concrete slab foundation. The siding is concrete block painted grey, and the roof is flat with overhanging eaves and exposed rafter ends. The house is roughly L-shaped with a primary entry oriented east and located within the side of the nearly centered projecting bay.

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

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.

**1081 W. 99<sup>th</sup> Avenue, 1961:** Photo 17

The house is oriented south and is one story with a concrete slab foundation. The siding is brick and roof is a side gable. 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:** Photos 23,24

The house is oriented west and is one story with a concrete slab foundation. The siding is diagonally-laid stained wood, stone in narrow horizontal courses, and light-colored Roman brick. The house has a shallow cross-gabled roof with overhanging eaves and exposed rafter ends. 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:** Photo 25

The house is oriented west and is one story, with a basement and concrete foundation. The siding is horizontal and weatherboard wood siding and the roof is nearly flat with an added side gable portion. The irregularly shaped house has a primary entrance not visible from 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:** Photos 30,31

The house is oriented east and is one story with a concrete foundation. The siding is brick, tan horizontal wood, and tan vinyl panels, and the roof cross-gabled. 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 based on guidance from the Residential Subdivisions of Postwar Denver MPDF, which specifically recommends that properties with carports converted to oversized garages would not contribute to a district.

**9820 Palmer Lane, 1956:** Photos 35,36

The house is oriented east and is one and one-half stories with a concrete slab foundation. The siding is vinyl and brick and, the roof is a front gable with overhanging eaves and exposed rafter ends. 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, which have diminished its integrity of materials, workmanship and design.

**9841 Palmer Lane, 1956:** Photos 41,42

The house is oriented east and is two story with a concrete foundation and basement. The siding is brick, and the house has a shed type roof. 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 include a two-story addition on the northwest of the house, a garage addition on the south side of the house, and vertical metal siding on the additions and portions of the original house. These changes have diminished the house's integrity of materials, design, workmanship, association, and feeling.

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

1. 840 W. 99th Avenue                      Contributing

Deza Estates

Adams County, Colorado  
County and State

Name of Property

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

- |                         |                  |
|-------------------------|------------------|
| 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     |

Deza Estates

Adams County, Colorado

Name of Property

County and State

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

**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.

**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

**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.

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

**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 A 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. The district comprises 20 contributing and 9 noncontributing resources. 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 on both sides of W. 99th Avenue.

Deza Estates 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.

**Criterion A: Community Planning and Development**

Deza Estates is eligible for the National Register under Criterion A 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. This design ethos differed greatly from the majority of 1950s subdivisions where prospective owners were given only a handful of home models from which to choose, able to differentiate on the interior from a range of available features and fittings or, after moving in, to personalize the landscaping of their property.

**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. Deza Estates Filing No. 1 features varied orientation of homes on the lots in order to take advantage of both passive solar opportunities and views of the surrounding mountains and/or the Denver urban skyline. The executed neighborhood features neither sidewalks nor streetlights, characteristics that continue to distinguish this area from nearby subdivisions.

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

**Criterion A: Community Planning and Development**

Deza Estates is significant locally in the area of Community Planning and Development as an intact example of a merchant builder designed, "custom" subdivision, which paired homeowners with architects to design their houses in detail rather than choosing a plan from a prescribed list. Swanson's vision for Deza Estates 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 that minimized effort on the part of designers. The resulting subdivision is a collection of homes with unique features such as butterfly roofs, walls of glass windows, and intriguing layouts, in which no two are exactly alike.

Deza Estates' development was enabled by twenty years of seismic change in national housing policy. 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 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



Deza Estates

Name of Property

Adams County, Colorado

County and State

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

combination of these lending methods dramatically shifted the country's approach to housing development, and Denver was no exception to this major boom in construction.<sup>i</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 accommodate the massive demand for new houses. From 1950 to 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. The new class of "merchant builders" picked up where early twentieth century "community builders" left off:

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>

Spurred on by both an assembly-line approach and merchant builders developing entire communities from scratch, suburbs across America grew six times faster than cities.<sup>iii</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. The explosive growth of the Denver metro region is further exemplified by the sheer number of housing units constructed. From 1951 to 1964, each year averaged 8,823 housing units. In Denver County alone 439 subdivisions with roughly 57,000 parcels were built between 1940 and 1965. The suburban counties in the region also experienced similar growth with hundreds of developments and thousands of units constructed. It was found that about 270 subdivisions with more than 100 units were constructed in the counties surrounding Denver County. These developments resulted in about 105,000 parcels between 1940 and 1965. The explosion of housing in the region was further spurred on with the passing of the Federal-Aid Highway Act of 1956. The act allowed the completion of Interstate 25 and other major interstates in the region, making travel from the suburbs to employment centers and other points of interest easier and more efficient. 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>iv</sup>

Swanson's earlier subdivision building projects were more traditional in their use of models and set plans than Deza Estates. For the Fairview subdivision that he worked on in early 1955, Swanson purchased a small number of lots and received financing for the cost of materials for home construction. Adams County Clerk and Recorder records indicate that Swanson regularly transferred the land to individual couples via Warranty Deed for only \$10. Based on this method, it is likely that Swanson recouped costs and profited from the construction of the home rather than the sale of the land. 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 his business credit accounts and deeds of trust appear often. Sale of Swanson's lots in Fairview, occurred between August 1955 and July 1956. The houses built in Fairview appear to be architecturally modest in comparison to eventual Deza Estate homes. 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 sights on undertaking a new role as merchant builder to develop Deza Estates as a subdivision of custom-built homes. 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. He sited the new development far to the north of Denver, hoping to allow residents incredible views of both the city and the mountains from atop their isolated hill. From the get-go, Swanson

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

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

<sup>iv</sup> *Ibid*, 59,231.

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

marketed Deza Estates as the “most daringly different residential area ever to be developed in the entire region (with) no two houses .. alike.”<sup>v</sup> Swanson sought to sell a lifestyle, not just homes, and wanted to attract wealthy homebuyers willing to pay extra for bespoke design and luxury amenities. Homes in Deza Estates were nearly four times the price of the average house in Denver in 1956, which made the homes ineligible for VA financing.<sup>vi</sup>

**Criterion C: Architecture**

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>vii</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>viii</sup> In Deza Estates, the designs of the houses reference the Usonian subtype of Contemporary houses. 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>ix</sup> Utilization of the Usonian style was not uncommon in the region but was most often employed for the design of luxury houses.<sup>x</sup> This aspect of the style clearly fits with Swanson’s vision and construction of houses meant for more affluent homeowners.

Frank Lloyd Wright originated the Usonian style in about 1900 but continued it continued to evolve over the early part of the twentieth century. The style came to fruition in the 1930s and “reflected the architect’s answer to the quest for affordable, simply-designed, middle class housing during the Great Depression.” 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 from 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>xi</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. Edward

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

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

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

<sup>viii</sup> Ibid.

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

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

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

Hawkins was the primary developer of Arapahoe Acres and worked with architects Eugene Sternberg and Joseph Dion to design the houses, while Sternberg played a major role in designing the layout and planning of the overall subdivision. Based on the time of development, it is possible Swanson took cues from Arapahoe Acres in providing Contemporary, custom-built houses.<sup>xii</sup>

Developed roughly during the same time period as Deza Estates, Arapaho Hills is another example of utilizing the Usonian style. Using his experience with Arapahoe Acres, Edward Hawkins, along with Clyde Mannon, developed this subdivision with an array of Usonian and International style houses across 83 lots.<sup>xiii</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>xiv</sup> The Harvey Park subdivision took it one step further, by directly importing pre-fabricated houses in five-foot modules from California.<sup>xv</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.

*Locations of each subdivision mentioned are provided in footnote below.*<sup>xvi</sup>

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**Developmental history/additional historic context information (if appropriate)**

**H. A. Swanson and the Construction of Deza Estates**

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>xvii</sup>

Swanson's work in the Fairview subdivision in Westminster is a clear example of the types of homes and building processes he was accustomed to prior to venturing into the development of Deza Estates. The Fairview subdivision is just north of the interchange between Highways 36 and 287 and is north of Denver. 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 in 1955.

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

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

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

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

<sup>xvi</sup> Lynwood is located in southeast Denver, east of Colorado Blvd. Krisana Park is in southeast Denver, east of Colorado Blvd, and just northwest of Lynwood. Harvey Park is located in southwest Denver, roughly a mile north of HWY 285. Arapahoe Acres is located south of Denver in the suburb Englewood. Arapaho Hills is southwest of Denver in the suburb Littleton.

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

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

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. By 1963, the segment of Interstate 25 that served Deza Estates residents was completed and made possible through the Federal-Aid Highway Act of 1956. This provided residents with easy access to Denver and even the amenities located in nearby Thornton.<sup>xviii</sup>

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

Deza Estates

Name of Property

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

Adams County, Colorado

County and State



*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. Swanson was unable to execute his vision due to financial struggles, and ultimately the streets included in the neighborhood were West 99<sup>th</sup> street, with three cross streets, Palmer, Lunceford, and Rapp Lanes. The cross streets were named after the first original landowners within the subdivision. Previous resident Thomas Rapp who moved with his family to Deza Estates when he was nine years old,





Deza Estates

Name of Property

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

Adams County, Colorado

County and State

offer luxurious amenities like the latest and best appliances, wall-to-wall carpeting, and indoor-outdoor living among other features.

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>xxii</sup> exclaimed the subdivision to be "HIGH, WIDE and Oh! So Wonderful!,"<sup>xxiii</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>xxiv</sup>

Here's how it works... you select your Estates... a site that will give you the view the landscaping YOU want... the size YOU want.

Then you sit down with the architect for a meeting you will never forget. You soon begin to realize "Beautiful" pages can come to life in your home afford them. You tell him what you like... w. Take a pencil and doodle your pet ideas for h[is] notes. The architect 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 right, then you discuss it... get it right... just the way you want it.

These sessions take place until you're convinced and completely enthusiastic. Then you plan for blueprinting.

Your thrills have just begun... comes the ground is broken for YOUR house... and you materialize. "Superior craftsmanship" is a phrase to be using as you watch the unexcelled builders go to work. You see what goes into YOUR home... the Best... workmanship is the best. surprise after surprise... pleasant ones!

This is YOUR Home... the home YOU want. Deza Estates. Yes, you will be amazed that you get exactly what you want and get so much for so little. The price is unlimited - starting at \$15,000.00. And personal design is the thing that gives you value in a Deza Estates Home!

The Swanson group now have a steady stream of satisfied buyers - in DEZA ESTATES, CHERRY HILL VIEW, WESTMINSTER, LITTLETON, BOULDER who have made Swanson the biggest builder of custom homes in Colorado today!

Remember, each Deza Estates home is different - each Deza Estates home has to be different - each Deza Estates home built by H. A. Swanson and Associates preserves and reflects the personality of its owners.

Talk to these DEZA ESTATES builders, - the owners now living in Deza Estates - note their homes and you'll soon be sharing it and telling your friends. DEZA ESTATES is truly HIGH, WIDE and Oh! So Wonderful!

(Left) Original advertisement quoted above<sup>xxv</sup>

**DEZA HIGH, WIDE and Oh! So Wonderful!**

([AY-Z] Name for "High Place")

**ESTATES**

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

... the most delightfully 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 stable, 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 Pikes Peak... by night, miles of sparkling lights from Denver, just 15 minutes away via the new Valley Highway.

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

H. A. SWANSON AND ASSOCIATES 881 W. 99th Ave., Co. HA. 9-1247 or HA. 9-6991

(Right) Original advertisement for Deza Estates<sup>xxvi</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.

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

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

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

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

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

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). Rather than demonstrate a specific site and floorplan future homeowners could purchase, the model was meant to showcase the kinds of amenities homeowners could incorporate into their design. 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." xxvii



**21. \$45,000**  
**840 West 99th Avenue**  
 Swimming pool, air conditioning, sprinkling system, Hi-Fi intercom system, 3 patios, 3 bedrooms, Westinghouse kitchen, build-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. 99<sup>th</sup> 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. 80<sup>th</sup> Avenue, which was included in the 1955 Parade of Homes, 840 W. 99<sup>th</sup> Avenue is 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. 99<sup>th</sup> 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

xxvii Ibid., 7-3.



Deza Estates

Name of Property

Adams County, Colorado

County and State

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

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>xxviii</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>xxix</sup> Ultimately, residents of Deza Estates were likely upper middle class and not first time homebuyers. By comparison, the average cost of a house in the region in 1956 was \$10,391.<sup>xxx</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:

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>xxxi</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>xxxii</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>xxxiii</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.

<sup>xxviii</sup> Rapp.

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

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

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

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

<sup>xxxiii</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.

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

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 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.

**Life in Deza Estates:**

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 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 area immediately adjacent to the south of 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

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

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>xxxiv</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>xxxv</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.

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>xxxvi</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. It is unclear exactly when the horse stables were removed, but it was possibly soon after 1968. It is likely the horse stables stood on the same property currently occupied by the Seventh-Day Adventist Church. The church was built in 1966 on the eastern most parcel the church owned. The church purchased the first two lots west of Huron Street on the north side of West 99<sup>th</sup> Avenue. It is likely the stables were located on the second lot and were later removed to provide space for parking. Priscilla 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>xxxvii</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. Jo even opened her home to other activists in support of the National Organization for Women and the Democratic Party. Maurine Hallock 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. The Lochis were one of two families of restaurateurs to live at the address. The Lochis opened 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 immigrated from Thailand and Hong Kong, respectively, and eventually became 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.

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

<sup>xxxv</sup> Rapp.

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

<sup>xxxvii</sup> Ibid.

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

A handful of original owners decided to rent out their homes creating a transitional nature to the neighborhood's beginnings. However, 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, the neighborhood he created was 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. As he explained in marketing materials:

"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>38</sup>

**Perl-Mack and the Development of Northglenn**

In contrast 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 of Interstate 25 and 104<sup>th</sup> Avenue. Prior to development, the land was utilized for dryland farming and livestock 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 achieve this, 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>39</sup> The development included water, streets, sewage, and zoning and contained five neighborhoods connected 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 projected 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>40</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

<sup>38</sup> Undated promotional materials for the new Deza Estates subdivision.

<sup>39</sup> *Rocky Mountain News*, 14 October 1962, 3D.

<sup>40</sup> Unsourced newspaper clipping, June 1959, in the clipping files of the Denver Public Library, Western History and Genealogy Department.

Deza Estates

Name of Property

Adams County, Colorado

County and State

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

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 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.

Over the next few decades, the city planned for the future with the adoption of a master plan and expansion of city services to include water and wastewater treatment. City amenities also increased with the construction of a recreation center in 1973 and a community center in 1976 on Community Center Drive. After the initial construction of Perl-Mack homes, the city minimally grew until the development of the Fox Run subdivision in the nineties. Additionally, the commercial make up of Northglenn shifted with the demolition of Northglenn Mall in 1999 and subsequent opening of Northglenn Market Place in 2001 on the same property. The city is completely land locked by other communities and is unable to annex new land into its boundaries. This has left Northglenn nearly completely built out, and with minimal, large-scale residential development, much of its mid-century roots are clearly evident today.<sup>41</sup>

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<sup>41</sup> City of Northglenn, Northglenn Comprehensive Plan: Developmental History, 2010.



Deza Estates

Adams County, Colorado

Name of Property

County and State

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

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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>	<u>-105.000957</u>	3	<u>39.874561</u>	<u>-104.999851</u>
	Latitude	Longitude		Latitude	Longitude
2	<u>39.874874</u>	<u>-105.001074</u>	4	<u>39.874261</u>	<u>-104.999180</u>

Deza Estates

Adams County, Colorado

Name of Property

County and State

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

Latitude	Longitude	Latitude	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 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

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

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

The National Register boundary is also 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.

**11. Form Prepared By**

name/title Sara Dusenberry, Senior Planner

organization City of Northglenn

date \_\_\_\_\_

Deza Estates

Adams County, Colorado

Name of Property

County and State

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

street & number 11701 Community Center Drive telephone 303-450-8836

city or town Northglenn state CO zip code 80233

e-mail [sdusenberry@northglenn.org](mailto:sdusenberry@northglenn.org)

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**Additional Documentation**

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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:**

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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:

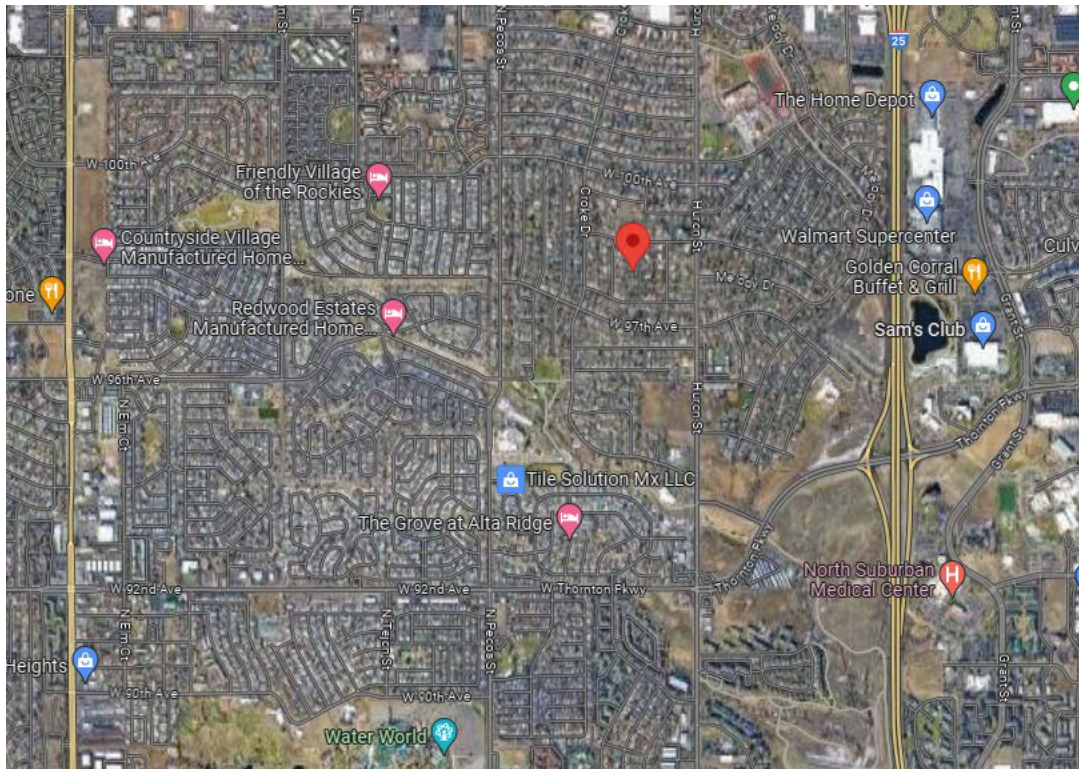
1 of \_\_\_\_.

**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.).

**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.



39°52'28"N 104°59'57"W



Map 1: Northglenn, CO Overview. Red indicator denotes location of Deza Estates in Northglenn, CO.



Map 2: Northglenn, CO Close-up. Map shows W 99<sup>th</sup> Avenue, Lunceford Lane, Palmer Lane, and Rapp Lane, which make up Deza Estates in Northglenn, CO.

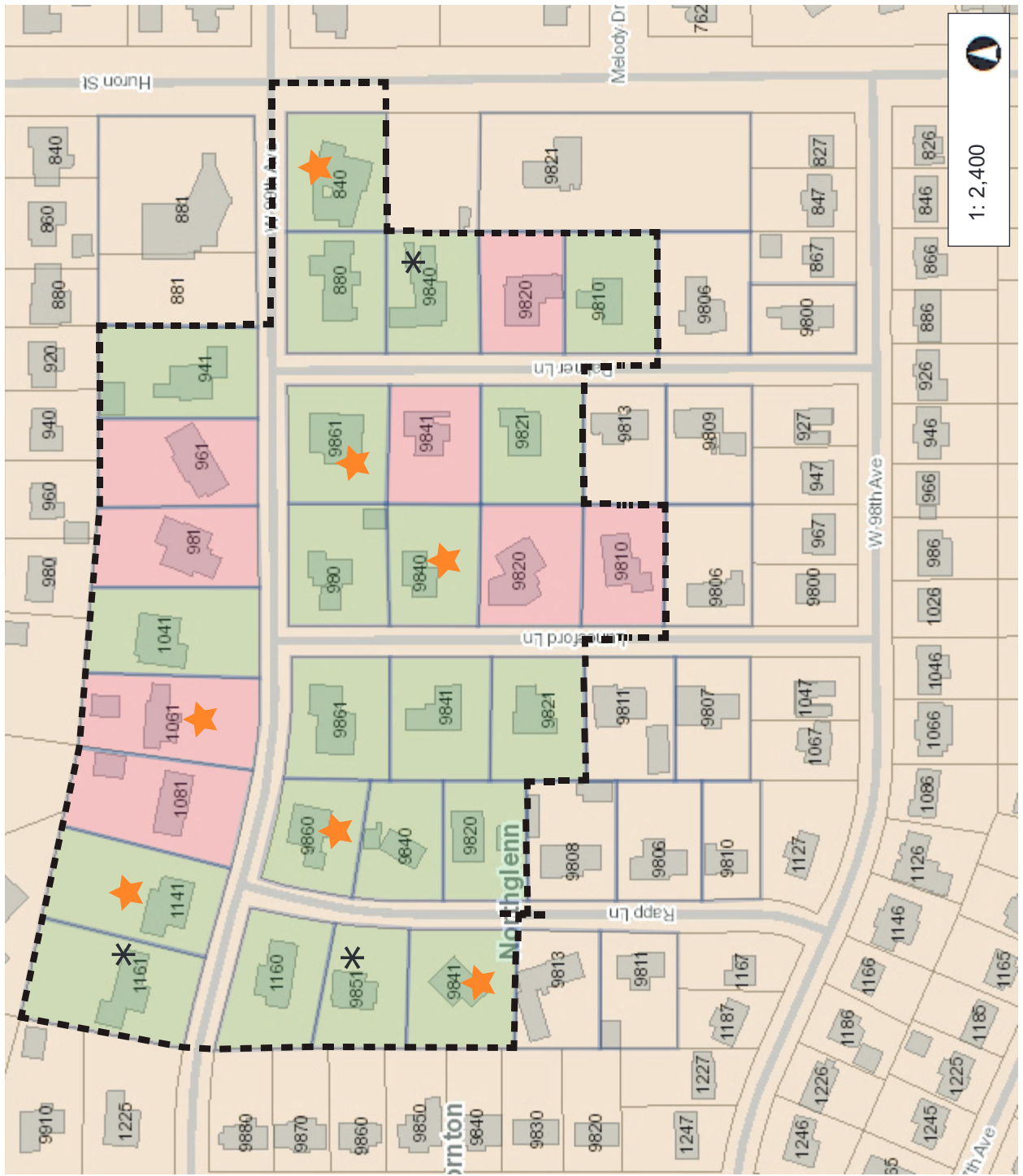


Deza Estates  
Northglenn, CO  
Boundary Map





PROPOSED  
NATIONAL REGISTER  
HISTORIC DISTRICT



--- Proposed district boundary

Contributing

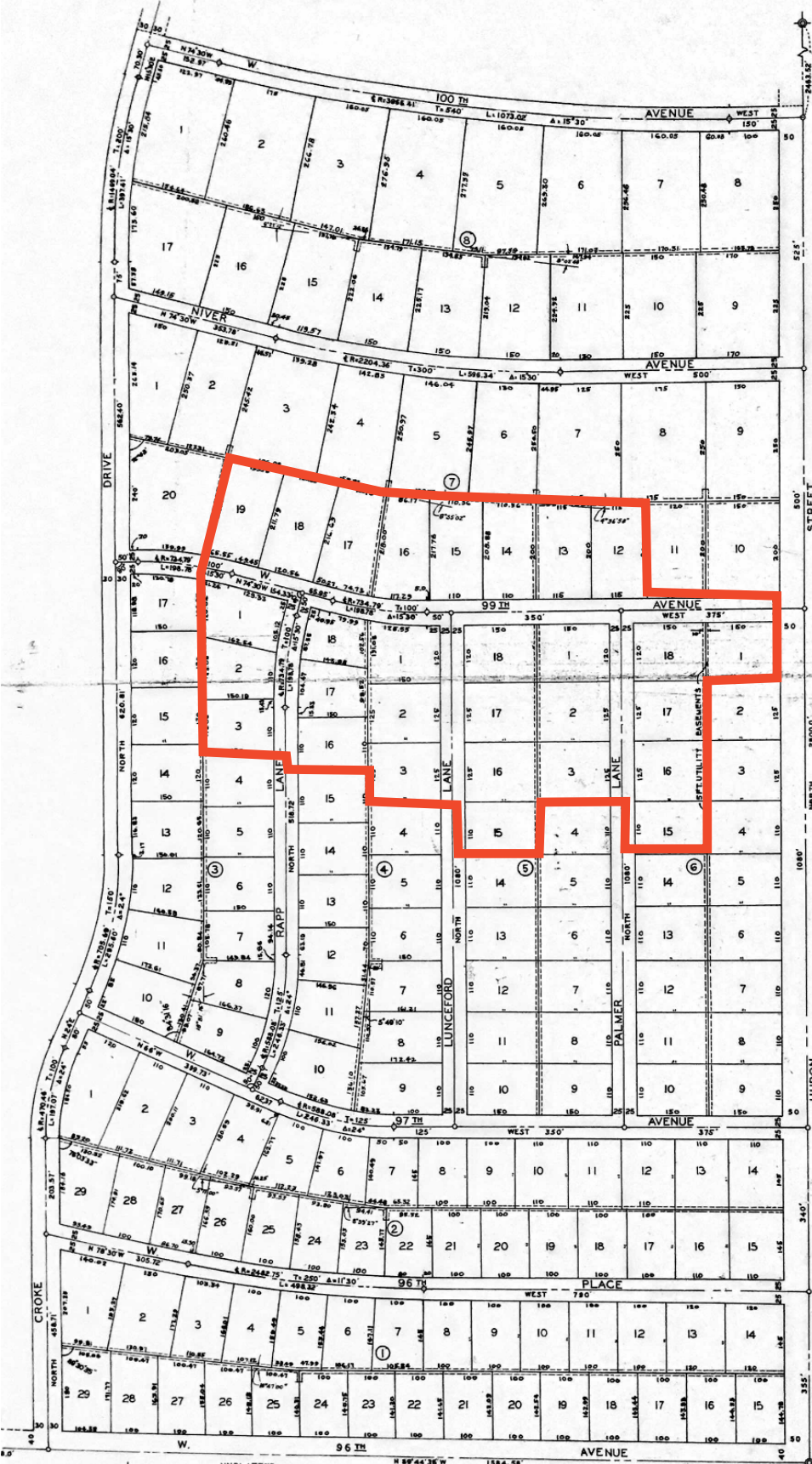
Noncontributing

★ Local landmark

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



Deza Estates Historic District Overlaid Original Filing  
— District Boundary



# DEZA ESTATES

FILING NO. 1  
 A PART OF THE EAST ONE-HALF OF SEC. 16, T2S, R68W, OF THE SIXTH P.M.  
 ADAMS COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT H. A. SWANSON BEING THE OWNER OF A PART OF THE EAST ONE-HALF OF SEC. 16, T2S, R68W OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SE. CORNER OF SECTION 16, T2S, R68W OF THE SIXTH PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 16, 1614.58 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID SECTION 16, 482.28 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 500.44 FEET A DISTANCE OF 208.63 FEET TO A POINT OF TANGENT; THENCE N 24° E ALONG SAID TANGENT 130.0 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 675.68 FEET A DISTANCE OF 283.03 FEET TO A POINT OF TANGENT; THENCE NORTH ON SAID TANGENT 1258.2 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1499.57 FEET A DISTANCE OF 405.87 FEET TO A POINT OF TANGENT; THENCE N 15° 30' E ON SAID TANGENT 85.30 FEET TO THE NORTH WEST CORNER OF SUBDIVISION; THENCE S 74° 30' E 212.97 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 3642.85 FEET A DISTANCE OF 1066.64 FEET TO A POINT OF TANGENT; THENCE EAST ON SAID TANGENT 150.0 FEET TO THE EAST LINE OF SAID SECTION 16; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 16 2885.0 FEET TO THE POINT OF BEGINNING; HAS LAID OUT, PLATTED AND SUBDIVIDED THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF DEZA ESTATES, PLS. NO. 1 AND BY THESE PRESENTS DO DEDICATE TO THE PUBLIC THE STREETS, AVENUES, AND OTHER PUBLIC PLACES SHOWN HEREON AND NOT OTHERWISE ALREADY DEDICATED FOR PUBLIC USE, ALSO PUBLIC UTILITY EASEMENTS AS SHOWN.

WITNESS MY HAND THIS 22<sup>nd</sup> DAY OF April A.D. 1956  
 H. A. Swanson  
 OWNER

(STATE OF COLORADO)  
 COUNTY OF ADAMS  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22<sup>nd</sup> DAY OF April A.D. 1956 BY H. A. SWANSON  
 WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES July 27, 1958  
 Robert D. Blackman  
 NOTARY PUBLIC

ATTORNEY'S CERTIFICATE  
 I, ROBERT D. BLACKMAN, AN ATTORNEY-AT-LAW FULLY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THIS PLAT AS A PUBLIC WAY, AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT A DEED OF TRUST DATED DECEMBER 28, 1951, AND RECORDED IN BOOK 587, PAGES 132-135, ADAMS COUNTY, COLORADO.  
 DATED THIS 22<sup>nd</sup> DAY OF April A.D. 1956  
 Robert D. Blackman  
 ATTORNEY

SURVEYOR'S CERTIFICATE  
 I, RALPH G. FINLAY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY OF DEZA ESTATES WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION  
 Ralph G. Finlay  
 REGISTERED LAND SURVEYOR DENVER COLORADO  
 THE FOREGOING SURVEYOR'S CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS 22<sup>nd</sup> DAY OF April A.D. 1956  
 MY COMMISSION EXPIRES July 27, 1958  
 Robert D. Blackman  
 NOTARY PUBLIC

APPROVALS  
 APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 14<sup>th</sup> DAY OF April A.D. 1956  
 SECRETARY  
 CHAIRMAN

THE FOREGOING PLAT IS APPROVED FOR FILING AND CONVEYANCE OF THE PUBLIC WAY, ROADS AND STREETS SHOWN HEREON IS ACCEPTED BY THE COUNTY OF ADAMS, COLORADO THIS 16<sup>th</sup> DAY OF April A.D. 1956 SUBJECT TO THE FOLLOWING CONDITIONS:  
 THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH PUBLIC WAY, ROAD OR STREET ONLY AFTER CONSTRUCTION OF SUCH PUBLIC WAY, ROAD OR STREET HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER.

BOARD OF COUNTY COMMISSIONERS  
 BY: Neil J. Cismogotti CHAIRMAN  
 BY: \_\_\_\_\_ CLERK

CLERK AND RECORDER'S CERTIFICATE  
 ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, ON  
 THIS 19<sup>th</sup> DAY OF April A.D. 1956 AT 3:00 P.M.  
 FILE NO. MAP 170 BOOK 5 PAGE 144  
 Reception No. 477387  
 Clyde L. Miller  
 CLERK AND RECORDER  
 Kay Betty Keen, Deputy

NOTES  
 1. UTILITY EASEMENTS ARE DESIGNATED BY DOTTED LINE AT SIDE AND REAR LOT LINES.  
 2. ALL LOT SIDE LINES ARE EITHER RADIAL OR PERPENDICULAR TO THE STREET LINE.  
 EXCEPTIONS NOTED.  
 3. NUMBERS IN CIRCLE DENOTE BLOCK NUMBERS.



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**Historic and Interior Photographs:**

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**1 of 16:** Aerial view of Deza Estates and adjacent Victoria Heights, looking northeast. Photographer Donald Gravestain, Ca. 1962



**2 of 16:** 1957 Aerial Photo



**3 of 16:** 880 W. 99<sup>th</sup> Ave, exterior, date unknown.



**4 of 16:** 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 Gravstein, date unknown.



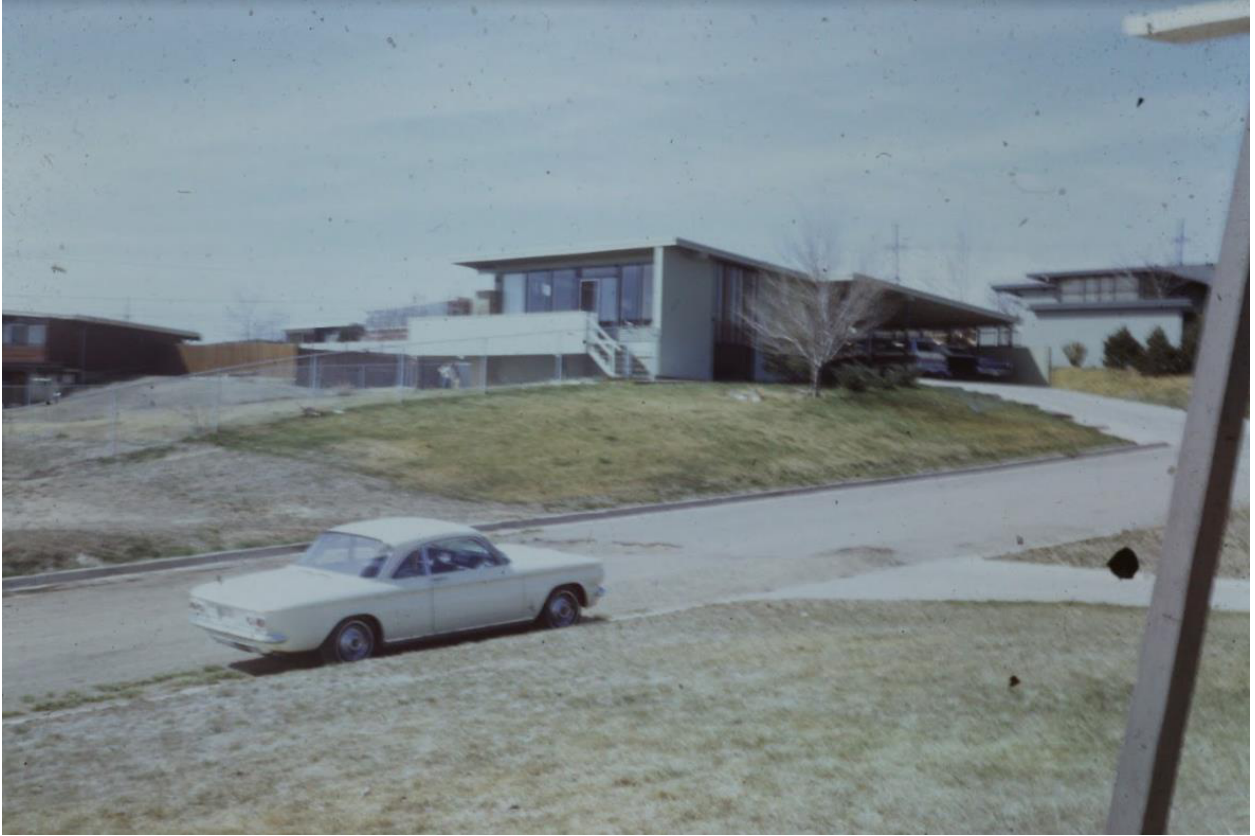


5 of 16: 9810 Palmer Lane, Interior Entry, date unknown.



6 of 16: 9810 Palmer Lane, View of Front Range, date unknown.





7 of 16: 9821 Palmer Lane, Photographer Donald Gravstein, 1956.



8 of 16: Patterson Home, 9841 Rapp Lane, date unknown.



**9 of 16:** Patterson Home, Yellow Patio Surround, 9841 Rapp Lane, date unknown.



**10 of 16:** Patterson Home, Jo Patterson tiling living room platform, 9841 Rapp Lane, date unknown.





**11 of 16:** Patterson Home, Interior Entry, 9841 Rapp Lane, date unknown.



**12 of 16:** Historically Patterson Home, Present-Day Living Room and Kitchen, 9841 Rapp Lane, date unknown.



**13 of 16:** Present-Day Kitchen and Patio, 1160 W. 99<sup>th</sup> Avenue, date unknown.



**14 of 16:** Present-Day Living Room, 1160 W. 99<sup>th</sup> Avenue, date unknown.

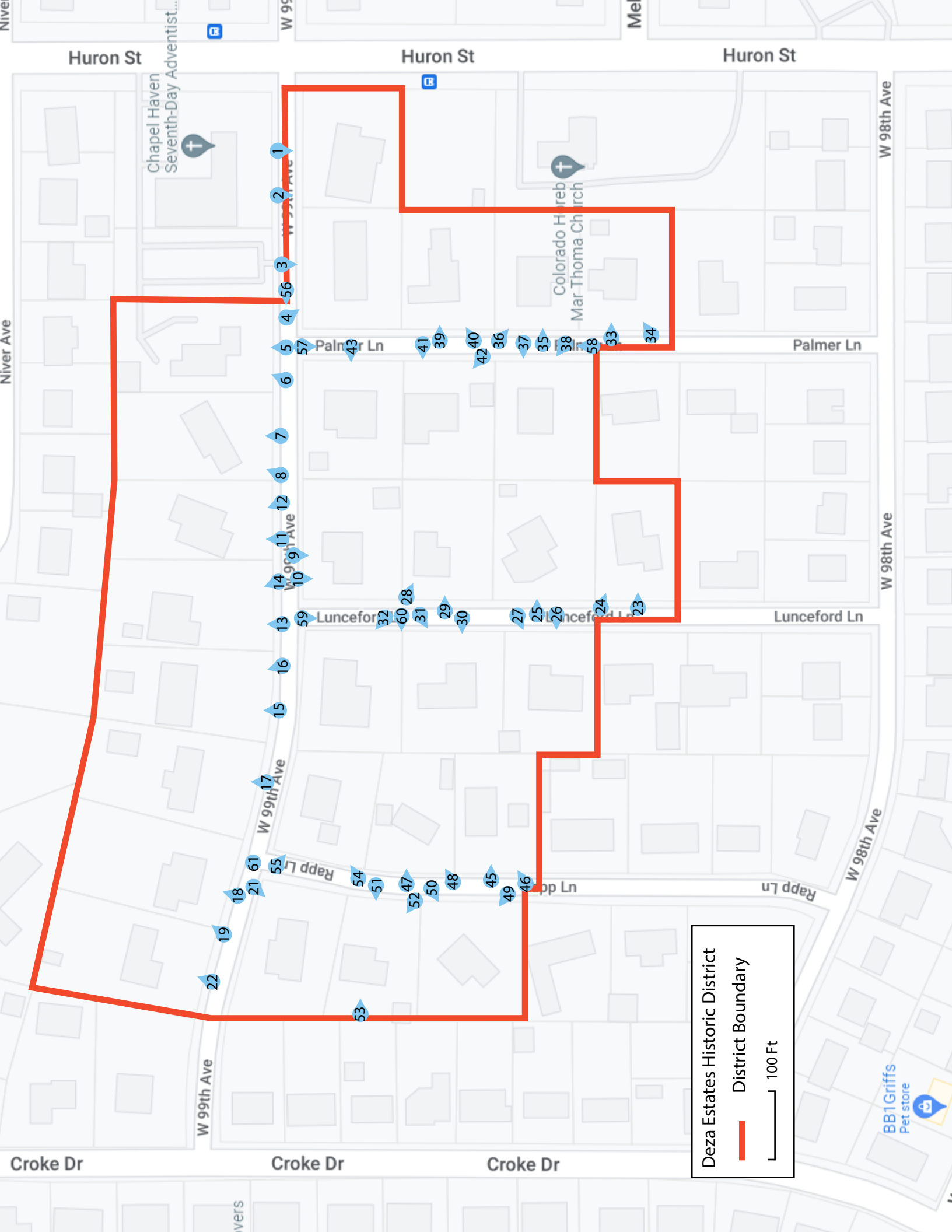




15 of 16: Present-Day Kitchen, 9851 Rapp Lane, February 2023.



16 of 16: Present-Day Living Room, 9851 Rapp Lane, February 2023.



Deza Estates Historic District

- District Boundary

100 Ft

Huron St

Huron St

Huron St

Chapel Haven  
Seventh-Day Adventist...

Colorado Homeb  
Mar-Thoma Church

W 99th Ave

W 99th Ave

W 99th Ave

W 99th Ave

Croke Dr

Croke Dr

Croke Dr

W 98th Ave

W 98th Ave

W 98th Ave

W 98th Ave

BB1Griffs  
Pet store



---

**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: Sara Dusenberry  
Date Photographed: July 2023

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

1 of 61.



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 61.



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 61.



Name of Property: 880 West 99<sup>th</sup> Ave  
City or Vicinity: Northglenn  
County: Adams County State: Colorado  
Photographer: Sara Dusenberry  
Date Photographed: July 2023

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

4 of 61.

