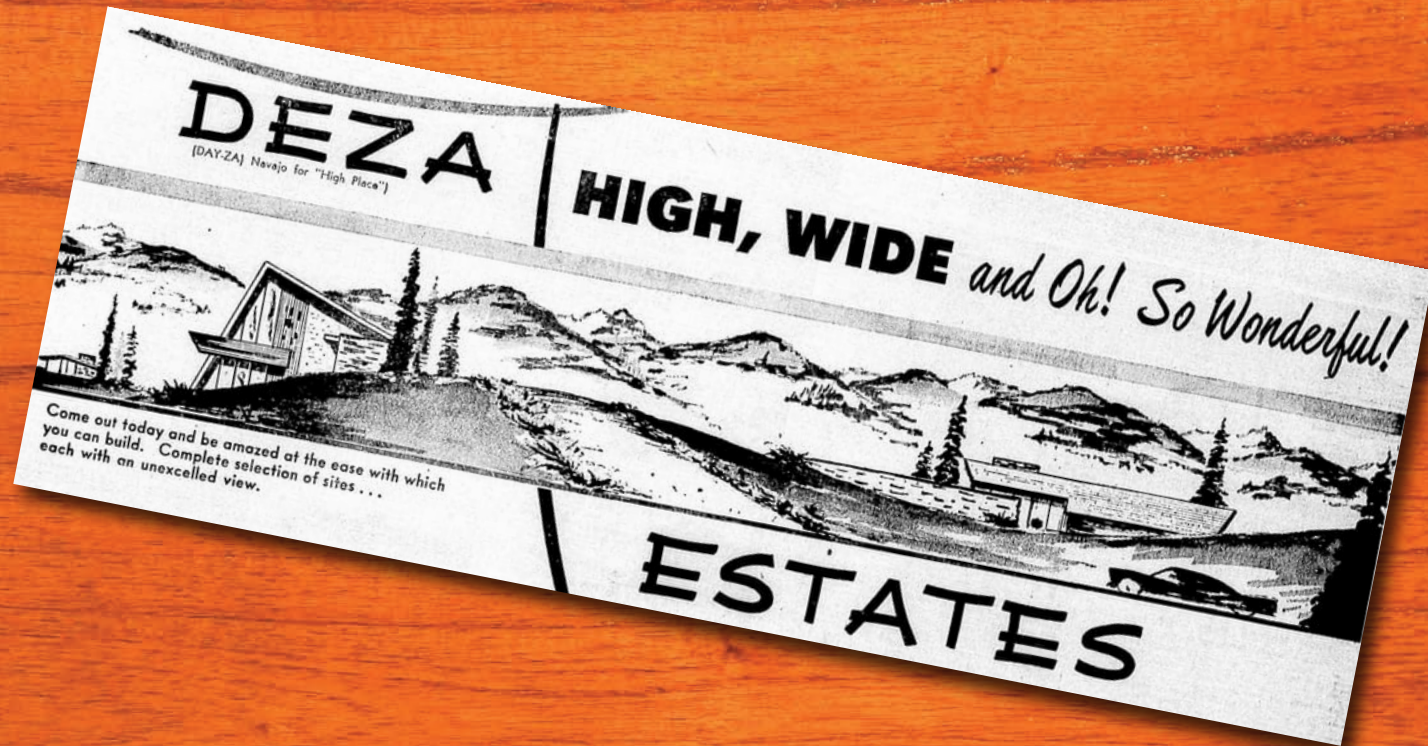


AGAINST THE GRAIN—DEZA ESTATES: AN UNCHARACTERISTIC POSTWAR NEIGHBORHOOD



Prepared by:
Mary Therese Anstey
Adam Thomas

Certified Local Government Grant
CO-20-10003

June 2021

DEZA ESTATES HISTORICAL AND ARCHITECTURAL SURVEY

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On the cover: Henry “Art” Swanson promoted his new subdivision of Deza Estates as “HIGH, WIDE, and Oh! So Wonderful!” in this 14 October 1956 advertisement from the *Denver Post*.

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INTRODUCTION

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 the 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.

This excerpt is from undated promotional materials for the new Deza Estates subdivision in unincorporated Adams County. Presumably written by a marketing exec or ad man, the man in the text is Henry Arthur "Art" Swanson. This passage portrays the builder as self-aware, cognizant of the fact that his endeavor will be different, not ordinary. It acknowledges Swanson is a dreamer with a vision. He knows, with Deza Estates, he will be going against the grain, contrary to

common practices, accepted methods, or general assumptions. The origins of Deza Estates are intimately linked to its developer. Understanding Swanson makes this architecturally distinctive postwar neighborhood more comprehensible.

The phrase "against the grain" seems apt for Swanson, a man who devoted most of his adult life to working with wood and other construction materials. In carpentry to go against the grain means to cut against the direction of the fibers in a piece of wood, resulting in rough edges. It is undesirable and not done. What is amazing about Swanson's commitment to going against the grain in Deza Estates, however, is the sheer loveliness of the homes, both originally and to the present day. His plans, and those of the team of professionals and the original owners with whom he collaborated, shouldn't have worked. And, in many ways, this subdivision, founded upon a design ethos so contrary to prevailing postwar practices, did not. The finished product was

smaller than other postwar subdivisions, attracted fewer homeowners than Swanson had hoped, featured virtually none of the community amenities Swanson promised, and was a financial disaster.

But this harsh judgement is only accurate when Deza Estates is measured against the norm, the typical postwar subdivision, the grain. Yet, those subdivisions represented exactly what Swanson purposefully wished his development *not* to be. The success of Deza Estates, instead, needs to be evaluated against the dream of that man on the hill. The story below seeks to make that assessment via an exploration of both Swanson and some of the people who have called Deza Estates home. Against those metrics, Deza Estates is an amazing success story. It is known and valued today because its distinctive architecture and amazing setting make this place different than thousands of other cookie cutter, postwar subdivisions. Swanson chose to go against the grain, original owners created dream houses and a community too. The result is a very special place that a small group of lucky residents get to call home today.

To fully comprehend how unordinary Swanson was and how against the grain his methods were, it is crucial to understand what represented the grain, the realities that defined the postwar housing market and how nearly all builders chose to address those truths. The remainder of this introduction is devoted to a postwar housing overview, a brief explanation meant to place both Swanson and Deza Estates into its chronological and architectural context.

The majority of the homes within the Deza Estates survey area and nearly all of those documented intensively were

constructed between 1956 and 1958. This two-year span represents the near-midpoint of the period characterized as post-World War II housing, namely 1946 to 1965. This nearly twenty-year span witnessed a nationwide transformation of the American housing industry in the face of overwhelming demand for single-family homes. The postwar subdivision boom did not occur immediately after the armistice. During World War II most construction materials were either rationed or directed toward wartime production. It took time for manufacturers to shift back to producing domestic goods, including building supplies. The earliest postwar subdivisions appeared on the coasts. In California, many communities pioneered the materials and house forms associated with postwar suburbs during the war, erecting defense housing for workers employed in wartime facilities building aircraft, assembling tanks, and making ammunition.

Multiple federal laws stimulated and supported postwar home construction. The National Housing Act of 1934 created the Federal Housing Administration (FHA), an agency that insured mortgages, making lenders more likely to offer home loans. FHA regulations also benefitted new homeowners, providing them with longer loan pay-off periods, lower interest rates, and smaller down payments. During the Great Depression most Americans lacked the income to purchase new homes, but FHA provisions were in place for and transformed financing during the postwar period for the majority of white middle-class home buyers. The Servicemen's Readjustment Act of 1944 (the G.I. Bill), best known for its educational provisions and tuition stipends, also offered home ownership incentives and financial assistance. The G.I. Bill

home ownership provisions, like FHA funds, instituted certain conditions. Initially veterans only were eligible for home loans on properties ranging in size from 800 to 1,000 square feet with prices from \$6,000 to \$8,000. Given these requirements, veterans' new homes were almost exclusively single-family dwellings in suburban settings, most with no more than four to five rooms. Both G.I. Bill and FHA lending encouraged a dramatic transition in American society. They financed the American dream of ubiquitous Ranch homes with well-manicured grass lawns, located along curvilinear streets, out in safe suburbs. And such places came to embody the stereotypical image of neighborhood, family, and American culture.

Despite FHA and G.I. financing, the need for housing in many areas remained acute.¹ In his 1949 State of the Union address, President Truman recommended passage of legislation to increase availability of FHA mortgage insurance and fund research into improved methods and materials for home construction. Architectural historian Gwendolyn Wright referred to the dramatic increase in much-needed housing supply as the "post-1949 boom," citing the influence of the Housing Act passed that year. While the FHA and GI legislation focused on funding for new homeowners, this law assisted the builders and helped them to afford the massive undertaking to meet the extreme demand for new homes. By 1950 the construction industry had erected over two million new housing units and then added thirteen million more prior to 1960. A total of eleven million of these new dwellings, almost exclusively single-family homes, were located in the suburbs. From 1950 to 1960 American suburbs

grew six times faster than cities.² The postwar period showed similar suburban expansion within the six-county Denver metropolitan area, swelling its geographic reach from 105.2 square miles in 1950 to 167.4 square miles a decade later.³

However, annexed land was of little use without the money for builders to plat subdivisions and construct new houses. And home owners needed government-backed mortgages to purchase these homes. Mortgages for homeowners and financing for subdivision developers from the FHA came with certain "strings" attached. FHA standards sought to protect the federal government's substantial investment in postwar housing. The agency conducted property value appraisals: assessing the borrower, the home, the neighborhood, and the city. In granting mortgages, the FHA considered the prospective owner's income and job prospects, the condition of the home he wished to buy, the physical quality of the surrounding area, and other factors such as land-use controls, deed restrictions, and strength of the housing market. The FHA also scrutinized project plans from developers seeking financing. The agency required planning and zoning that guaranteed new houses would not be located adjacent to manufacturing or industry. The FHA, seeking to create homogenous new neighborhoods, supported large-scale developments with modest-sized, single-family homes. Their design guidelines tended to be "cautious (and) conservative," with FHA evaluators trained to lower the score for houses with conspicuously modern designs; worried about the sound investment of federal mortgage insurance funds, the bureaucrats "expressed doubt whether the

modern style of flat roofs and plain asymmetrical facades would prove to be more than a fad.”⁴ After FHA approval of subdivision plans, the agency made a conditional commitment to the approved lender to insure the home mortgages for properly qualified borrowers. This process gave banks the guarantee they needed to finance new suburban residential developments. Once the money was in place, the builders could begin home construction.

Postwar-era builders were different than their predecessors. Changes in both the speed and scale of home construction during this period demanded a new type of entrepreneur: the merchant builder. Also known as operative builders, these businessmen were involved with the entire house production process rather than just home construction. By 1949, merchant builders had become a major force in the housing market, with just 4 percent of all builders responsible for 45 percent of new homes.⁵ Applying principles that planners first championed during the Progressive Era, merchant builders widened the focus of their efforts to community planning. They considered the impact of the new subdivisions upon quality of life, with the largest developments increasingly including not only houses but also all of the components necessary for living in the suburbs: schools, churches, parks and recreational facilities, shopping areas, and other resources.

Perhaps the two best-known postwar merchant builders were William Levitt on the east coast and Joseph Eichler in California, although thousands of other merchant builders operated across the country. A close neighbor of Deza Estates, Perl-Mack’s North Glenn subdivision, represents one

of the better-known freestanding, fully planned communities constructed in the Denver metropolitan area. One of the purposes of this study has been to assess to what degree H.A Swanson can be labeled a merchant builder for his efforts in Deza Estates.

Merchant builders assumed responsibility for four major tasks in subdivision development: land acquisition, financing, construction, and marketing.

Buying land was an expensive and risky proposition, one that required, often, negotiations with multiple landowners and always necessitated the investment of funds that could not be reimbursed until much later in the subdivision process, when buyers actually closed on their new homes. Following land acquisition, merchant builders arranged for subdivision engineering and secured government approval of their plans. Creation of subdivision plats, arranging for basic layouts and infrastructure such as water and electricity, and other early engineering for a new subdivision again required an outlay of funds upfront. The negotiations for approval of a plat map for any new subdivision was a time-consuming process of meetings with local government officials and multiple hearings prior to final approval. Time was money, and merchant builders were keen to get their approval as quickly as possible.

Financing was another time-consuming task. It involved acquiring the necessary funds for the land, development, and construction costs. In addition, most merchant builders facilitated funding for prospective home buyers; they realized if the public did not secure loans, it would be impossible to sell houses and, by extension, make a profit. Merchant

builders' new methods ushered in the rise of savings and loans in the 1950s. During this boom period many untested businessmen, individuals just entering the merchant building field, wanted to start with a big subdivision project. But banks or the FHA were unwilling to make such a risky investment in an inexperienced builder. Savings and loans granted money to both merchant builders and prospective home owners. A list of metro-Denver's top twenty mortgage lenders in the 14 July 1955 issue of *Cervi's Journal* indicated half of these institutions were savings and loans.⁶ These new institutions proved more nimble and less conservative than banks, resembling the entrepreneurial spirit of the builders themselves.

Merchant builders made the daunting task of constructing hundreds of homes within a single subdivision manageable by dividing the process into three basic tasks—foundation, rough, and finish—and then further subdividing these work categories into discrete jobs that individual crew members completed at each home within a subdivision. In this way, the mass production of homes resembled an automobile assembly line and followed some of the techniques the government employed when constructing 1940s defense worker housing. The use of prefabricated components allowed for quicker, more efficient construction. This division of labor encouraged both specialization and rapid replication. Dedicated staging areas allowed for the daily delivery of only the precut and prefabricated materials workers needed for homes under construction. The goal was to increase overall efficiency. Ideally, the foreman never had to leave the job to locate missing supplies and there were

fewer delays due to lack of building materials. Such changes reduced the time necessary to complete a house from several months to several weeks or, in extreme cases and with the most efficient operations, just days. Basically, "specialization, material control, precutting, and preassembly... brought a degree of speed and predictability (to home building) that had previously been deemed impossible."⁷

Postwar homes also took advantage of new materials, used by necessity during the war and proven worthy of use in the postwar period as well. Faced with both rationing and material shortages, defense housing used concrete and wood substitutes. Such non-traditional items were acceptable given the extreme need for housing. The federal government also approved their use based upon the belief such buildings would be temporary. According to the National Bureau of Standards in 1942, "unusual materials, designs, and methods of fabrication not used in normal times are entirely justified under prevailing conditions."⁸ After the war, facing extreme housing shortages, the sense of crisis remained and many experimental materials continued to be used. In addition, inspired by wartime material development and operating in the period of "better living through chemistry," many American manufacturers experimented with materials that were more lightweight, relied upon technological advancements, and were the height of modernity. Key construction materials in wide use during the postwar period included asbestos, aluminum, and vinyl siding; pre-cast concrete; pressure treated wooden beams; and a wide variety of plastics.

With timing playing such a huge role in potential profit, most merchant builders planned to have their model homes

at or near completion and accessible the day the subdivision map was final, the construction loan recorded, and the land acquisition closed. This mania to get model homes started represented more than a symptom of hyperactive markets. Instead, the pace reflected part of an overall strategy at the heart of merchant building. These men were not just out to build a few hundred houses in one project. They were trying to perfect a process—meshing land acquisition, government processing, land development, financing, house construction, and marketing.⁹ The 1954 *Community Builders Handbook* referred to this trend as “creation of a package, complete with house and lot integrated with paved streets and installed utilities.”¹⁰

The final merchant building task, marketing, actually happened both as a separate step and as part of the other three steps. Builders chose sites and developed homes designed to sell quickly. By the mid-1950s, especially in a competitive market like metro-Denver where homebuyers could choose from a variety of new subdivisions, staging of model homes assumed added importance. Builder relied upon both donated furnishings from local stores and professional, well-manicured landscaping. Nationwide, most postwar model homes, and their proposed subdivisions, were located in close proximity to major highways that offered new homeowners the best of both worlds: the privacy and quiet of new suburbs but easy access to established urban areas for work and cultural experiences like the theater or museums. It is not a coincidence that the peak of the postwar subdivision boom corresponded neatly with passage of the 1956 Interstate Highway Act.

DREAM AND DESIGN ETHOS: BEGINNINGS OF DEZA ESTATES

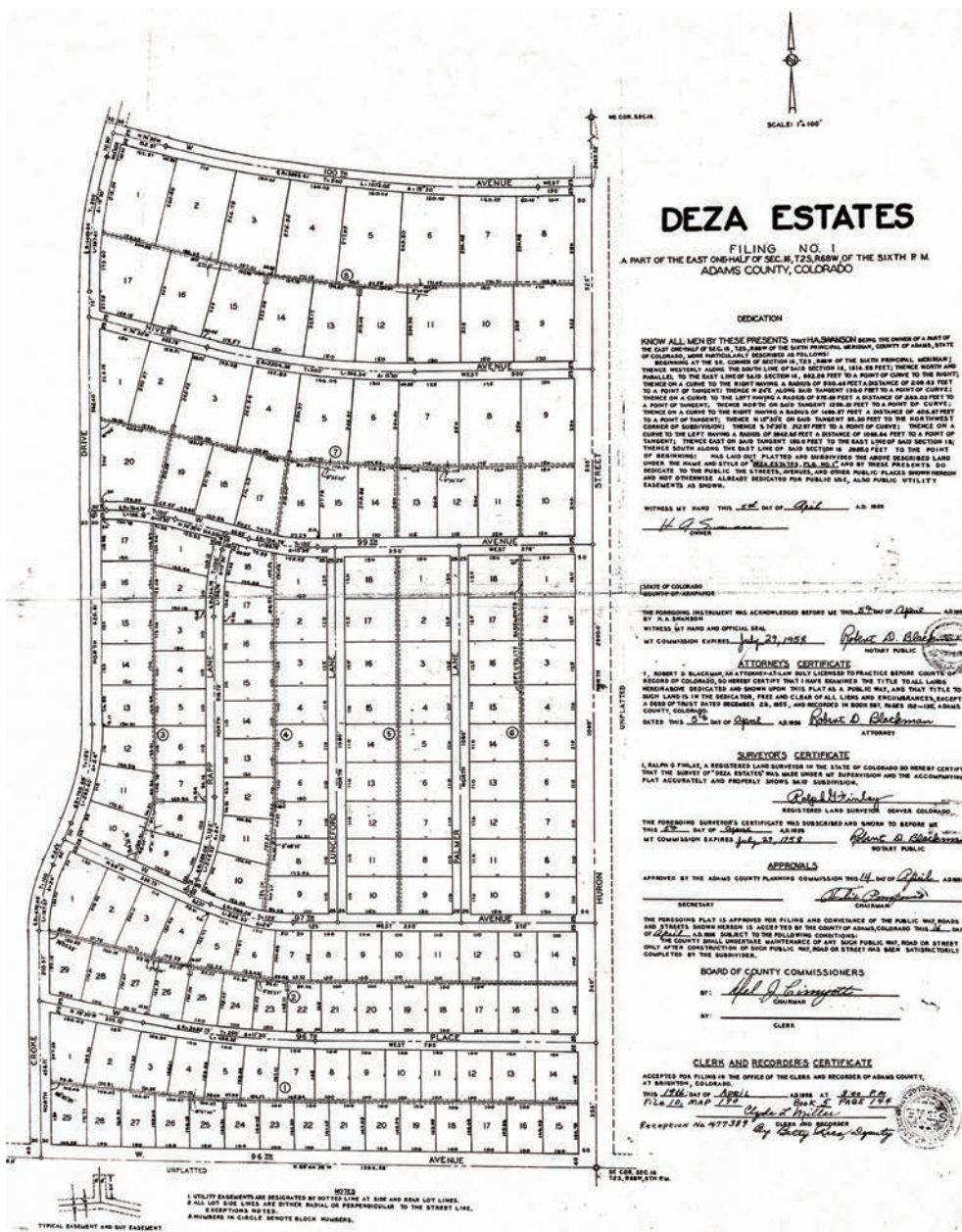
For someone with an unconventional, against the grain concept for a postwar subdivision, H.A. Swanson appears to have possessed a rather standard upbringing. He was born on 21 May 1914 in San Francisco to parents Jerry and Anna (nee Norris) Swanson. He spent his childhood between California and Great Falls, MT. For several years Swanson worked as a mechanic with the Civil Engineers on large ships in the Panama Canal. He married Edith Strand on 8 November 1935 and the couple had one son: Kermit. It is unclear when Swanson arrived in Colorado, but he may have started his building career in Great Falls and, according to his 1997 obituary, “he developed several tracts of homes in Denver.”¹¹ In promotional materials for Deza Estates, Swanson mentioned a “steady stream of satisfied buyers” in multiple communities, including Westminster, Littleton, and Boulder,¹² and other advertisements referred to H.A. Swanson and Associates as “Colorado’s largest custom-builder.”¹³

This project did not allow for a comprehensive study of Swanson’s entire portfolio of home designs. But it is worth considering a house Swanson built, for the 1955 Parade of Homes, at 2400 W. 80th Avenue in the Fairview (Second Filing) subdivision in Westminster. For metro-area merchant builders and construction companies, the Parade of Homes represented a popular method to promote their new homes. Starting in 1953, the Denver Association of Home Builders sponsored this annual event to encourage the public to visit new house models. Swanson, between May and October 1955, routinely purchased a few lots at a time from the

Fairview Company, the firm responsible for land acquisition, subdivision design, and finalization of the plat. Fairview had its own construction company as well, and it appears to have constructed exponentially more homes than Swanson within this subdivision. The lots Swanson purchased all were located in the 2400 to 2600 blocks of either Valley View Drive or W. 80th Avenue, very near his promotional model. Adams County Clerk and Recorder records show a pretty routine pattern of Swanson purchasing one to five lots, then applying for business credit plans to finance the cost of materials for home construction. Just as routinely, Swanson transferred ownership via Warranty Deed to individual couples, all for the cost of \$10. This amount seems to infer he earned his money for the actual construction of the home for which the new owners paid him. The records show at least one document, labeled an "Agreement," between Swanson and the purchaser dictating the cost of the home to be constructed (\$9,000) and establishing an approximately two-month schedule for completion. Swanson seemed to manage his finances for the Fairview homes quite well; the records for releases from his business credit accounts and deeds of trust appear often, indicating his ability to settle his debts and then move on to building more homes. The records show sales of the Fairview lots to new owners between August 1955 and July 1956. All of the homes are located on compact, flat lots. Architecturally, these houses are more modest than Swanson's model home which used more distinctive materials, such as stone. Most of the Fairview houses had carports, side-gabled roofs, horizontal wood siding, and small clerestory windows on the facade.

Having cut his teeth in Fairview, Swanson attempted the more ambitious role of merchant builder for Deza Estates, Filing No. 1. This change in status also came with a new moniker. As a builder, he filed all transactions as Henry A. Swanson. However, everything related to Deza Estates is recorded either as H.A. Swanson or H.A. Swanson and Associates. On 29 December 1955, Swanson entered into a deed of trust with Thomas B. Croke, jr. Croke was the son of a pioneering Colorado merchant, journalist, and politician who, in the 1890s, owned a 3,500-acre parcel on which he built and operated an experimental farm focused on plant breeding and new irrigation techniques. Swanson purchased approximately 307 acres for \$763,000; in 2021 dollars this sum is over \$6.84 million. In the agreement for the land purchase, Swanson agreed to pay back Croke in installments between March 1956 and December 1958.

In March 1956, Swanson received conditional approval ("subject to proper drainage being worked out with the County Commissioners and County Engineer") for the subdivision plat of Deza Estates Filing No. 1.¹⁴ On 16 April 1956 Commissioner Del J. Cimiyott signed the plat map for Deza Estates. The original boundaries of the subdivision were considerably larger than they are now. The northern edge was along E. 100th Avenue, the southern border was on W. 96th Avenue, Croke Drive marked the western boundary; therefore, the subdivision originally extended four more blocks both to the north and the south, and a single block further to the west. The eastern boundary always has been Huron Street.¹⁵ The original subdivision plat featured a total of 166 lots. According to those familiar with the founding of Deza



Estates, the three north-south cross streets—Palmer, Lunceford, and Rapp lanes—were named after the first original landowners within the subdivision. Clerk and Recorder records show Charles and Dixie Lee Palmer owned 9840 Palmer Lane from 1957 through 1962, but research did not show them ever living at this address. Albert and Evelyn Lunceford owned the house at 9861 Lunceford, although there is no proof the couple actually resided there. William and Dorothy Rapp’s original site was to be at the top of Rapp Lane, but before construction began Swanson allowed the family to move to the top of Palmer Lane instead because William preferred the view from there. According to Thomas Rapp, grown son of William and Dorothy who was nine years old when the family moved to Deza Estates, the Palmers and the Rapps swapped lots. The Rapp family lived at 9861 Palmer Lane for nineteen years.¹⁶

In keeping with postwar trends, a savings & loan was involved with the financing for Deza Estates. Swanson entered into a deed of trust with Croke for the 307-acre land purchase, then he negotiated separate deeds of trust with Mountain Savings and Loan Association for the individual home lots. It seems this financial arrangement allowed him to use the money from his lender to cover the installment payments to Croke. Then, once the owners purchased individual lots, Swanson could use that money to pay back his debt to Mountain Savings and Loan. Swanson also may have encouraged new owners to patronize his lender. Eleven out of the thirteen original owners who obtained mortgages also worked with Mountain Savings and Loan.¹⁷

Swanson, despite his merchant builder ambitions, envi-

sioned something very different from a Levittown or Perlmack's North Glenn. He was going against the grain in a big way when he planned Deza Estates as "a venture away from the project type homes."¹⁸ Instead of cookie-cutter Ranches, he promised prospective owners "an individually designed home tailored to fit your needs."¹⁹ He pledged a close working relationship among homeowner, designer, builder, and decorator, and emphasized the opportunity for homeowner input in order to create their own dream home. Swanson went so far as to claim Deza Estates was "the most daringly different residential area ever to be developed in the entire region (with) no two houses... alike."²⁰ He vowed the Deza Estates houses, although individually designed, all would offer luxurious amenities: wall-to-wall carpeting, the latest built-in appliances, stone raised-hearth fireplaces, tiled step-down Grecian bathtubs, and an emphasis on indoor-outdoor living. The name Deza Estates remains something of a mystery. Swanson claimed the word Deza, pronounced DAY-za, meant "high place" in the Navajo language.²¹ This assertion seems like a fanciful idea with no basis in fact. Yet, playing on the claimed origins of its name, Swanson promoted his new subdivision as "HIGH, WIDE and Oh! So Wonderful!"²²

Swanson once again relied upon the Parade of Homes, this time to attract prospective homeowners to Deza Estates. As in years past, in 1956 there were multi-page spreads in both the *Denver Post* and *Rocky Mountain News* that included maps showing the location of each model chosen for that year's parade and featuring advertisements for each house. The newspapers also contained articles about the latest trends in house construction, innovations in heating and

air conditioning systems, and the results of owner questionnaires regarding the most sought-after architectural expressions and amenities in new houses. As an added bonus, the Parade of Homes advertising encouraged visitors to attend a "Remote Live Telecast from the Deza Estates Showhouse" on 14 October 1956 at 2:30 and aired on KLZ-TV, Channel 7.²³ This use of a visual medium was particularly suited to the aesthetics of the architecture and the modern lifestyle H.A. Swanson and Associates sought to promote. Advertisements touted features like the "centralized telephone desk with house and yard radio and intercom system,"²⁴ and "the most up-to-date design in kitchens with the latest built-in appliances."²⁵ Swanson was hoping to attract the type of owners who could afford to pay a little extra and appreciated the finer things in life. Due to their higher costs, the Deza Estates homes were ineligible for VA financing. Likely these properties represented an upgrade, perhaps from a starter home purchased with such government assistance for military service. Thomas Rapp recalls the East Denver home, where the family lived prior to moving to Deza Estates, was built on a small lot with only a couple of floor plans from which to choose. He recognized, "Our Deza Estate homes were more unique from each other" and remembered both of the Swanson model houses had an "open feeling with skylights and not all the walls going from floor to ceiling."²⁶

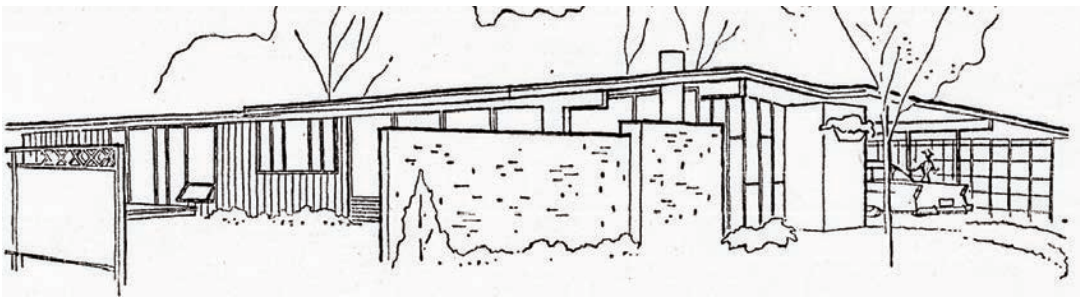
The model home for Deza Estates was among twenty-five houses listed in the 1956 Parade of Homes. Located at 840 W. 99th Avenue, this property was sited on a massive corner lot with grass lawns and easy access from the Valley Highway. The home originally featured a "swimming pool,

air conditioning, sprinkling system, Hi-Fi intercom system, three patios, three bedrooms, Westinghouse kitchen, built-ins, 2400 sq. ft. house under 5500 sq ft roof that covers carport and patio.”²⁷ Architecturally, it featured many of the character-defining elements that distinguish the Deza Estates neighborhood today. The home has a long, horizontal orientation, a double carport, high-end stone siding, a flat roof with overhanging eaves and exposed rafter ends, and multiple patios. Compared to Swanson’s offering for the Parade of Homes just one year earlier, this house shows his growth as a designer and indicates his aspirations as a merchant builder. The Deza Estates model is larger and more visually striking. It was constructed to take advantage of the stunning, almost panoramic views from the rear of the home towards both downtown Denver and the surrounding mountains. The lot is large, with an expansive feel and varied topography. Swanson, in Deza Estates, was attempting to sell a lifestyle, not just homes. He wanted to attract new buyers who could afford the good life, who were interested in a unique expression of their taste. The sale price for the model home was listed at \$45,000, the uppermost of the range for the new subdivision. Both signed agreements (or notices) between Swanson and buyers plus building permits helped to track home construction progress in Deza Estates. The majority of these documents point to design-and-build occurring prior to the 1956 Parade of Homes. The earliest homeowners likely toured the 1955 model house in Fairview, rather than the home at 840 W. 99th Avenue, for inspiration. Just four days after official approval of the subdivision plat, Leo and Hazel Negri signed an agreement with H.A. Swan-

son. 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.²⁸



This home at 1141 W. 99th Avenue resembles the Swanson model from the 1955 Parade of Homes (see line drawing below) and constructed in the Fairview subdivision in Westminster. Key similarities include the shallow front-gabled roof with overhanging eaves and exposed rafter ends, deep corner carport, and the window walls across the façade. The Deza Estates home, however, does not feature a front privacy wall. Without this wall the house enjoyed an amazing panoramic view of the surrounding mountains and downtown Denver. This house on W. 99th Avenue may have a similar patio, except located on the rear of the property. (Photo: Mary Therese Anstey; line drawing: 1955 Parade of Homes.)



The Rapps, whose foundation for 9861 Palmer Lane was the first dug in Deza Estates, not only based their new home on the 1955 model but also lived there for a time. Thomas Rapp remembered...

...since we had to move out of our house in East Denver and construction of our house in Deza hadn't finished, we were allowed to move into the original model home at 80th and Zuni street until our house was ready for occupancy. By then they (H.A. Swanson and Associates) had moved their model home to 99th and Huron, across from where the Deza Office and construction site was located. The floor plan of the model home at 80th and Zuni was used by my parents for our Deza Estates home, but a utility room was added in place of the pantry, and a full basement was placed underneath.²⁹

The Rapp's new home cost about \$15,000 and received its building permit near the end of May in 1956; two other homes, a \$9,000 property at 9820 Palmer Lane for Chester and Josephine Jackson and the house that cost \$11,000 at 9851 Rapp Lane also received permits at the same time.³⁰

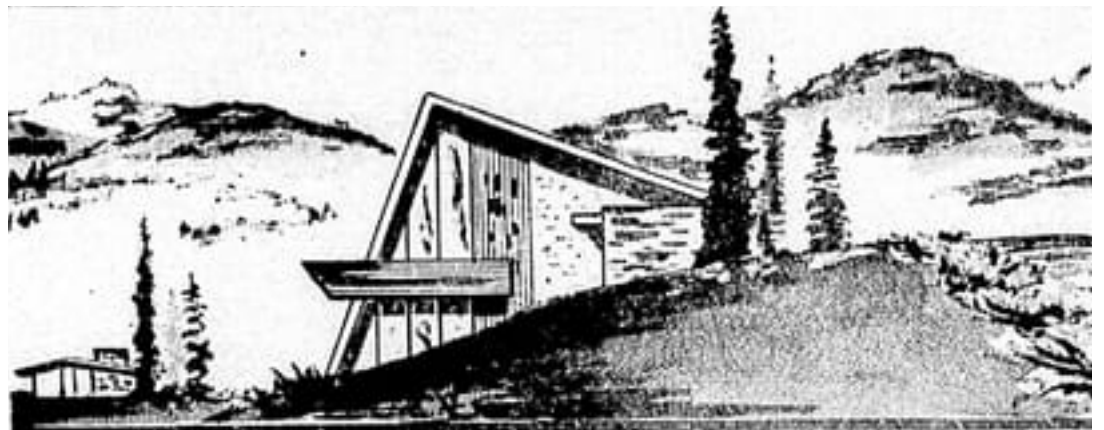
During the summer of 1956, Adams County approved thirteen more building permits in Deza Estates. In mid-June Swanson received permission to build nine houses (no addresses specified) worth a total of \$102,000. In late-July he got the go ahead for four more building sites (again, no addresses given) totaling \$47,000. At the tail end of summer, during early September 1956, County officials okayed two more homes at unspecified locations within Deza Estates; these properties were worth a total of \$32,000.³¹ At the time these permits were granted Deza Estates was much larger,

and these unaddressed permits could be for homes anywhere within the entire plat map.

Research uncovered building permits or contracts for only two more Deza Estates properties associated with H.A. Swanson. Both of these documents post-dated the 1956 Parade of Homes. Architecturally, the houses resemble each other more than either the 1955 or 1956 Swanson models. Both share some characteristics of a line drawing in a H.A. Swanson and Associates advertisement from October 1956. On 10 December 1956, James V. and Mary Frances Moore signed a Notice with Swanson. By this date the couple already had paid \$200 as a partial deposit and provided an additional \$1,500. The Moores owed \$1,450 at closing, applied for a mortgage of \$15,750, and pledged collateral savings certificates worth \$2,100 for a total purchase price of \$21,000 for the new house at 9841 Rapp Lane. According to this notice, the home would be constructed in accordance with “plans (Plan No. 529) drawn by H.A. Swanson and Associates” and include the same site improvements listed on all the other agreements and notices for Deza Estates.³² The Moores chose a Westinghouse built-in oven and range; Paseo carpet with hair pad in master bedroom; Vicose carpet with a rubber pad in the living room, dining room, and hall; and a black top driveway. The notice stated the buyers’ intention to provide their own counter-top materials and tile floors, presumably for both the kitchen and baths. The approval for the final building permit located within Deza Estates appeared in the local newspaper on 3 January 1957. It listed the address 9810 Palmer Lane, noting the house was worth \$10,000. Once construction was complete (the follow-



The massive wrap-around window wall, coming to a dramatic point and looking almost like the prow of a ship, is the most character-defining feature of 9840 Rapp Lane. This home resembles the line drawing from a 1956 advertisement. (Photo: Mary Therese Anstey; line drawing: Swanson and Associates advertisement, October 1956)



ing year), Kalamath Investment Company took possession of the house. It is unclear what became of the original owner responsible for designing this home. But, bank ownership points to Swanson's legal and financial difficulties. During the thirteen years the firm owned this property, Kalamath rented out the house. Donald A. and Rosemary Gravenstein, who lived at 9810 Palmer Lane from at least 1969 to 1972, are the only verified renters.

In keeping with postwar housing trends, Swanson made good use of modern materials in all of the homes he built. His advertisements promised buyers an "unlimited choice of materials—brick, redwood, native stone, mahogany, etc." and encouraged prospective homeowners to "Ask us about the latest developments in both exterior and interior materials."³³ Swanson no doubt chose such building materials because they not only matched the modern appearance of his homes but also had become an expected feature among his target audience of buyers.

Swanson's design ethos of individualized house designs relied heavily upon the collaborative relationship between the architect and the homeowner. Promotional materials instructed buyers about this 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].³⁴

Swanson emphasized, "these sessions take place until you're co[mpletely sat-]isfied and completely enthusiastic. Then you [approve the] plan for blueprinting."³⁵

Despite the prominent role of the architect, research uncovered virtually no information about the professionals who designed the homes in Deza Estates. The notices and agreements that Swanson signed with the Negris, Eversons, Feldmans, and Moores refer to specific plan numbers, but no blueprints were attached and the plans are attributed, generically, to H.A. Swanson and Associates rather than a named architect. Only one blueprint is known to exist and already was part of the Deza Estates research collection prior to the survey project. No information was located about the firm or individuals who signed this blueprint; there are notations for both Murray & Sterling Designers and 'Rene of France.' The home at 9840 Lunceford Lane appears nearly identical to the original blueprints dated 11 May 1956. The sidelight to the north of the front door may have had the glass replaced as the original blueprints called for scored glass. It appears the architects intended for this sidelight to be a single, large pane of glass. However, there are roughly drawn pencil lines showing a change of design—perhaps, due to input from original owners Wilbur E. and Margaret M. Glissman—to the current three window arrangement.

Research uncovered some potentially promising details

about an architect, Robert L. "Bob" Harlan, who "worked for Art Swanson, designing homes for one year."³⁶ The timing and the views he expressed about modern architecture, indicate Harlan may have been involved with home design in Deza Estates. But, more likely he worked for the builder on his projects in the Fairview subdivision. Harlan was born in Glen Ellyn, IL, and his family moved to Denver where he graduated from East High School. He attended the University of Boulder, first studying business and engineering but ultimately earning a degree in Architectural Engineering in 1954. This detail partially supports information Karen Docter, the current owner of 980 W. 99th Avenue, shared. She stated, when purchasing their home in 2011, the realtor claimed Swanson had hired student architects from the CU Architecture program as a cost-cutting measure; research attempts to locate any student project work were unsuccessful, and Harlan was a graduate rather than a student at the university. After graduation Harlan worked in the engineering department at Mountain States Telephone Company for nine months. Then, he worked for Swanson; this timeline means Harlan likely worked for Swanson from ca February 1955 until February 1956, a period that pre-dates final approval for the Deza Estates subdivision plat. On 19 December 1955 Harlan and his wife purchased the Fairview lot at 2600 W. 80th Avenue from Swanson. This fact, too, seems to support the likelihood that Harlan worked with Swanson in Fairview. After Harlan's short stint working for Swanson, he established Harlan Contemporary Homes, working "primarily (as) an architect, who builds homes custom designed to individual tastes and needs."³⁷ This description sounds eerily similar

to Swanson's design ethos for Deza Estates, but Harlan executed this philosophy on a house-by-house basis rather than whole subdivision scale. He also expressed his conviction that "anyone who would live in a contemporary house for one month would never consent to live in any other style home."³⁸ By 1958 he had built four homes in Broomfield, including one for his family at 375 W. Second Avenue. The current Google Earth image of this address shows an L-shaped house with a flat roof with overhanging eaves and exposed rafter ends, a small central patio enclosed by a half-height stone wall, and a corner carport that has been converted to an attached garage. This house shares some character-defining features with not only both the Fairview and Deza Estates model homes but also a wide swath of modern homes constructed in metro-Denver during the late-1950s through the early-1960s. More research is needed to ascertain whether Harlan was among the architects who worked for H.A. Swanson and Associates on Deza Estates.

Beyond the homes tailored to individual homeowners, Swanson also promised Deza Estates would be a "completely planned community" with new schools, a shopping center, and a community-owned pool and stables.³⁹ This statement aligns completely with what it meant to be a merchant builder, a multi-tasking design professional and entrepreneur responsible for creating near-instant communities on formerly vacant land or agricultural tracts. Strangely, the subdivision plat map did not show any of the amenities Swanson had pledged, and the only one that actually became a reality was the horse stable that was located near the construction office on the northwest corner of Huron Street and W. 99th

Avenue (current location of the Seventh Day Adventist Church). It seems highly likely that overwhelming financial issues played at least some part in the fact Deza Estates never had its school, community pool, or shopping center.

FINANCIAL REALITIES:

SWANSON DEBTS AND LEGAL ACTIONS

Adams County Clerk and Recorder records track the money matters of both Swanson and his firm in Deza Estates. On 25 May 1956, Swanson made his first payment to Croke. According to the terms in the deed of trust, he paid this debt about two months late. The exact amount was not specified, but the transaction released approximately 18.5 acres to Swanson. This acreage represents about 6 percent of the total purchased parcel, so the repayment may have been 6 percent of the total owed, or \$45,780. If so, Swanson overpaid by at least \$30,000, perhaps to compensate for his tardiness. On 31 August 1956 Swanson transferred ownership of thirteen lots from him personally to H.A. Swanson and Associates for only \$10, indicating this deal was mostly for convenience or protection from personal liability rather than for profit. Then he assumed deeds of trust from Mountain Savings and Loan Association on each property. Perhaps Swanson planned to pay Croke with money he borrowed from the savings and loan. This type of money management represents a solution similar to using your Visa card to pay your Mastercard bill, but on a much larger and financially precarious scale. At about this time Swanson also sought financing from another firm: Kalamath Investment Company.

H.A. Swanson and Associates also entered into multiple

business credit plans. This pattern resembled the financing arrangement he had utilized previously in Fairview, with one major exception: on the earlier project the Fairview Company, not Swanson, was responsible for the entire subdivision, including any payments for the platted land. Swanson made his second payment to Croke on 4 September 1956, a transaction that released approximately 10.5 acres to the builder. Using the same math equation, this second remittance was 3.4 percent or \$25,942. This payment put Swanson a little ahead of schedule, but by 29 September 1956 he would owe a cumulative total of \$114,000. The third, and evidently final, payment Swanson made to Croke occurred on 25 July 1957. The elapsed time between payments two and three equaled nearly ten months instead of the quarterly disbursements originally agreed upon. In addition, this transaction was the smallest of all three: approximately 1.7 acres or the equivalent of a paltry \$4,197.

Swanson was struggling financially, and facing the cruel realities of how difficult it is for merchant builders to stay ahead of their debts. Most developers of large postwar subdivisions relied upon the capacity to build homes, and reap closing payments from new homeowners, quickly. This delicate balance is much easier for the Levitts and Perl-Macks due to the sheer number of homes sold and the fact only a few standard home models were available. These builders followed a standard process that allowed for the feasibility of applying assembly line type methods and construction crew specialization. This financial arrangement, however, simply was not compatible with Swanson's vision for Deza Estates. His non-traditional subdivision, where homeowners

Promised Repayments		Estimated Actual Repayments	
Date	Amount	Date	Amount
29 March 1956	\$15,000	25 May 1956	\$45,780
29 June 1956	\$44,000		
29 September 1956	\$55,000	4 September 1956	\$25,942
29 December 1956	\$64,000		
29 March 1957	\$62,500		
29 June 1957	\$64,000		
29 September 1957	\$70,000	25 July 1957	\$4,197
29 December 1957	\$76,500		
29 March 1958	\$75,000		
29 June 1958	\$76,500		
29 September 1958	\$75,000		
29 December 1958	\$85,500		
TOTAL	\$763,000		\$75,919

Source: Adams County Clerk and Recorder—1) 29 December 1955: Deed of Trust-Book 587/Page 132; 2) 25 May 1956: Partial Release-Book 610/Page 56; 3) 4 September 1956: Partial Release-Book 626/Page 71; 4) 25 July 1957: Partial Release-Book 667/Page 150.

engaged with architects to design their own homes, depended upon multiple meetings between architects and homeowners, open discussions and, potentially, multiple revisions to blueprints. This type of design process takes a great deal of time, and that was not a luxury that Swanson could afford.

On 24 January 1957 Lemuel K. Lee purchased twenty-three lots in Deza Estates Filing No. 1 from H.A. Swanson and Associates. The cost of this transaction was, again only \$10, likely indicating Swanson's desire to shield himself from personal liability. He also may have been trying to shed the cost of any taxes owed on those lots. Lee immediately transferred his land purchase to Paul Rothman. This gentleman may have considered developing his own subdivision, some-

thing he appears to have been contemplating in July 1960 when he requested to have an approximately 100-acre tract of land he owned be included within the Westminster Sanitation District. However, there is no indication Rothman ever pursued subdivision development within Deza Estates Filing No. 1. He did, however, arrange for construction of the home at 9810 Lunceford Lane. Ultimately, this transaction meant there was a smaller portion of Deza Estates land available for Swanson to design and build individualized dream homes. His against-the-grain design ethos could not compete in a financial environment where the system was designed to benefit standard postwar subdivisions.

Faced with almost certain default on his debt to Croke, on 19 December 1957 Swanson executed a large land transaction. Via Special Warranty Deed he transferred, to Transwestern Investment Company, all of the 307-acre parcel he purchased from Croke minus the three partial releases he had obtained from repayments. In return, Transwestern agreed to assume Swanson's deed of trust with Croke. Swanson extricated himself and his company from the financial obligation of repaying this massive debt. But he also curtailed his opportunity to fulfill the dream that had motivated him to develop Deza Estates.

The tremendous investment of funds in the initial land purchase was not the only cost associated with making Swanson's vision for this subdivision come true. He also was responsible for other costs, most notably, paying the subcontractors working on construction of the Deza Estates houses. Uncovering specific contractors involved in home building represents a relatively unusual, and often difficult,

detail to discover and is definitely cause for celebration. However, in the case of Swanson and Deza Estates, it is hard to be overly enthusiastic about this research finding since the data only is available because he had extreme financial difficulties. It appears, faced with massive debts to Croke and committed to the more time-consuming process associated with his design ethos, Swanson stopped paying his subcontractors. These professionals then were forced to place liens on individual properties and homeowners along with H.A. Swanson and Associates. Many of these subcontractors had to resort to civil lawsuits to get the money they were owed for labor, materials, and services in Deza Estates. All of these sums were relatively small debts, especially in comparison to how much Swanson had owed Croke.

In addition to all of his other financial woes, Swanson also experienced tax troubles. In 1957 he neglected to pay FICA for his workers, and had a federal tax lien for \$3,177.37 placed on his personal and company assets. He had an additional federal tax lien in 1960-1961 for failure to pay either his personal or business taxes. This document, interestingly, listed the builder’s home address as 1041 W. 99th Avenue. He eventually paid this debt, with releases appearing in the Adams County Clerk and Recorder in November 1967 and 1968. According to the blog “Post and Beam Living” by Cole and Danielle St. Peter, current owners of 9841 Rapp Lane, there is a rumor Swanson squatted in this house for a period of time between 1957 and 1960 before leaving town. He moved to St. George, UT, in 1971, building homes there as well. In 1976 Swanson married his second wife Pat Williams in Las Vegas, and the couple established two new busi-

TABLE 1.2: FIRMS INVOLVED WITH CONSTRUCTION IN DEZA ESTATES

Industry	Firm Name	Placed Liens or Filed Lawsuit
Electrical	Gould and Preisner	1957
Lumber	Hallack & Howard Lumber Company	
	Turnpike Lumber Company	
	W.B. Barr Lumber Company	
Asphalt	Asphalt Products Company	
Brick	F.H. Brick Contractors	
	Denver Brick and Pipe Company	
Carpentry	Hugh D. Broshears	
Engineering	Colorado United Engineering Company	
HVAC	Sutton Heating and Air Conditioning Company	
Unknown	Al Plonkey & Associates	1958
	D & L Adjustment Company	
	Harold E. and Cleo M. Lucas	
	McCollum-Law Corporation	
	P.M. Rose	
Sand and Gravel	Stanley Carlson	
	Arthur Eppinger	

nesses, first Dixie Self-Storage Center and then Dixie Door and Window. He worked with his wife at the door company after retiring from construction in 1982. The Swansons sold this company in 1995. Swanson passed away on 6 August 1997 after a “long brave battle with cancer and arthritis.”⁴⁰

The 1956 model home the builder constructed, with so much hope, at 840 W. 99th Avenue remained empty for many years. Thomas Rapp recalled, “the swimming pool became filled with debris, stagnant water, and a few salamanders.”⁴¹ It seems a cruel end for Swanson’s involvement with Deza Estates. He started with a dream of a nontraditional postwar subdivision, but in the end his design ethos of bespoke homes was not compatible with the financial realities of mer-

chant building. This system relied upon the efficiencies associated with assembly line construction methods and few choices while Swanson envisioned a place where owners chose the views, home design, and interior fixtures for a neighborhood of personal dream homes. Despite his failure to become a successful merchant builder, Swanson did achieve the vision of that man on the hill. He constructed a small assemblage of distinctive, modern homes that became the setting for family life and community connections.

EARLY LIFE IN DEZA ESTATES: PIONEERING HOMEOWNERS

Swanson's vision for Deza Estates demanded original owners who were equally invested in the concept of individualized homes. They had to engage in the process of consultation with one of H.A. Swanson and Associates' professional architects to develop blueprints for their dream home. By definition, it seems that a subdivision built on this design ethos would result in a neighborhood full of owners keen to commence their new lives in the houses they helped to make a reality. Surprisingly, however, there were numerous houses in Deza Estates where the original owners did not live at the address. But many couples and families followed through on their initial desire to design architectural expressions suited to their personal lifestyle. After doing so, it was then up to this group of like-minded individuals to go one step further and create a sense of community in a relatively isolated and unfamiliar setting.

Suburban living represented a radical lifestyle change for individuals used to living in 1950s cities. Urban areas, devel-

oped over multiple decades or even centuries, possessed long established community institutions: cultural venues, schools and universities, and houses of worship for a wide variety of denominations. In comparison, new residential subdivisions must have seemed empty beyond the paved streets and Ranch houses the developers left behind for homeowners. Many descriptions of life in new 1950s American suburbs adopted pioneer imagery, with both writers and the new residents often comparing themselves to early settlers. Professor James Hudnut-Beumler noted, in the 1950s "on a featureless plain the suburbanites were banding together to create a rich communal life complete with all of the institutions city dwellers took for granted—schools, pools, parks, churches, clubs."⁴²

Downtown Denver may have been only a fifteen-minute commute via the Valley Highway, but it likely felt much further away. Once homeowners started moving into their Deza Estate houses, there were no other subdivisions to the north and the closest neighbors were dairy farms. The area also was home to a wide range of wildlife, including rabbits, deer, foxes, and coyotes. Some residents of Deza Estates enjoyed hunting pheasant just blocks from their front doors. Today's busy thoroughfares of Huron Street and 84th, 92nd, and 104th avenues were all dirt roads. Drivers wishing to cross the Valley Highway did not have access to an overpass. Instead, there were humble intersections with stop signs to cross the busy divided roadway. The area was so wide open that a small airport was located near 104th Avenue and Federal Boulevard. Deza Estates, with its hilly terrain, was a perfect site for watching planes take off and land. In fact, at least

one long-time resident of the neighborhood, Donald Gravenstein, whose family rented both 880 W. 99th Avenue and 9810 Palmer Lane, owned and routinely flew his own plane over the neighborhood and the nearby metropolis of Denver.

Municipal incorporation was still over a decade away when moving vans pulled up to new homes in Deza Estates. Residents wishing to read about what was happening locally relied upon newspapers based in Thornton, Westminster, and Broomfield. Because there was no city, there were no city services. Deza Estates relied on well water. The well was located near the original H.A. Swanson and Associates construction office at 881 W. 99th Avenue (currently: parking lot for Seventh Adventist Church). The pipe running from the well often froze in the winter. When this seasonal annoyance occurred, the men of Deza Estates took turns using a blowtorch to thaw out the supply pipes running to the homes.⁴³ Instead of sewer service, Deza Estates originally had a sewage leach field about a quarter-mile south of the end of Lunceford Lane.⁴⁴ Thomas Rapp recalled, "one time while some of us kids were playing there, I slipped in up to my waist. Not my favorite memory!"⁴⁵

The residents of Deza Estates also battled the elements and dealt with the consequences of bad weather. In the Spring of 1957 or 1958, there was a massive windstorm, with gusts from the west in excess of eighty miles per hour. There really was nothing to stop the wind, with mostly wheat fields surrounding the subdivision. This storm flipped the roofs completely off at least four homes: three along the west side of Rapp Lane and another one on the north side of W. 99th Avenue. The wind plopped these roofs down into

the streets, leaving the school bus and motorists to weave their way around them until the debris was removed.⁴⁶ This weather phenomena and the potential for more windstorms and heavy snow loads prompted nearly all owners, over time, to replace their flat roofs that originally had been covered in small rocks. Heavy spring rains also wreaked havoc on the unpaved roads surrounding Deza Estates. One afternoon, after a sudden downpour, at Huron Street near 92nd Avenue, the road eroded. When the school bus traveled this route, the driver instructed the kids "to look out the windows on each side and tell him if he was getting too close to the edge."⁴⁷

Swanson had promised a community swimming pool in Deza Estates, but his precarious financial situation made this recreational amenity impossible for him to provide. However, the neighborhood did get a de facto community pool. Neighbor Bill Rapp shared his family's backyard pool with the entire neighborhood. Bill was a junior high school assistant principal with Denver Public Schools when, in the fall of 1956, he, his wife Dorothy, and their two sons Thomas and Gary moved into 9861 Palmer Lane. During summers Bill, originally a physical education teacher, taught swimming lessons. In 1958, instead of commuting to and from Cherry Hills Country Club in Englewood, the Rapps decided to install a swimming pool in their Deza Estates backyard and held lessons there. Specially built with lessons in mind, the pool ranged from three- to six-foot depths, had no diving board, and possessed overall dimensions of about 20 x 40 feet. There also was a cabana with separate changing areas for boys and girls, an outdoor shower facility, and an observation

AGAINST THE GRAIN—DEZA ESTATES: AN UNCHARACTERISTIC POSTWAR NEIGHBORHOOD



The 1957 aerial photograph (above) illustrates not only Swanson's construction progress in Deza Estates but also the extreme isolation of this subdivision. Donald Gravenstein, who rented the property at 880 W. 99th Avenue, was a keen amateur photographer who snapped images both from the air and on the ground. These three undated photos he took offer a great sense of the openness of the neighborhood before the landscaping matured and all of the homes, including infill construction, were built.



area for mothers. Bill offered semi-private lessons, with neighborhood kids alternating between half-hour lessons for about five kids and free swimming in the other end of the pool for the other five. With only two public pools in the area—one at Garland Park in what would become Northglenn and another municipal facility in Thornton—the Rapps opened their pool to all of Deza Estates. The family raised different flags on the tall flagpole in the backyard. A green pennant meant the pool was open to neighborhood kids, a yellow one indicated adults-only swimming, and the red pennant was hoisted when the Rapps were using the pool for themselves. Swimming lessons continued at the Rapp pool for several years, with his sons plus neighbor Greg Glissman joining the teaching staff as they got older.

Swimming lessons were only one kind of learning happening at 9861 Palmer Lane. Dorothy Rapp operated a kindergarten in the basement. This part of the property had an outside entrance, making access to the classroom easier. Trained as a teacher prior to the birth of her sons, Dorothy sought to fill the gap in offerings of the nearby public schools. She continued these classes for about ten years, until kindergarten became part of the Adams 12 School District curriculum. Son Gary was among the students who attended this private kindergarten and her track record led first grade teachers in the district to refer parents. Older students attended Eastlake Elementary, a small 1920 country schoolhouse that became part of the district in 1951, and could accommodate the approximately twenty-five to thirty first through sixth graders from Deza Estates. Students from the neighborhood went to Meritt Hutton Junior/Senior High

WOMEN OF DEZA ESTATES: LEONA S. AVERY

Popular television shows and expected gender roles offer the impression that nearly all women in the 1950s were wives and mothers exclusively. However, the Deza Estates project discovered multiple women who worked outside the home and held important professional positions. Leona Avery is the first of those women highlighted.

Victor C. and Leona S. Avery acquired 941 W. 99th Avenue from Trustee Murl S. Hendrickson in 1958. It is important to note, despite her job in real estate and role as the main breadwinner for the family, at this time most financial institutions did not allow women to apply for mortgages without a man's signature on the application. The Averys are the first individuals shown as owners of this home. There is no evidence the couple ever lived at this address, but Arthur Gravenstein, when donating his father's candid snapshots of the neighborhood to the research materials the neighborhood has been collecting, did refer to the property as the Avery house.



941 W. 99th Avenue prior to a fire in 1962.
(Photo by Donald Gravenstein)

Leona, a native of Lamar, CO, established her own real estate office in 1955 when her husband became too ill to continue working as an instructor for the Denver Tramway Company. Within three years her firm, with its first office at 3615 W. 72nd Avenue in Westminster, employed six salespeople. She became Secretary of the Adams County Chamber of Commerce in 1961. The following year she worked on a rezoning application for a portion of the Dunphy Farm in Broomfield, opening the way for her client to create a planned development that included a health studio, hotel, restaurant, golf driving range, and miniature golf course near 120th Avenue.

Leona and her second husband, Raymond Eugene Pierce, sold this property to Clarence A. and Celia Beardsley in 1976.

School for grades seven through twelve. This school, located on the east side of N. Washington Street, opened in September 1956 as the district's only upper-grades facility.⁴⁸

Amidst settling into their new dream homes and creating community, the original owners in Deza Estates also found themselves entangled in Swanson's financial difficulties. Many of the liens and civil lawsuits from uncompensated

tradespeople and suppliers named not only Swanson but also the individual homeowners as plaintiffs. Perhaps lawyers for the construction professionals advised this approach in order to put more pressure on Swanson and increase the likelihood of their clients getting paid for their services. Swanson had promised dream homes in Deza Estates, but had not anticipated the less-than-ideal situation where new owners became responsible for his debts. Neither was such financial liability what the owners considered a desired accompaniment to their new dream homes.

Changes also were emerging outside the boundaries of Deza Estates. In 1959 Jordon Perlmutter, Sam Primack, and William J. Morrison of Perl-Mack Construction started the visible work for a full, free-standing, planned community nearby. The 2,500-acre North Glenn development at 104th Avenue and I-25 featured 4,000 to 6,000 houses within five connected neighborhoods. Land in the northwest corner of the sprawling development was set aside for a major shopping center, with space within North Glenn also reserved for parks, schools, churches, and other amenities. As a proven and highly successful firm, Perl-Mack represented a legitimate and successful merchant builder capable of such a massive endeavor. On 30 June 1959, Perl-Mack held a much-publicized and enthusiastically-attended open house. Prospective homeowners came from throughout the region to tour five available model homes priced between \$11,000 and \$30,000, a figure suitable for both FHA and VA financing.

THE POST-SWANSON YEARS: 1960S TO THE PRESENT

Deza Estates continued to mature and evolve, developing a stronger sense of community and identity overtime. Wife and mother Yvonne Borton, who lived at 1181 Niver Street, offered a glimpse, in her *Broomfield Star-Builder* bi-weekly column, into the lives of residents in both the Victoria Heights and Deza Estates neighborhoods. The Victoria Heights West Amended subdivision originally was part of Deza Estates Filing No. 1. It was located north of most of the Swanson-built homes in Deza Estates but did include the north side of W. 99th Avenue within its boundary. Merchant builder Hoffman Homes was responsible for construction of most of the Ranch homes in this plat, although there were three Swanson-era houses along W. 99th and at least two others on Niver Street. There was a clear distinction architecturally between the core of Deza Estates, with its assemblage of homes built in accordance Swanson's customized design ethos, and Victoria Heights. But on a practical level, there seemed to be an easy fluidity between the neighborhoods. Borton's column, with its friendly tone, mostly detailed the social life of these neighborhoods. Her articles also allowed residents to stay up to date on volunteer opportunities or local government issues. In some ways, this column was the well-behaved, but newsy precursor to online services like Facebook and Nextdoor: a way for neighbors to stay in touch and share their personal activities and milestones. Like these social media platforms now, not everyone was represented in Borton's column, and some residents appear much more often than others. For example, this column in-

formed readers that librarian and mother Buddie Lou Miles, who lived at 9840 Rapp Lane from 1962 to 1973, accompanied her children to a Halloween party her neighbors, Texans Larry and Kay Lamar, held at their 9820 Rapp Lane home. She also was among the guests at a neighborhood coffee Rosemary Gravenstein hosted at 880 W. 99th Avenue.

Borton's column and other short articles from the Broomfield newspaper featured details about the Victoria Heights-Deza Estates Civic Association. At the 1962 annual meeting for this organization, Jim Pierson (9821 Lunceford Lane) and Rosemary Gravenstein volunteered to serve as "block captains" for Deza Estates. The homeowners established their links to the wider Adams County community by participating in a variety of volunteer opportunities. There seems to have been friendly competition between Deza Estates-Victoria Heights and the massive planned community of North Glenn, with residents from both neighborhoods annually collecting funds as part of the Mothers March for the March of Dimes organization. Deza Estates homeowners also helped, starting in 1962, with the annual fundraising for the Northglenn Ambulance Corps; everyone realized they might, but hoped they wouldn't, need this service at some time and wanted the all-volunteer health professionals to have the vehicles and supplies they needed. These charitable efforts continued even after the service hired paid drivers and EMTs. Eventually, the fleet of ambulances became affiliated with and housed in local fire departments.

The continued growth and expansion of Perl-Mack's North Glenn benefitted the residents of Deza Estates. The merchant builder firm constructed the first shopping center



available outside of Thornton. The Garland Shopping Center, located at E. 106th Avenue and Washington Street, opened in mid-1961. This large strip mall included a Duckwall Five-and-Dime, the largest Safeway grocery store in the country, and various other necessary services. In 1964, the local ambulance service also relocated to this shopping center. Perl-Mack played a role in the construction of an even larger shopping mecca, the North Glenn Center (later known as the Northglenn Mall) near W. 104th Avenue and I-25. By 1965 this commercial enterprise had attracted major department stores Denver Dry Goods, Sears and Roebuck, and J.C. Penney to the site. The groundbreaking took place on 31 August

Donald Gravenstein took this photo from his plane in ca 1962. It is an excellent illustration of the Swanson-era Deza Estates (looking northeast) with only a bit of infill construction along the north side of W. 99th Avenue. This image closely mimics the boundary and resources within the identified local and National Register of Historic Places historic district.



Donald Gravenstein snapped this photograph when the family was renting 9810 Palmer Lane, their second rental in the Deza Estates neighborhood. Kitriisha had been a kid who rode her horse when the family lived on W. 99th Avenue. But by the time they moved to this address, she was a teenager with her own car. (Photo by Donald Gravenstein)

1966 and the grand opening was held in February 1968.

At the same time, there was modest growth within the area that originally had been platted as Deza Estates Filing No. 1 and then subsequently subdivided. These new developments included two additional filings, No. 2 and No. 3, of Deza Estates, but there is no indication Swanson was in anyway involved. These small strips of homes located south of the established, Swanson-era core differed a great deal; the homes were mostly standard Ranch and Split-Level type buildings like those available in nearly all 1960s subdivisions. 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. 3,⁴⁹ but enjoyed the larger lots associated with Swanson's original vision.

Deza Estates, like so many other neighborhoods throughout the country, originally was the type of place where kids "knew that if... (they) were out of line somewhere in the neighborhood, that... parents would find out about it."⁵⁰ But, with turn-over within the neighborhood where new owners did not know each other quite as well, this type of interaction became less socially acceptable. But the area remained a friendly neighborhood with all the traditional suburban experiences. There were still kids riding the bus to school, and pick-up games of basketball or football. Deza Estates' topography was great for winter sledding, and the ubiquitous sound of summer, whirring lawn mowers, are present to this day. New owners remodeled their homes to remake the houses into *their* dream homes and keep up with prevailing styles in interior design. Exterior paint schemes, types of siding, and landscaping also changed over time. Nearly all of the Swanson-era homes shared at least one consistent alteration: conversion of the original carports to enclosed garages. Carports, first popularized in postwar house designs out of California, often proved impractical in Colorado where cars and possessions needed added protection from a range of extreme weather conditions.

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.”⁵¹ The girls approved of the proximity to the Northglenn Mall and Priscilla liked the fact there was a stable for her horses just three or four blocks away, still on Huron Street. She frequently rode from there to the house, letting the horse eat grass in the front yard. One winter, during a cold and snowy stretch of two or three days, Jo told Priscilla to bring her horse and baby foal to stay in the unfinished basement of the Rapp Lane house. The sisters walked to Northglenn High School and quickly realized Deza Estates was special because “the houses were all beautiful and different as opposed to the cookie cutter homes in the Westminster neighborhood” where the family lived previously.⁵²

Deza Estates remained part of unincorporated Adams County until 1969 and the official incorporation of the City of Northglenn. The concepts of both annexation and incorporation had been under discussion since the early 1960s. In 1963 the residents of Deza Estates, Perl-Mack’s North Glenn, and other newer subdivisions voted to stay part of Adams County. Soon after this election, however, the City of Thornton started considering annexation of North Glenn and the surrounding areas. Faced with this prospect, residents organized in support of incorporation. Sixty percent of voters approved incorporation during a special election in October 1964.⁵³ Opponents of incorporation disputed the election results and the issue became tied up in the courts for four years. Ultimately, District Judge Oyer Leary found the incorporation election valid, and the new city proceeded with an

WOMEN OF DEZA ESTATES: JOANNE W. PATTERSON

Jo was born 27 November 1932 in O’Donnell, TX. She married her husband Pat on 4 August 1951 in Fort Worth, and they had three children: Rebecca, Priscilla, and James. She was one of the few professional women in Deza Estates, a mother who also worked full time outside the home.

Jo graduated from the University of Oklahoma as the only female math major in ca 1967; daughter Priscilla remembered her mom sharing stories about experiencing sexual harassment while pursuing her degree. Jo worked as a computer systems designer at Lockheed Martin and assisted with the space program, traveling often to launches. In email correspondence daughter Becky stated that “early on, being a professional was tough for Jo” because, as Priscilla noted, her mother faced the unfortunately all-too-common issues of lower pay than men and challenges with being promoted. However, Jo earned a management position by the end of her career in the 1990s.

Jo was an early supporter of the Women’s Movement in the early 1970s. According to Priscilla, her mother was “extremely pissed at having to have my dad co-sign for her bank loan.” Jo was involved with both the National Organization for Women and the Democratic party, holding some of her activist meetings at the family’s Deza Estates house. Her daughter Priscilla characterized Jo as “a very outspoken, tough, tenacious person.”

After their retirements in the early-1990s, Jo and Pat both became involved with efforts to save the Stonehocker House.



Jo Patterson earned a math degree, worked at Lockheed Martin, was a wife and mother, plus a political activist. She was active in the Democratic party, making the acquaintance of Congresswoman Pat Schroeder who signed this polaroid picture.

election in April 1969 to choose city officeholders.⁵⁴ Demonstrating the sheer size of the planned development and, possibly, their political clout, the new city adopted the same name as the Perl-Mack neighborhoods: North Glenn. In 1970 the name changed to its current spelling of Northglenn. Over a decade after the first moving truck pulled up to a Deza Es-

tates home, the residents of the small neighborhood now were part of a much larger community and had full access to municipal services and representation.

New owners Joseph and Frances Lochi arrived in Deza Estates just a few years after incorporation, purchasing the home at 9860 Rapp Lane in 1972. The Lochis were the first of two family-owned restaurant entrepreneurs to live at this address. Joseph was born to Italian immigrant parents Edith and Donato on 29 December 1920 in Springfield, IL. During World War II Joseph served four years in the Marines. He and Frances (born 16 October 1925 in Coal Creek, CO, also to Italian immigrant parents) wed on 7 February 1948 and had four children: Karen, Gary, Mark, and Jolynn. The Lochis founded the Wishbone Family Restaurant, opening their first location in 1963 at 1630 Federal Boulevard. This restaurant was very popular, especially for meals either before or after Denver Broncos games. The Lochis eventually had four locations, including the one at 84th and Huron Street nearest their Deza Estates home; this restaurant operated for over thirty years. The current (and only remaining) restaurant,

opened in 1994, is located at 9701 Federal Boulevard in Westminster, with the second generation retaining many of the traditions and menu items their parents established. Joseph passed away on 15 December 2010 and Frances died 25 November 2011; both Lochis are buried at Mr. Olivet Cemetery in Wheat Ridge.

In 1983 the Lochis sold 9860 Rapp Lane to Thomas K. and Mary R. Wong, who also owned a restaurant. Tommy was born on 16 December 1947 in Bangkok, Thailand, and moved to Denver at the age of 19 where he graduated from East High School. Mary was born on 1 July 1948 in Hong Kong. Both Wongs became naturalized Americans, Tommy soon after arriving in the country and Mary in 1980. The couple had two children: Rama and Penelope. The family founded the Chinatown Restaurant in Westminster, later moving it to Thornton, and operated the establishment for over twenty years. Mary passed away 6 August 1991, during the family's residence on Rapp Lane. After closing the restaurant, Tommy started a second career as a blackjack dealer in Black Hawk. He worked in the casino until the time of his death on 9 December 2014. Tommy Wong sold 9860 Rapp Lane in 1993.

In the beginning Deza Estates was unexpectedly speculative, with a handful of owners choosing to rent out their homes. This trend, with the exception of one or two properties, reversed itself over time. Starting with the second owners, the majority of the intensively surveyed properties enjoyed a continuous string of owner-occupiers. In 2021, with the benefit of its topography, near-panoramic views, and distinctive architecture, Deza Estates has continued to

WOMEN OF DEZA ESTATES: MAURINE M. HALLOCK

In 1979 Bud O. and Maurine M. (nee McIntosh) Hallock purchased 941 W. 99th Avenue, becoming the first confirmed owner-occupiers of this site. Maurine was Bud's second wife, and the couple wed on 11 January 1949 in Las Vegas, NM. They had two sons: George and Larry.

Maurine enjoyed a long professional career. She was born on 15 November 1920 in Jamestown, KS. Like her mother before her, she earned a law degree. In 1943 Maurine graduated from the Washburn University School of Law in Topeka, KS, and she was admitted to the bar in 1947. Maurine became an Adams County judge after the 1964 election. She also was the first woman, in 1968, to be elected president of the Colorado County Judges Association. Maurine passed away in Crawford, CO on 6 May 2011.

embody Swanson's nontraditional idea for a postwar subdivision. Individuals now choose Deza Estates for some of the same features the builder promised to the original owners. It is known, more widely after recent home and garden tours, as a desirable place to live, especially for those who

love indoor-outdoor lifestyles and the aesthetics of well-designed, midcentury modern homes. The neighborhood now is nearly all owner-occupiers, individuals who define the concept of a dream home in the same terms as the original pioneers who decided to live in Deza Estates.



In his original promotional materials, H.A. Swanson promised, "At night there is an unexcelled view of the city, and by day, in addition to a view of the city, over 100 miles of mountain range are in sight." The panoramic view is still dazzling today, even on slightly hazy days like the one when this photo was taken. (Photo by Mary Therese Anstey)

NOTES

¹ Many returning soldiers and their expanding families found themselves doubling up with in-laws or relatives. Historian Kenneth T. Jackson noted, in *Crabgrass Frontier: The Suburbanization of the United States* (1985), by 1947 an estimated six to seven million families lived in shared housing.

² Gwendolyn Wright, *USA: Modern Architecture in History* (London: Reaktion Books Ltd., 2008), 167.

³ 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), 42.

⁴ Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge, Mass.: The MIT Press, 1981), 251.

⁵ Dale Heckendorn, James Hewatt, and Mary Therese Anstey, "Identifying, Evaluating, and Nominating Post-World War II Residential Neighborhoods" (Denver: Colorado Office of Archaeology and Historic Preservation, 2006).

⁶ This figure represents only a count of those institutions with the term "savings & loan" or similar wording in their name.

⁷ Heckendorn, *et al.*

⁸ *Ibid.*

⁹ *Ibid.*

¹⁰ Simmons *et al.*, 110.

¹¹ Obituary: Henry (Art) Swanson, *Cambridge [NE] Clarion*, 14 August 1997, np.

¹² Undated materials courtesy of Lauren Weatherly and part of recently collected archival items related to Deza Estates history.

¹³ *Denver Post*, 26 February 1956, 19C.

¹⁴ *Westminster Journal*, 8 March 1956, 3.

¹⁵ Some of this area beyond the current Deza Estates Filing No. 1 and the project's survey area was subdivided into separate Deza Estate filings or other subdivisions.

¹⁶ Thomas Rapp, Email Correspondence, 15 May 2021. If this

swap occurred, the transaction was not filed with the County. In addition, there is no evidence the Palmers ever owned land on Rapp Lane.

¹⁷ This type of research only was completed for properties surveyed at the intensive level and located within the boundaries of the identified historic district/ associated with H.A. Swanson. In addition, it appears at least three of the original owners did not obtain a mortgage at all, likely paying cash for their homes.

¹⁸ *Denver Post*, 26 February 1956, 19C.

¹⁹ *Ibid.*

²⁰ *Denver Post*, 14 October 1956, 7–2.

²¹ *Ibid.*

²² *Ibid.*

²³ *Ibid.*

²⁴ *Denver Post*, 5 Feb 1956, 17C.

²⁵ *Denver Post*, 14 October 1956, 7–2.

²⁶ Rapp.

²⁷ *Denver Post*, 14 October 1956, 7–3.

²⁸ Adams County Clerk and Recorder, Book 659/Page 39, 9 May 1956.

²⁹ Rapp.

³⁰ *Westminster Journal*, 31 May 1956, 3.

³¹ *Westminster Journal*: 14 June 1956, 5; 26 July 1956, 3; 6 September 1956, 2.

³² Adams County Clerk and Recorder, B691/P1, 10 December 1956.

³³ *Denver Post*, 26 February 1956, 19C.

³⁴ 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.

³⁵ *Ibid.*

³⁶ *Broomfield Star-Builder*, 6 March 1956, 15.

³⁷ *Ibid.*

³⁸ *Ibid.*

³⁹ *Denver Post*, 26 February 1956, 19C.

⁴⁰ Obituary: Henry (Art) Swanson.

⁴¹ Rapp.

⁴² James Hudnut-Beumler, *Looking for God in the Suburbs: The Religion of the American Dream and its Critics, 1945-1965* (New Brunswick, New Jersey: Rutgers University Press, 1994), 5.

⁴³ Rapp.

⁴⁴ Ibid.

⁴⁵ Ibid.

⁴⁶ Ibid.

⁴⁷ Ibid.

⁴⁸ This building became exclusively a junior high in 1974 and then was demolished in the early-1990s. Thornton High School, 9351 N. Washington Street, was built in the 1970s across the street from the former site of Merritt Hutton.

⁴⁹ One noted exception: the Neo-Mansard type home at 9811 Lunceford Lane.

⁵⁰ Rapp.

⁵¹ Priscilla Patterson, Email Correspondence, 15 May 2021.

⁵² Ibid.

⁵³ Simmons *et al.*, 135.

⁵⁴ Ibid.

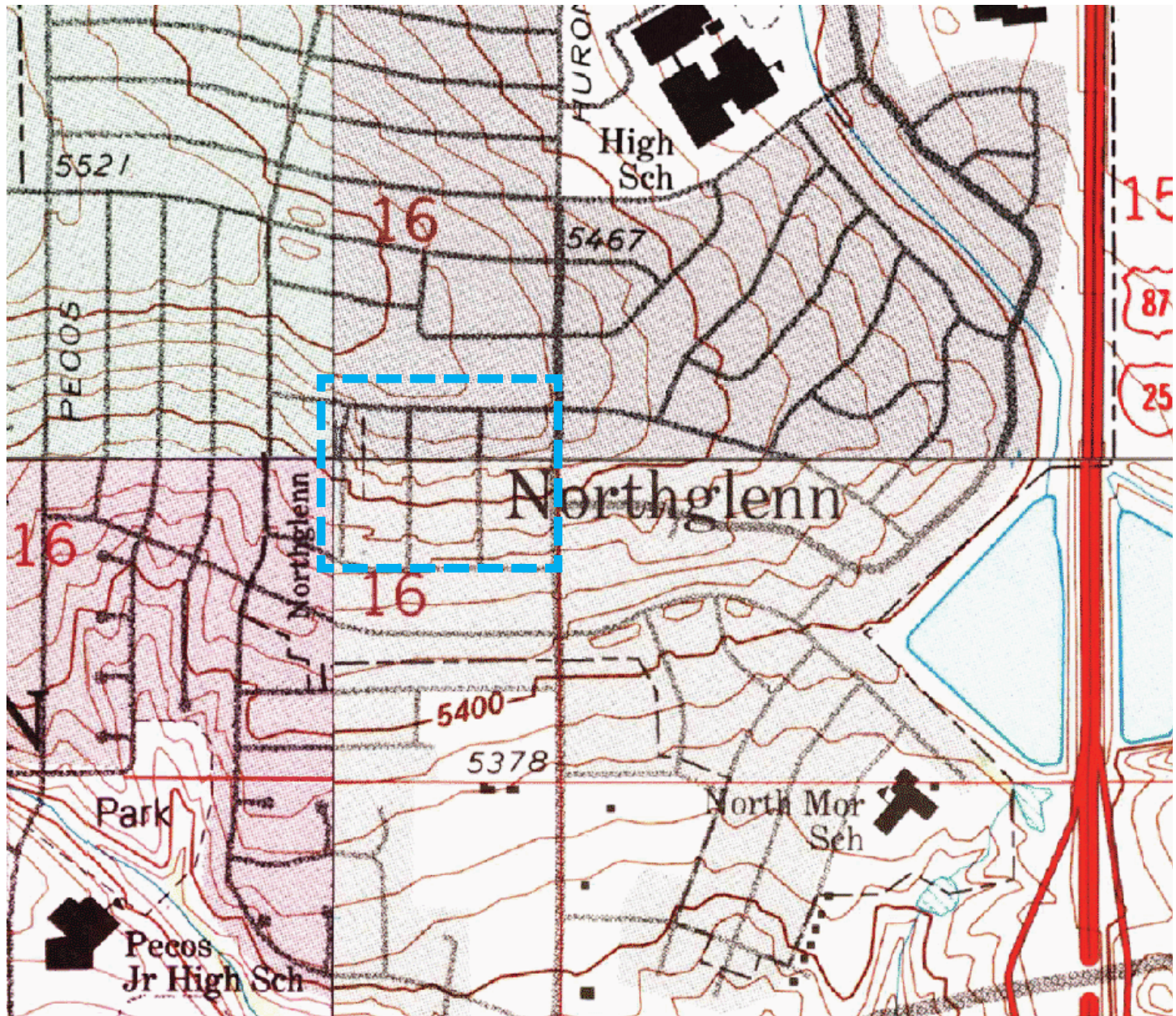
SURVEY REPORT

The City of Northglenn hired HistoryMatters, LLC to complete the Deza Estates Historical and Architectural survey project. This firm devoted the efforts of two experienced preservation professionals—Dr. Adam Thomas, an architectural historian and the co-founder of his own consulting firm Historitecture LLC, and HistoryMatters, LLC founder and principal consultant Dr. Mary Therese Anstey—to this historical and architectural survey. Work on the project commenced on 8 January 2021, with an introductory meeting among the client, funder, and Anstey. Sara Dusenberry, Senior Planner for the City of Northglenn, served as the grant recipient contact for the project. Jennifer Deichman, Survey Specialist with the State Historical Fund (SHF) at History Colorado, reviewed draft and final grant products.

PROJECT AREA

Northglenn, Colorado, is located approximately twelve

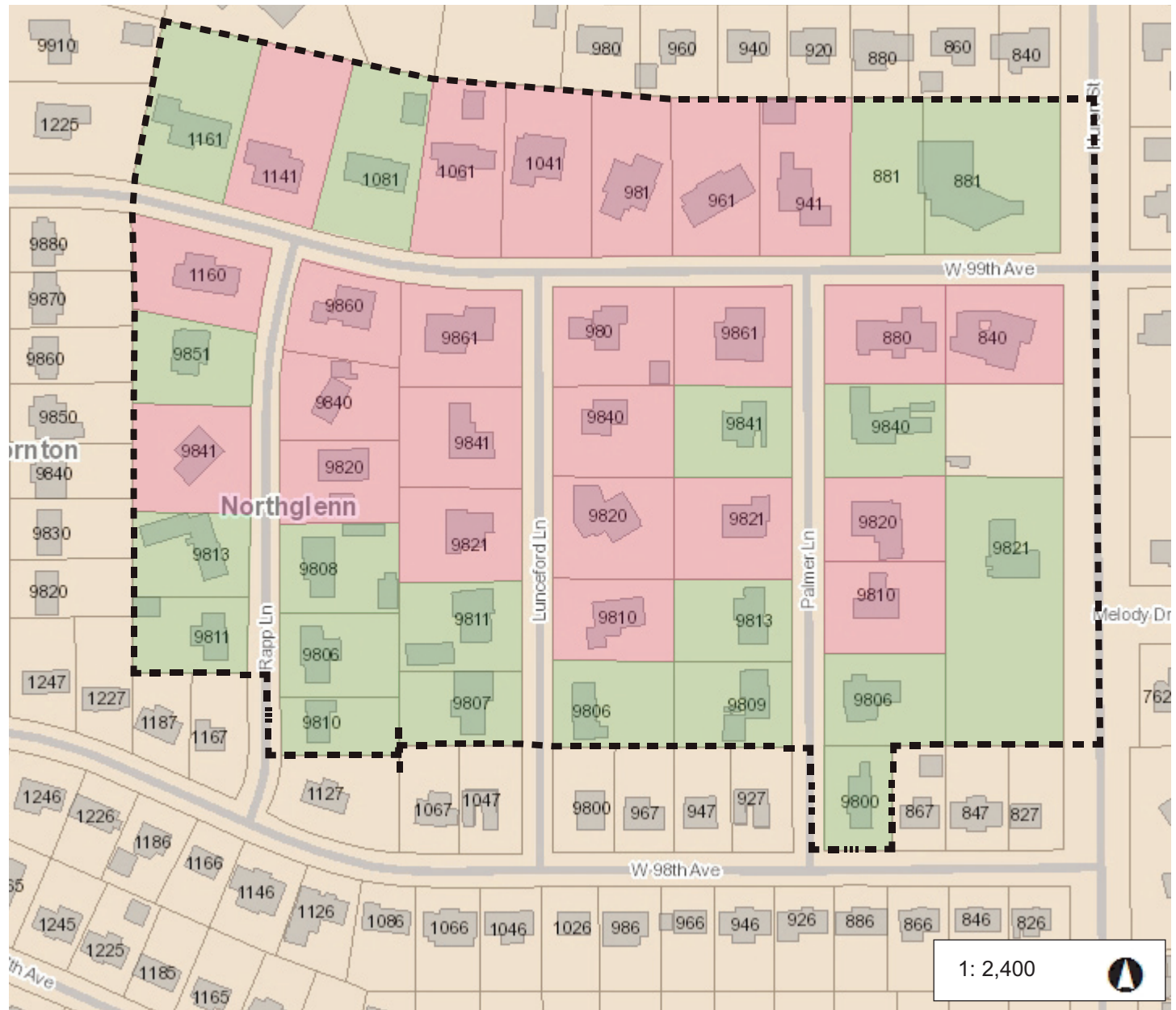
miles north of Denver within the greater metropolitan area. The City chose the boundaries for the Deza Estates survey area, a discrete neighborhood within the much-larger original subdivision boundaries, prior to hiring HistoryMatters, LLC, in 2019, to complete the Certified Local Government grant application. This area was chosen because it features a concentration of architecturally distinctive homes that appeared to have been constructed based upon the design ethos Deza Estates developer H.A. Swanson had for the subdivision. The surveyed properties for this project are located along five major thoroughfares. Palmer, Lunceford, and Rapp lanes run north and south, extending from the east-west W. 99th Avenue along the northern edge of the survey area. There are two surveyed properties, both churches and documented at the reconnaissance level, that face onto Huron Street, a major artery that also runs north-south. The survey area contains forty-three sites. Of these properties, twenty-four were documented at the intensive level and nineteen



Survey boundary

Northglenn Deza Estates Historical and Architectural Survey area as depicted on a 7.5-minute topographic map (zoomed in 200 percent). The survey area is located at the junction of four 1:24,000 United States Geological Survey (USGS) topographic map quadrangles: Lafayette (northwest); Eastlake (northeast); Commerce City (formerly Derby)(southeast); and Arvada (southwest).

USGS



Survey boundary

■
Property surveyed at reconnaissance level (recorded on OAHF form 1417)

■
Property surveyed at intensive level (recorded on OAHF form 1403)

Deza Estates Historical and Architectural Survey area (detail).

Adams County GIS

homes were recorded at the reconnaissance level. Anstey made the decisions about survey level based upon an informal reconnaissance visit during the grant-writing process, and without the benefit of any research materials or dates of construction. Intensively surveyed sites had legal locations within Section 16 of Township 2 South in Range 68 West of the Sixth Prime Meridian, depicted on United States Geological Survey (USGS) 7.5-minute topographic map of the Eastlake (1965) or Commerce City (1965) quadrangle. The acreage for these twenty-four sites totaled 10.59 acres; the large individual lots of the intensively surveyed properties range from .36 to .51 acres.

RESEARCH DESIGN AND METHODS

Goals and Objectives

The City has been aware for some time that the Deza Estates neighborhood is unique for the variety of design and stylistic choices among the houses. This design ethos is counter to the majority of postwar subdivisions where homeowners could choose from only a select number of house models. The Northglenn Historic Preservation Commission (NHPC) was created in 1997, thanks in part to Deza Estates residents Pat and Jo Patterson, to protect, preserve, and enhance the city's cultural, social, economic, political, and architectural heritage. They sought funding for the Deza Estates survey project to fulfill this mission. They wanted to better understand the importance of the neighborhood within the larger overall context of post-World War II housing development. In addition, the NHPC requested professional assessments of integrity for the individual properties plus the

neighborhood as a whole. The final purpose of the Deza Estates survey project was to determine the eligibility of both individual properties and the neighborhood as a National Register of Historic Places or local historic district.

File Search and Previous Work

HistoryMatters requested an official search of Office of Archeology and Historic Preservation (OAHP) files, which indicated none of the sites within the survey area boundary had been recorded previously. Lauren Weatherly, current owner (along with her husband Bryan) of 1160 W. 99th Avenue (5AM.4174), was disappointed to discover the historic context for the neighborhood was more difficult to access and comprehend than she originally had hoped. Weatherly joined the NHPC in 2015, and started to teach herself how to research the history of Deza Estates. She consulted county records, solicited oral histories from former residents, and contacted amateur historians and preservationists for advice. The materials she gathered were invaluable for this project. During her research process Weatherly realized the importance of not only the neighborhood's incredible history and the lively characters who lived their mid-century dreams in these architecturally distinctive homes but also the need for a professional to collect and analyze the research materials and tell the Deza Estates story. Weatherly has witnessed a growing enthusiasm among her neighbors, and others have followed her lead and are completing research about their own homes. Several neighbors have opened their homes and gardens for two popular walking tours: the first in August 2018, during Denver Modernism Week, and the second, in

October 2019, as part of the city's Fiftieth Anniversary Celebration.

Methodology

Historical and architectural survey is an information gathering activity intended to learn more about historic buildings. The Deza Estates survey project recorded a total of forty-three residential properties within the survey area boundary. The project documented nineteen of these sites at the reconnaissance level and the remaining twenty-four properties at the intensive level. Therefore, the project is classified as a selective reconnaissance-intensive survey.

Reconnaissance surveys are designed to cover a lot of territory through sweeping observations. Such surveys sometimes are called "windshield surveys." This reference to an automobile indicates that reconnaissance surveys not only are done over large areas, making a car a useful survey tool, but also, when viewing the survey area through a windshield, this level of survey takes a quick look and records basic information. Despite the use of this term, reconnaissance surveys are not completed from within a car and still require a great deal of legwork. Reconnaissance surveys possess multiple motivations. In the case of the Deza Estates project, this methodology was employed to establish which sites or areas within the neighborhood were most deserving of follow-on, intensive surveys at a future date. This determination was based upon the likelihood of properties to be contributing resources within an historic district. Those homes with high priority for intensive survey were the ones constructed between 1956 and 1958 with architectural dis-

tinction and high to decent integrity. Conversely, houses with low priority for intensive survey were those that represent infill homes, properties with less architectural distinction, constructed after 1958, or low levels of physical integrity. Reconnaissance surveys rely on visual observation of architectural styles and building types; these instruments cannot, by definition, be used to assess historical significance or evaluate individual eligibility to either the National Register of Historic Places or the Colorado State Register of Historic Properties.

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

The Deza Estates survey project involved completion of multiple complementary steps: fieldwork, memory collection, archival research, and product creation. The project also featured two public meetings. The initial meeting, held via Zoom, took place on 23 March 2021. Most of the attendees were homeowners within the Deza Estates survey area who

had received postal letters inviting them to this session. Topics discussed during the meeting included an overview of the project goals, recap of methodology, and opportunities for the homeowners to get involved with the project.

The second public meeting, also held virtually, is planned for July 2021. This presentation for the homeowners within the survey area, HPC members, and interested citizens highlighted key themes from the historic context, discussed the properties found eligible as City of Northglenn local landmarks, examined the identified local and National Register historic district, and explored possible follow-on activities and suggestions for how to use the findings from the Deza Estates survey project.

The first step in the Deza Estates survey project was **Fieldwork**. For all sites surveyed at both the reconnaissance and intensive levels, HistoryMatters visited each property to record its architectural features and photograph each building on the property. All photographs were captured from the public right of way unless owner permission was granted to enter the property. HistoryMatters principal consultant Anstey completed fieldwork in four sessions: 13 February, 2 and 3 April, and 17 June 2021. She recorded the survey photographs on a Samsung Galaxy S8 Active cell phone.

The next survey step involved **Memory Collection**. HistoryMatters developed a worksheet to gather details about the history of intensively surveyed properties. Anstey mailed the paperwork, asking for owner input on two topics: the history of their house (details learned from previous owners, family events that occurred at the site, and general memories of the neighborhood) and how the house or building had

changed over time. Five property owners returned the Current Owner Worksheet via postal mail or email. Former Mayor and current City Council person Joyce Downing contacted former resident Thomas Rapp, and he answered questions about his boyhood in Deza Estates. Current homeowner Cole St. Peter provided the email addresses for former residents of 9841 Rapp Lane, who answered questions about their parents and the family's time in the house.

Archival Research represents a crucial component of any historical and architectural survey project. HistoryMatters gathered historical background information from a number of sources, integrating these findings into both the subdivision's story in the first part of this report and the property history narratives on the intensive survey forms. The research process relied upon resources from the Adams County Assessor and Adams County Clerk and Recorder, available online. Other useful online sources included the websites Ancestry.com, Newspapers.com, and GenealogyBank.com; articles accessed via the Colorado Historic Newspaper Collection; and the digital collection of the Denver Public Library's Genealogy, African American, and Western History Resources department. Anstey also consulted numerous items Lauren Weatherly shared. Especially useful: advertisements from the 1956 Parade of Homes special section of the Denver Post and historic photos Arthur Gravenstein took while renting two different homes in the neighborhood. Finally, the "Post and Beam" blog the St. Peters have created to document the restoration journey at their home was particularly helpful, and a good source of historic photographs juxtaposed with images since 2017.

The culmination of the Deza Estates survey project involved **Product Creation**. Subcontractor Thomas worked on formatting of all project deliverables, including all survey forms and this survey report. Based on the information gathered during the memory collection and archival research steps, Anstey wrote a history of Deza Estates that emphasized themes relevant to the surveyed properties. This narrative appears in Section I of this report.

Two different types of survey forms were employed on this project. Information for all sites surveyed at the reconnaissance level was gathered on Form 1417-Historical & Architectural Reconnaissance Form. With permission from OAHP staff and approval of the City, HistoryMatters revised this reconnaissance form slightly to incorporate details of any accessory buildings like sheds and detached garages onto Form 1417. This approach represents an alternative to the use of Form 1417b-Historical & Architectural Reconnaissance Ancillary Form, making information about the main and accessory building accessible on the same single page. The twenty-four intensively surveyed properties were recorded on Form 1403-Architectural Inventory Form. All of the forms were compiled and generated in Archbase, a FileMaker database. These properties were given names, historic and/or current, that combined the owner's name with either the term "House" or the label "Residence." The first description was used when no evidence existed the owners lived at a residential property. Residence refers to sites with proven either historic or current owner-occupiers. It is interesting to note the neighborhood, despite its design ethos to create bespoke dream homes for original owners, experienced a

much lower level of owner-occupiers at the beginning than now; in 2021, nearly all of the owners noted in the Assessor records also reside at the address. The intensive-level forms also feature notations of total square feet, figures cited from the Assessor website and indicated as "as built" numbers.

For easy identification, each form features an embedded color photograph of the surveyed building. These forms also feature additional images as required in the Colorado Cultural Resource Survey Manual: Guidelines for Identification: History and Archaeology, Revised Edition (2007). Color photographs were printed on sheets affixed to the survey form. Photos were saved as large images (exceeding the required four by six size) in tagged image file format (TIF). The City of Northglenn also received an electronic copy of all field-work photographs on a jump drive.

RESULTS

The homes recorded during the Deza Estates survey project are a mixture of original homes in keeping with Swanson's initial design ethos, modified examples of Swanson-era houses, and a range of infill construction from the 1960s and post-dating the Swanson era. Guidance from OAHP requires preservation professionals to name the architectural style, building type, or broad period for each surveyed property, with only choices listed in the State's official lexicon allowed as possible options for use on the survey forms. All of the original homes with 1956 to ca 1958 dates of construction are best classified as examples of the Modern Movements expression. A few of the surveyed properties are labeled by their form: Ranch, Split-Level, or Neo-Mansard.



Among the nineteen sites recorded at the reconnaissance level, a total of three are ranked as high priority for future intensive-level survey. Anstey chose this assessment and label for buildings meeting three criteria: 1) located within the boundaries of the identified historic district, 2) possessing dates of construction between 1956 to ca 1958, and 3) exhibiting the character-defining features associated with original homes that appear to meet the subdivision's original design ethos. The Deza Estates survey also featured nine properties assessed as medium priority for future intensive survey. These homes are intact, excellent or good examples of building types but have no association with the Swanson-era in Deza Estates. The remaining eight homes were determined to be low priority for intensive survey; these homes have experienced extensive alterations over time and/or have dates of construction after the 1956 to ca 1958 period of significance for the identified historic district.

The intensive survey process assessed significance and integrity to determine eligibility for designation. In preservation, all assessments of eligibility—suitability for listing as local landmarks or on the State or National registers—are based upon two factors: significance and integrity. Both of these concepts can be rather subjective but do have guiding

The properties at 1161 W. 99th Avenue, 9840 Palmer Lane, and 9851 Rapp Lane have been deemed high priority for future intensive-level survey due to their known or likely association with the Swanson-era in Deza Estates. Based upon this assessment, these three properties are presumed to be contributing to the proposed historic district. However, intensive survey is needed to confirm this status. (Photos by Mary Therese Anstey)

principles that define them and how they are applied to the decision-making process.

Significance is why a place is important. Each designation program has its own criteria of significance that an eligible resource must meet. These criteria usually focus on history, architecture, and sometimes other factors such as geography or archaeology. Determining significance often involves comparative analysis, deeming the most important buildings and sites in an area as potentially eligible. Most listing programs also limit significance to a certain time range, such as buildings that are fifty years or older. By definition, not everything will be important enough to be considered for designation. Some of the sites surveyed during the Deza Estates project are significant for their history, architecture, and culture. These properties exhibit significance in a limited range of areas, mostly architecture. If a building is not significant, then the assessment of eligibility ends with the decision that the property does not warrant recognition as a landmark or Register-listed site. If that site, however, is determined to be important and meets at least one eligibility criterion, then the next step involves consideration of integrity.

Integrity relates to how physically intact a building is. Assessments of integrity are based upon the seven aspects of integrity the National Park Service created for the National Register program. These seven aspects are: location, setting, design, materials, workmanship, association, and feeling. A building does not have to be unchanged or perfect to have overall integrity. Determinations of integrity are based upon a balance among the seven aspects. In other words, integrity

is not a yes or no proposition, but instead more of a low, medium, or high consideration. Changes to siding, windows, and additions may negatively impact the aspects of design, materials, and workmanship depending on how these alterations are executed. For example, if a property owner chooses materials in-kind—removing rotten or hail-damaged wooden siding and replacing it with new wooden siding—there is virtually no impact to integrity. Similarly, a property with an addition can still have relatively high integrity depending on the size, scale, materials, and placement of this addition in comparison to the historic portion of the building. One way to think about integrity: if the original owner of the building traveled forward in time and looked at the building now, would they recognize it and believe it had not changed too much. Most of the houses possess relatively high levels of physical integrity. Changes to properties within the Deza Estates survey project area that negatively impacted integrity included insensitive changes to siding, especially installation of low-quality vinyl and poorly executed alterations.

Based upon this survey work, HistoryMatters determined none of the twenty-four intensively surveyed properties possessed sufficient significance and integrity to be considered individually eligible to the National Register of Historic Places or the Colorado State Register of Historic Properties. However, seven properties qualify for individual listing as City of Northglenn landmarks:

- ▶ **840 W. 99th Avenue (5AM.4164):** Eligible for its architectural distinction and association with H.A. Swanson and H.A. Swanson Associates as

original model home for the Deza Estates subdivision

- ▶ **1061 W. 99th Avenue (5AM.4171):** Eligible for its architectural distinction attributed to contractor Walter J. Glover
- ▶ **1141 W. 99th Avenue (5AM.4173):** Eligible for its architectural distinction and association with H.A. Swanson—similar to 1955 Parade of Homes model in Fairview subdivision
- ▶ **9840 Lunceford Lane (5AM.4184):** Eligible for its architectural distinction and association with long-term owners the Glissmans
- ▶ **9861 Palmer Lane (5AM.4196):** Eligible for its architectural distinction and association with long-term owners the Rapps
- ▶ **9841 Rapp Lane (5AM.4204):** Eligible for its architectural distinction and association with prominent Northglenn residents Pat and Jo Patterson
- ▶ **9860 Rapp Lane (5AM.4206):** Eligible for its association with both the Lochis and Wongs, local entrepreneurs and purveyors of Italian and Thai food respectively

State reviewer Jenny Deichman suggested an additional five properties might also be eligible as City of Northglenn local landmarks for their architectural distinction: 981 W. 99th Avenue (5AM.4169), 9810 Lunceford Lane (5AM.4180), 9861 Lunceford Lane (5AM.4186), 9810 Palmer Lane (5AM.4190), and 9820 Rapp Lane (5AM.4202).

The survey project also identified an eligible historic district, both local and National Register. The boundaries are identical for both district types. However, the Contributing and Non-Contributing status/resource count differs slightly between the two district types. These findings are summarized in Table 2.1.

The process for assessing eligibility was completed in accordance with the guidance provided in *Historic Residential Subdivisions of Metropolitan Denver, 1940-1965*, a Multiple Property Documentation Form (2010). 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. The proposed district is significant under Criterion A—Social History 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. This district also is significant under Cri-

terion C—Architecture for both H.A. Swanson’s subdivision plan and the work of Swanson Construction Company in building all these unique Modern Movements style homes 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. The proposed district has a period of significance from 1956 to ca 1958, reflecting the time period H.A. Swanson was involved in the subdivision.

The proposed historic districts include mostly contributing resources. The resource count for the National Register district is: twenty (20) Contributing and nine (9) Non-Contributing, with the Contributing figure including the three sites surveyed at the reconnaissance-level as part of this project. The State may require these three properties, with dates of construction and architectural characteristics consistent with the Swanson-era, to be intensively surveyed prior to making their official determination of eligibility and status within the National Register historic district. The resource count for the City of Northglenn local landmark historic district is nearly identical: twenty-one (21) Contributing and eight (8) Non-Contributing. The one difference between the two districts is the inclusion of 9841 Lunceford Lane as a Contributing resource to the local landmark historic district; this property is not contributing to the National Register historic district because the MPDF that offers guidance on distinguishing contributing and non-contributing resources

TABLE 2.1: DEZA ESTATES HISTORIC DISTRICTS

	Address	Site Num.	Survey Level	
			National Register	Local Landmark
1	840 W. 99 th Avenue	5AM.4164	Contributing	Contributing
2	880 W. 99 th Avenue	5AM.4165	Contributing	Contributing
3	941 W. 99 th Avenue	5AM.4166	Contributing	Contributing
4	961 W. 99 th Avenue	5AM.4167	Non-Contributing	Non-Contributing
5	980 W. 99 th Avenue	5AM.4168	Contributing	Contributing
6	981 W. 99 th Avenue	5AM.4169	Non-Contributing	Non-Contributing
7	1041 W. 99 th Avenue	5AM.4170	Contributing	Contributing
8	1061 W. 99 th Avenue	5AM.4171	Non-Contributing	Non-Contributing
9	1081 W. 99 th Avenue	5AM.4172	Non-Contributing	Non-Contributing
10	1141 W. 99 th Avenue	5AM.4173	Contributing	Contributing
11	1160 W. 99 th Avenue	5AM.4174	Contributing	Contributing
12	1161 W. 99 th Avenue	5AM.4175	Contributing*	Contributing
13	9810 Lunceford Lane	5AM.4180	Non-Contributing	Non-Contributing
14	9820 Lunceford Lane	5AM.4182	Non-Contributing	Non-Contributing
15	9821 Lunceford Lane	5AM.4183	Contributing	Contributing
16	9840 Lunceford Lane	5AM.4184	Contributing	Contributing
17	9841 Lunceford Lane	5AM.4185	Non-Contributing	Contributing
18	9861 Lunceford Lane	5AM.4186	Contributing	Contributing
19	9810 Palmer Lane	5AM.4190	Contributing	Contributing
20	9820 Palmer Lane	5AM.4192	Non-Contributing	Non-Contributing
21	9821 Palmer Lane	5AM.4193	Contributing	Contributing
22	9840 Palmer Lane	5AM.4194	Contributing*	Contributing
23	9841 Palmer Lane	5AM.4195	Non-Contributing	Non-Contributing
24	9861 Palmer Lane	5AM.4196	Contributing	Contributing
25	9820 Rapp Lane	5AM.4202	Contributing	Contributing
26	9840 Rapp Lane	5AM.4203	Contributing	Contributing
27	9841 Rapp Lane	5AM.4204	Contributing	Contributing
28	9851 Rapp Lane	5AM.4205	Contributing*	Contributing
29	9860 Rapp Lane	5AM.4206	Contributing	Contributing

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

AGAINST THE GRAIN—DEZA ESTATES: AN UNCHARACTERISTIC POSTWAR NEIGHBORHOOD

PROPOSED
LOCAL LANDMARK
HISTORIC DISTRICT

- Proposed district boundary
- Contributing
- Noncontributing
- Local landmark



Adams County GIS



PROPOSED
NATIONAL REGISTER
HISTORIC DISTRICT

Proposed district boundary

Contributing

Noncontributing

Local landmark

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

Adams County GIS

within postwar subdivisions specifically calls out properties with carports converted to oversized garages as Non-Contributing.

RECOMMENDATIONS

Survey projects, along with historic contexts, represent the foundation for all historic preservation efforts. The Deza Estates project represents the first of what, hopefully, will be multiple studies of historic buildings or neighborhoods with significant history and notable architecture in the City of Northglenn. The following recommendations represent a few suggestions for appropriate future initiatives to maintain and build upon current momentum and put the results of the Deza Estates survey project to use.

Recommendation 1: Designation

Designation is an excellent way to recognize the important history and architecture of eligible properties. Four sites are eligible as local landmarks. The City, specifically the NHPC, should collaborate with these property owners, informing them of the benefits of designation and encouraging them to complete the required paperwork for listing. The intensive survey form and this survey report include most of the necessary information required to complete such a nomination. In addition, there is an opportunity to designate twenty-seven properties as an historic district. Again, it will be important for the owners of the homes within the proposed boundary of the district to understand the benefits and issues associated with listing an area either as a local City of Northglenn and/or National Register of Historic Places

district.

If the community decides to pursue a National Register historic district, it will be necessary to consult with the State's National and State Register staff to make sure they concur with the eligibility of this district. Remember to contact the State for details on what materials they require and when the next eligibility meeting will be held. As part of this discussion, it is important for the HPC to realize that State reviewer Jenny Deichman floated the idea of an historic district based more broadly on Modern Movements architecture rather than the narrower focus on an association with Swanson that HistoryMatters used for the identified historic district. If the HPC decided to pursue this approach, the post-1958 homes along W. 99th Avenue likely would be contributing the district.

Recommendation 2: Complete Prioritized Intensive-Level Survey

One of the main purposes of any reconnaissance survey is to determine the prioritization of recorded properties for intensive survey. This project identified three homes as high priority for intensive-level survey. If the applicable Deza Estates homeowners, NHPC, and City decide to pursue designation of a National Register Historic District, there is a very high probability that the State will require these three properties now characterized as likely Contributing (marked with an asterisk) for the resource count to be surveyed at the intensive level. Consultation with the State will determine whether such survey should take place before their staff makes a decision regarding official eligibility of the historic

district or as part of the project to prepare the nomination.

Recommendation 3: Further Research

HistoryMatters made every effort to thoroughly research all topics that arose during this survey project and to answer all questions the surveyed properties inspired. But, at the end of each historical and architectural survey, there are always issues in need of additional study. Topics from this project deserving of more scholarship include:

- ▶ **Architect Responsible for Deza Estates Homes:** Possible leads might be personal contacts with H.A. Swanson's son Kermit and/or architect Robert L. Harlan (and/or their descendants) who worked with Swanson, most likely on the homes in Fairview.
- ▶ **Swanson's complete body of design-build work:** This project discovered the same aspiring merchant builder responsible for Deza Estates also was involved in either home building and/or subdivision design in a variety of communities including Denver, Boulder, Westminster, and Littleton. Research on this topic would represent an excellent topic for a Masters thesis or Ph.D. dissertation.
- ▶ **Landscaping Trends in Deza Estates:** The FHA developed landscaping guidelines for new postwar subdivisions, preferring shade trees and

grass lawns to separate new homes and to give suburban neighborhoods a park-like feel. And, just as today, popular magazines like *Sunset* and *Better Homes and Gardens* offered homeowners advice and design ideas. These trends can be compared to existing and historic views (photos gathered from previous owners and in Deza Estates online research archive).

- ▶ **Aviation History, Airport, and Deza Estates:** The intensive survey forms detailed multiple Deza Estates owners who were either amateur or professional pilots—we know Donald Gravenstein owned his own plane. Among the original owners, in particular, several men served in the Army Air Corps, a precursor to the US Air Force. It would be interesting to discover whether and/or to what degree the presence of the small airport near Federal Boulevard might have played in these aviation enthusiasts choosing to live in Deza Estates.
- ▶ **Racial and Ethnic Composition of Deza Estates:** Homeowner and NHPC member Lauren Weatherly, in her review of this report, asked questions about how national lending guidelines and other practices or prejudices affected who ultimately lived in this subdivision. We, as a society, are in a period of reckoning about systematic racism and it would be interesting to study

this issue further. Numerous postwar subdivisions in metro Denver possessed racial covenants, but this restriction did not exist for either Deza Estates or nearby North Glenn. Research for this project uncovered at least one African-American living in Deza Estates: Dwight A. Carr who resided at 9840 Rapp Lane with his wife Deborah from 1987 through his death in 2012. The house at 9860 Rapp Lane is recommended for local landmarking partially based upon the ethnicity of its owners the Lochis and Wongs. There may be additional examples of racial and ethnic diversity within Deza Estates. HistoryMatters completed full biographical research only for owners with three or more years of ownership. Possible sources for further study include the chains of title HistoryMatters completed (to research shorter-term owners), racial data in the US Census as it becomes available, any applicable planning or demographic reports from the City of Northglenn, and oral history in-

terviews with former Deza Estate homeowners. In the interview questions it might be intriguing to explore whether there was any type of link between homeowners seeking more distinctive architecture in Deza Estates and possessing more liberal or inclusive social values.

Recommendation 4: Interpretation and Sharing

Previous home and garden tours were popular and very well-attended; the NHPC might consider working with Deza Estates homeowners to offer more tours utilizing information gathered during this project. Another option would be to create a self-guided driving tour, available online or in a phone app. Sharing the results from this project might be a good way to get in contact with former homeowners or, more likely, their descendants. If such a gathering is scheduled, then it would be an excellent opportunity to host a session to gather more memories, like a Memoir Workshop or show-and-tell session of historic photographs attendees bring and, hopefully, would be willing to have scanned into the Deza Estates online research archive.

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APPENDIX

SURVEY RESULTS TABLES

TABLE 1

All Surveyed Properties in Address Order 52

TABLE 2

All Surveyed Properties in Site Number Order 53

TABLE 3

Priority for Intensive-Level Survey 54

TABLE A: ALL SURVEYED PROPERTIES
IN ADDRESS ORDER

	Address	Site No.	Survey Level	Eligibility		
				NR	SR	LL
1	840 W. 99th Avenue	5AM.4164	Intensive			X
2	880 W. 99th Avenue	5AM.4165	Intensive			
3	941 W. 99th Avenue	5AM.4166	Intensive			
4	961 W. 99th Avenue	5AM.4167	Intensive			
5	980 W. 99th Avenue	5AM.4168	Intensive			
6	981 W. 99th Avenue	5AM.4169	Intensive			
7	1041 W. 99th Avenue	5AM.4170	Intensive			
8	1061 W. 99th Avenue	5AM.4171	Intensive			X
9	1081 W. 99th Avenue	5AM.4172	Reconnaissance			
10	1141 W. 99th Avenue	5AM.4173	Intensive			X
11	1160 W. 99th Avenue	5AM.4174	Intensive			
12	1161 W. 99th Avenue	5AM.4175	Reconnaissance			
13	9821 Huron Street	5AM.4176	Reconnaissance			
14	9911 Huron Street	5AM.4177	Reconnaissance			
15	9806 Lunceford Lane	5AM.4178	Reconnaissance			
16	9807 Lunceford Lane	5AM.4179	Reconnaissance			
17	9810 Lunceford Lane	5AM.4180	Intensive			
18	9811 Lunceford Lane	5AM.4181	Reconnaissance			
19	9820 Lunceford Lane	5AM.4182	Intensive			
20	9821 Lunceford Lane	5AM.4183	Intensive			
21	9840 Lunceford Lane	5AM.4184	Intensive			X
22	9841 Lunceford Lane	5AM.4185	Intensive			
23	9861 Lunceford Lane	5AM.4186	Intensive			
24	9800 Palmer Lane	5AM.4187	Reconnaissance			
25	9806 Palmer Lane	5AM.4188	Reconnaissance			
26	9809 Palmer Lane	5AM.4189	Reconnaissance			
27	9810 Palmer Lane	5AM.4190	Intensive			
28	9813 Palmer Lane	5AM.4191	Reconnaissance			
29	9820 Palmer Lane	5AM.4192	Intensive			
30	9821 Palmer Lane	5AM.4193	Intensive			
31	9840 Palmer Lane	5AM.4194	Reconnaissance			
32	9841 Palmer Lane	5AM.4195	Reconnaissance			
33	9861 Palmer Lane	5AM.4196	Intensive			X

	Address	Site No.	Survey Level	Eligibility		
				NR	SR	LL
34	9806 Rapp Lane	5AM.4197	Reconnaissance			
35	9808 Rapp Lane	5AM.4198	Reconnaissance			
36	9810 Rapp Lane	5AM.4199	Reconnaissance			
37	9811 Rapp Lane	5AM.4200	Reconnaissance			
38	9813 Rapp Lane	5AM.4201	Reconnaissance			
39	9820 Rapp Lane	5AM.4202	Intensive			
40	9840 Rapp Lane	5AM.4203	Intensive			
41	9841 Rapp Lane	5AM.4204	Intensive			X
42	9851 Rapp Lane	5AM.4205	Reconnaissance			
43	9860 Rapp Lane	5AM.4206	Intensive			X

NR=National Register of Historic Places
 SR=Colorado State Register of Historic Properties
 LL=Northglenn Local Landmark

**TABLE B: ALL SURVEYED PROPERTIES
IN SITE NUMBER ORDER**

	Site No.	Address	Survey Level	Eligibility		
				NR	SR	LL
1	5AM.4164	840 W. 99th Avenue	Intensive			X
2	5AM.4165	880 W. 99th Avenue	Intensive			
3	5AM.4166	941 W. 99th Avenue	Intensive			
4	5AM.4167	961 W. 99th Avenue	Intensive			
5	5AM.4168	980 W. 99th Avenue	Intensive			
6	5AM.4169	981 W. 99th Avenue	Intensive			
7	5AM.4170	1041 W. 99th Avenue	Intensive			
8	5AM.4171	1061 W. 99th Avenue	Intensive			X
9	5AM.4172	1081 W. 99th Avenue	Reconnaissance			
10	5AM.4173	1141 W. 99th Avenue	Intensive			X
11	5AM.4174	1160 W. 99th Avenue	Intensive			
12	5AM.4175	1161 W. 99th Avenue	Reconnaissance			
13	5AM.4176	9821 Huron Street	Reconnaissance			
14	5AM.4177	9911 Huron Street	Reconnaissance			
15	5AM.4178	9806 Lunceford Lane	Reconnaissance			
16	5AM.4179	9807 Lunceford Lane	Reconnaissance			
17	5AM.4180	9810 Lunceford Lane	Intensive			
18	5AM.4181	9811 Lunceford Lane	Reconnaissance			
19	5AM.4182	9820 Lunceford Lane	Intensive			
20	5AM.4183	9821 Lunceford Lane	Intensive			
21	5AM.4184	9840 Lunceford Lane	Intensive			X
22	5AM.4185	9841 Lunceford Lane	Intensive			
23	5AM.4186	9861 Lunceford Lane	Intensive			
24	5AM.4187	9800 Palmer Lane	Reconnaissance			
25	5AM.4188	9806 Palmer Lane	Reconnaissance			
26	5AM.4189	9809 Palmer Lane	Reconnaissance			
27	5AM.4190	9810 Palmer Lane	Intensive			
28	5AM.4191	9813 Palmer Lane	Reconnaissance			
29	5AM.4192	9820 Palmer Lane	Intensive			
30	5AM.4193	9821 Palmer Lane	Intensive			
31	5AM.4194	9840 Palmer Lane	Reconnaissance			
32	5AM.4195	9841 Palmer Lane	Reconnaissance			
33	5AM.4196	9861 Palmer Lane	Intensive			X

	Site No.	Address	Survey Level	Eligibility		
				NR	SR	LL
34	5AM.4197	9806 Rapp Lane	Reconnaissance			
35	5AM.4198	9808 Rapp Lane	Reconnaissance			
36	5AM.4199	9810 Rapp Lane	Reconnaissance			
37	5AM.4200	9811 Rapp Lane	Reconnaissance			
38	5AM.4201	9813 Rapp Lane	Reconnaissance			
39	5AM.4202	9820 Rapp Lane	Intensive			
40	5AM.4203	9840 Rapp Lane	Intensive			
41	5AM.4204	9841 Rapp Lane	Intensive			X
42	5AM.4205	9851 Rapp Lane	Reconnaissance			
43	5AM.4206	9860 Rapp Lane	Intensive			X

NR=National Register of Historic Places
 SR=Colorado State Register of Historic Properties
 LL=Northglenn Local Landmark

	Address	Site Number	Survey Level	Priority		
				High	Medium	Low
1	1081 W. 99th Avenue	5AM.4172	Reconnaissance		X	
2	1161 W. 99th Avenue	5AM.4175	Reconnaissance	X		
3	9821 Huron Street	5AM.4176	Reconnaissance			X
4	9911 Huron Street	5AM.4177	Reconnaissance		X	
5	9806 Lunceford Lane	5AM.4178	Reconnaissance		X	
6	9807 Lunceford Lane	5AM.4179	Reconnaissance		X	
7	9811 Lunceford Lane	5AM.4181	Reconnaissance		X	
8	9800 Palmer Lane	5AM.4187	Reconnaissance		X	
9	9806 Palmer Lane	5AM.4188	Reconnaissance			X
10	9809 Palmer Lane	5AM.4189	Reconnaissance		X	
11	9813 Palmer Lane	5AM.4191	Reconnaissance			X
12	9840 Palmer Lane	5AM.4194	Reconnaissance	X		
13	9841 Palmer Lane	5AM.4195	Reconnaissance			X
14	9806 Rapp Lane	5AM.4197	Reconnaissance		X	
15	9808 Rapp Lane	5AM.4198	Reconnaissance		X	
16	9810 Rapp Lane	5AM.4199	Reconnaissance			X
17	9811 Rapp Lane	5AM.4200	Reconnaissance			X
18	9813 Rapp Lane	5AM.4201	Reconnaissance			X
19	9851 Rapp Lane	5AM.4205	Reconnaissance	X		



HistoryMatters, LLC

Post Office Box 3119
Buena Vista, Colorado 81211

(303) 214-8069

www.historymattersllc.com