

OAHP1403

Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

- _____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

RECONNAISSANCE LEVEL SURVEY FORM

Parcel #/s 2077-16-4-10-007
Neighborhood 3566.00 Off Broadway (South)

I. IDENTIFICATION

1. Resource number: 5AH.3678
2. Temporary resource #: N/A
3. County: Arapahoe
4. City: Littleton
5. Historic building name: The Bookhouse
6. Current building name: Colorado Wholesale Dye Corp, et al
7. Building address: 5682 S Cedar St
8. Owner name, address: Han & Bran Llc
5682 S Cedar St
Littleton, CO 80120-1312



National Register:	Ineligible for Individual Listing	Ineligible for District Listing
State Register:	Ineligible for Individual Listing	Ineligible for District Listing
Littleton Landmark	Eligible for Individual Listing	Eligible for District Listing

II. GEOGRAPHIC INFORMATION

9. **PLSS information:** PM6 T5S R68W, NW 1/4 of SE 1/4 of Section 16
10. **UTM reference:** NAD 83 ZONE 13S
11. **USGS quad name:** Littleton
Year: 2016
Map scale: 1:24000
12. **Lot(s)** 8-9 (partial)
Block: 4
Addition: Stark Bros Woodlawn Add
Year of Addition: 1907
13. **Boundary Description and Justification:**
N 60 Ft Of Lots 8-9 Blk 4 Stark Bros Woodlawn Add
The boundary of the property is the legally defined parcel, encompassing .1650 acres.

III. ARCHITECTURAL DESCRIPTION

14. **Building plan (footprint, shape):** Rectangular
15. **Dimensions in feet:** 62' x 60'
16. **Number of stories:** One
17. **Primary external wall material(s):** Brick, Concrete Block
18. **Roof configuration:** Flat
19. **Primary external roof material:** Asphalt Roof/Composition Roof or Synthetic Roof
20. **Special features:** N/A
21. **General architectural description:**

The former Bookhouse is sited at the center of a rectangular lot just behind a broad public sidewalk facing west on S. Cedar St.

The one-story building has a roughly square footprint and a flat roof with parapet walls to the west, north and south. The materials are brick and concrete block masonry with metal and glass windows and doors.

The west wall/facade has an angled mansard-style awning of vertical corrugated metal between the north wall and the south wall. There are four small storefronts divided by panels of stack-bond Norman brick, each with a single metal and glass door and blind or glass transom. North of each door are pairs of windows over very low, angled rowlock sills.

The stack-bond Norman brick continues onto the face of the south wall to a pair of large windows above a rowlock sill. The balance of the wall is masonry of standard and half brick.

The blind north wall adjoins a public alley. To the west is masonry of standard and half brick with a row of slightly projecting end-bond brick at the roofline. At the east end of the wall is a running-bond standard concrete block with a narrow, slightly projecting block at the roofline. The east end of the wall is concealed behind an adjoining 7-11 store facing W Littleton Blvd.

The east wall faces a small unpaved parking area at the rear of the building. It includes three service doors, a small window and an open bay to the south. There is a narrow flush metal fascia/ flashing at the roofline.

22. **Architectural style:** Modern Movement / Commercial Modern
Building type Commercial

23. **Landscaping or special setting features:**

There is a small, unpaved parking area at the rear of the building. A low retaining wall accommodates the higher grade of the lot to the south.

24. **Associated buildings, features, or objects:**

A tall freestanding sign at the southwest corner of the lot identifies three current occupants.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** 1956
Estimated or Actual: Actual
Source of information: Arapahoe County Assessor Records.
26. **Architect:** Unknown
Source of information: N/A

27. **Builder/Contractor:** Unknown
Source of information: N/A
28. **Original owner:** Unknown
Source of information: N/A
29. **Construction history (description, dates of major additions, alterations, demolitions):**
 Comparison with a historic photo shows that the mansard-style awning was originally clad in wood shake. The concrete block section of the building to the east may be a later addition. The window opening in the south wall may have been enlarged.
30. **Original Location:** Yes
Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. **Original use(s):** Commerce/Trade/Specialty Shop
 32. **Intermediate use(s):** Commerce/Trade
 33. **Current use(s):** Commerce/Trade
 34. **Site Type(s):** Commercial Building
 35. **Historical background:**

The post-World War II period in Littleton was characterized by economic prosperity, rapid population growth, suburban housing expansion, road development and improvement, and increased auto ownership and use.

Before the war, Littleton's retail center was located downtown. However, a post-war increase in automobile-ownership resulted in a shortage of on-street parking spaces, making shopping on W Main St increasingly inconvenient and W Littleton Blvd ripe for retail development.

Though new construction began at the west end of W Littleton Blvd in the early 1950s, it was largely professional buildings. In 1955, construction began on the new ten-acre Woodlawn Shopping Center, and a key element of its design was abundant, free off-street parking. Woodlawn sparked a larger retail building boom on W Littleton Blvd that included individual stores and smaller strip malls, each with their own parking lots. Since national chain stores most often favored locations in larger shopping centers in order to increase foot traffic, none appeared on W Littleton Blvd outside of Woodlawn itself.

With the addition of the Woodlawn Shopping Center and the stores built in its wake, Littleton's retail sales skyrocketed. Almost immediately, the city's increasing population threatened to overwhelm not only the shops downtown but also those at Woodlawn and in the West Littleton Boulevard Corridor. New shopping centers appeared elsewhere in Littleton as the population center moved south and west. These new retail developments represented the same threat to stores on W Littleton Blvd as Woodlawn had to the shops downtown. As a result, by the late 1970s, the West Littleton Boulevard Corridor began to decline as a retail center.

The corner store was originally occupied by Bookhouse, a bookstore that was also a center for intellectual life in Littleton featuring frequent lectures, readings and book signings. A college-town type of business, Bookhouse catered to the intellectual circles brought to Littleton by space age industry.

36. **Sources of information:**
 Arapahoe County Assessor Records.
 Littleton City Directories.

The Historic Context of Littleton Colorado 1949-1967 (2008) by Diane Wray Tomasso, prepared for the City of Littleton, Office of Community Development.

VI. SIGNIFICANCE

37. **Local landmark designation:** No
Date of designation: N/A
Designating authority: N/A
38. **Applicable National Register Criteria:**
 A. Associated with events that have made a significant contribution to the broad pattern of our history;
 B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 D. Has yielded, or may be likely to yield, information important in history or prehistory.
 Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38A. Applicable Colorado State Register of Historic Properties Criteria:

A. The association of the property with events that have made a significant contribution to history;
 B. The connection of the property with persons significant in history;
 C. The apparent distinctive characteristics of a type, period, method of construction, artisan;
 D. The geographic importance of the property;
 E. The possibility of important discoveries related to prehistory or history.

✓ Does not meet any of the above State Register criteria

38B. Applicable Littleton Landmark Standards:

1. Exemplifies specific elements of an architectural style or period;
 2. Is an example of the work of an architect or builder recognized for expertise nationally, state-wide, regionally, or locally;
 3. Demonstrates superior craftsmanship or high artistic value;
 4. Represents an innovation in construction, materials or design;
 5. Represents a style particularly associated with the Littleton area;
 6. Represents a built environment of a group of people in an era of history;
 7. Represents a pattern or grouping of elements representing at least one of above criteria;
 8. Has undergone significant historic remodel;
 9. Is the site of historic event that had an effect upon society;
 10. Exemplifies cultural, political, economic or social heritage of the community;
 11. Represents an association with a notable person or the work of a notable person;
 12. Represents a typical example/association with a particular ethnic group;
 13. Represents a unique example of an event in Littleton's history;
 14. Enhances sense of identity of the community;
 15. Is an established and familiar natural setting or visual feature of the community?

Does not meet any of the above City of Littleton Landmark standards.

39. Area(s) of significance: Social History

40. Period of significance: 1956

41. Level of significance: Local

42. Statement of significance:

The former Bookhouse is evaluated as ineligible for individual listing in the National Register of Historic Places and Colorado State Register of Historic Properties. It is evaluated as eligible for individual listing for Littleton local landmark designation under Criteria 6 and 10.

The former Bookhouse exemplifies the cultural, social and historic heritage of the City of Littleton through its association with the development of the retail industry during the city's initial period of suburban growth and expansion in the post-World War II period.

43. Assessment of historic physical integrity related to significance:

The former Bookhouse retains all of the seven aspects of integrity. The building retains its original location and setting. Its design, material and workmanship are largely intact, along with its feeling and association.

VII. ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: Ineligible

State Register eligibility assessment: Ineligible

Local Landmark eligibility assessment: Individually eligible

45. Is there historic district potential? Yes

Discuss: Eligible for proposed Littleton Overlay District.

46. Building located in N.R. district? No

Contributing: N/A

Noncontributing

N/A

VIII. RECORDING INFORMATION**47. Photograph numbers:**

5682 SCS 01.jpg 8

8 All photographs by Diane Wray Tomasso except as noted.
CD on file at the City of Littleton Historic Preservation Office.

48. Report title:

Survey of Commercial Modernism in the West Littleton Boulevard Corridor 1950-1980.

49. Date(s):

June 2018

50. Recorder(s):

Diane Wray Tomasso and Michael Paglia

51. Organization:

Performed on behalf of the Office of Community Development, Littleton, CO, in association with the State Historical Fund, History Colorado.

52. Address:

3058 S Cornell Circle, Englewood, CO 80113

53. Phone number(s):

303 552-8254

Aerial Map



Source Data DRCOG Regional Data Catalog
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5AH.3678

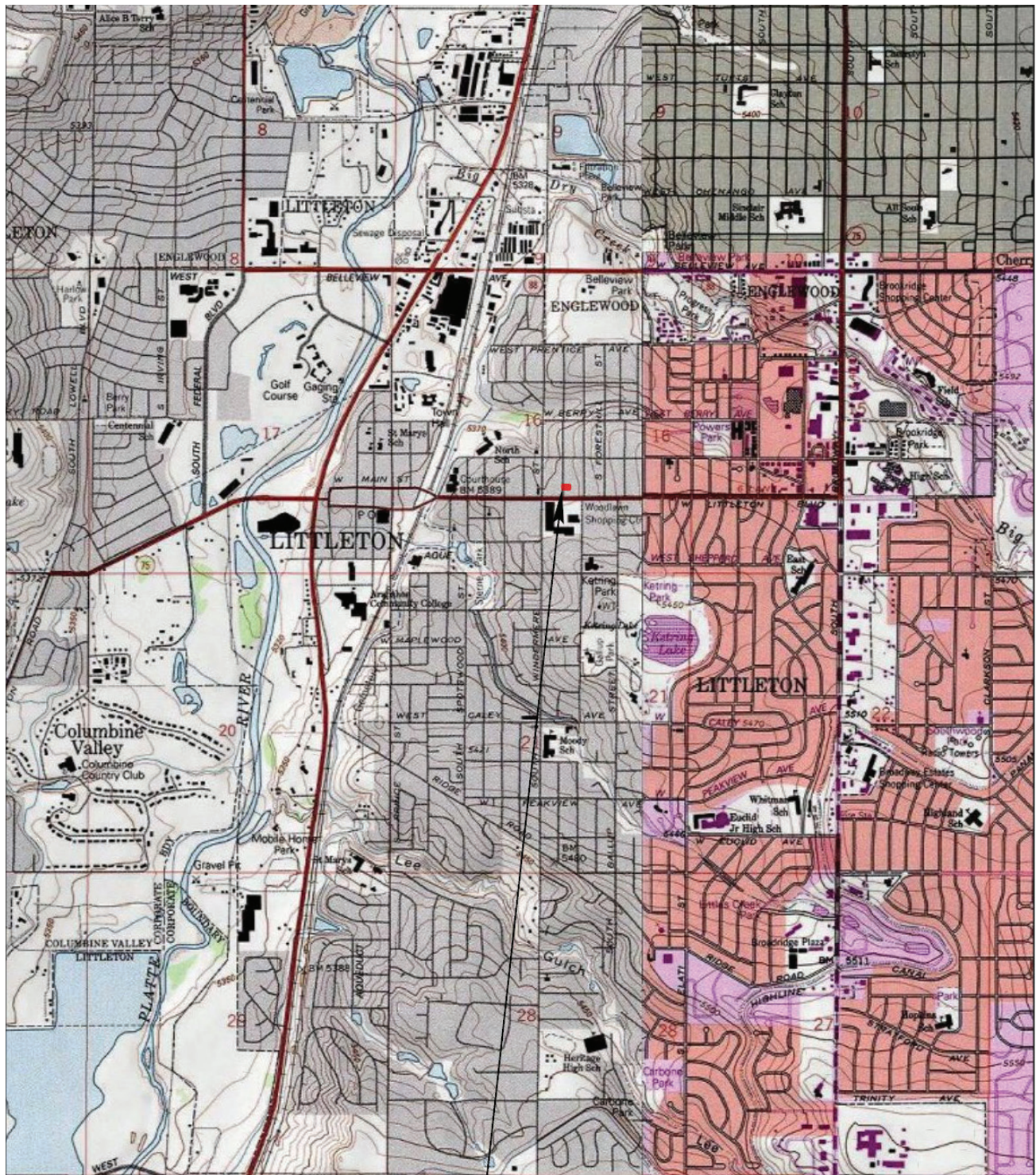
Sketch Map



Source Data DRCOG Regional Data Catalog
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Location Map



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Photo: 5682 WLB 01.jpg
West Wall, facade (left); South Wall (right).

