

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

INTENSIVE LEVEL SURVEY FORM

Parcel #/s

2077-16-4-21-003

Neighborhood

3566.00 Off Broadway (South)

I. IDENTIFICATION

1. Resource number: 5AH.3683
2. Temporary resource #: N/A
3. County: Arapahoe
4. City: Littleton
5. Historic building name: Furr's Grocery Store
6. Current building name: Cars Remember When
7. Building address: 5794 S Datura St
8. Owner name, address: DGS Real Properties LLC
4860 S Dahlia St
Cherry Hills Village, CO 80121-2015



| | | |
|---------------------------|---|---------------------------------|
| National Register: | Ineligible for Individual Listing | Ineligible for District Listing |
| State Register: | Eligible for Individual Listing (local level) | Ineligible for District Listing |
| Littleton Landmark | Eligible for Individual Listing | Eligible for District Listing |

II. GEOGRAPHIC INFORMATION

9. **PLSS information:** PM6 T5S R68W, SW 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)** N/A
Block: 4 (partial)
Addition: Windermere Parks
Year of Addition: 1910
 13. **Boundary Description and Justification:**
 Part Of Blk 4 Desc As Beg At Nw Cor Blk 4 Th Ely 280 Ft Th Sly 235 Ft Th Wly 280 Ft Tow
 Line Of Blk 4 Th Nly 235 Ft To Beg & 1/2 Vac St Adj On N Wind Parks
 The boundary of the property is the legally defined parcel, encompassing 1.7030 acres.

III. ARCHITECTURAL DESCRIPTION

14. **Building plan (footprint, shape):** Rectangular
 15. **Dimensions in feet:** 150' x 115'
 16. **Number of stories:** One
 17. **Primary external wall material(s):** Brick
 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 Furr's Grocery is sited near the southeast corner of a rectangular lot.

The one-story building has a flat roof. It is constructed of running bond brick with a bronze metal and glass storefront, doors, windows and overhead garage doors.

A storefront of tall vertical windows above a low brick sill appears on the west end of the north wall with an angled awning of vertical corrugated metal above. The storefront and awning extend around the northwest corner of the building to a pair of entry doors with sidelight and transom. This entrance is marked by a rectangular, projecting portico, its corners carried by square metal columns. Just south of the entrance, the sill height rises below another series of windows. Just beyond the awning is an overhead garage door. At the south end of the wall, a second garage door and two service doors appear. An applied strip of metal extends from behind the top of the awning and along the north and west walls.

An entry with a pair of doors and transom appear near the east end of the north storefront. A third garage door appears between the storefront and the end of the north wall.

The south wall has a single overhead garage door to the west and a service door within the fenced area around the rear of the building. The east wall has multiple overhead garage doors.

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

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

A small planting bed appears near the garage door on the north wall.

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

A large freestanding sign stands near the public sidewalk along S. Datura St. Surface parking lots appear to the west and north of the building. Metal fencing defines a secure parking and storage area at the east end of the lot.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** 1966
Estimated or Actual: Actual
Source of information: Arapahoe County Assessor Records.
 26. **Architect:** Unknown
Source of information: N/A
 27. **Builder/Contractor:** Unknown

28. **Source of information:** N/A
Original owner: Unknown
Source of information: N/A
29. **Construction history (description, dates of major additions, alterations, demolitions):**
 The conversion of the building to use as an auto-related sales and service facility resulted in some alterations including the replacement of windows, doors, the canopy and the addition of garage doors.
30. **Original Location:** Yes
Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. **Original use(s):** Commerce/Trade, Grocery Store
 32. **Intermediate use(s):** Government, Government Office
 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 were developed 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.

Though Woodlawn Shopping Center had Safeway as an anchor, this smaller Furr's Grocery Store was adjacent to the shopping center. Furr's, a Western regional chain of grocery stores and a parallel chain of cafeterias, had earlier planned to open a grocery store in the never-built shopping center at the southeast corner of W Littleton Blvd and S Broadway.

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: Commerce

40. Period of significance: 1966

41. Level of significance: Local

42. Statement of significance:

The former Furr's Grocery is evaluated as eligible for individual listing in the Colorado State Register of Historic Properties under Criteria A and is eligible for Littleton local landmark designation under Criteria 1, 6 and 10.

SR Criterion A: The former Furr's Grocery 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.

SR Criterion C: The former Furr's Grocery portrays the environment of the post World War II era of Littleton history characterized by the Modern Movement in architecture. It embodies the distinguishing characteristics of the Modern Movement.

43. Assessment of historic physical integrity related to significance:

The former Furr's Grocery Store is evaluated as retaining five of the seven aspects of integrity. The building retains its original location and setting. Its design and materials have been somewhat altered. The entrance canopy has been changed, some canopies may have been added, a string course was added, storefront windows and doors were probably replaced and garage doors were added to convert it to auto-related use. The survey team believes that these changes are acceptable within the context of normal and expected alterations in an active commercial district and should not preclude listing. The remainder of the materials and workmanship are intact, along with its feeling and association.

VII. ELIGIBILITY ASSESSMENT

44. **National Register eligibility assessment:** Ineligible
State Register eligibility assessment: Individually eligible (local)
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:**
5794 SDS 01.jpg through 5794 SDS 04.jpg
5794 SDS Historic 01.jpg
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.3683

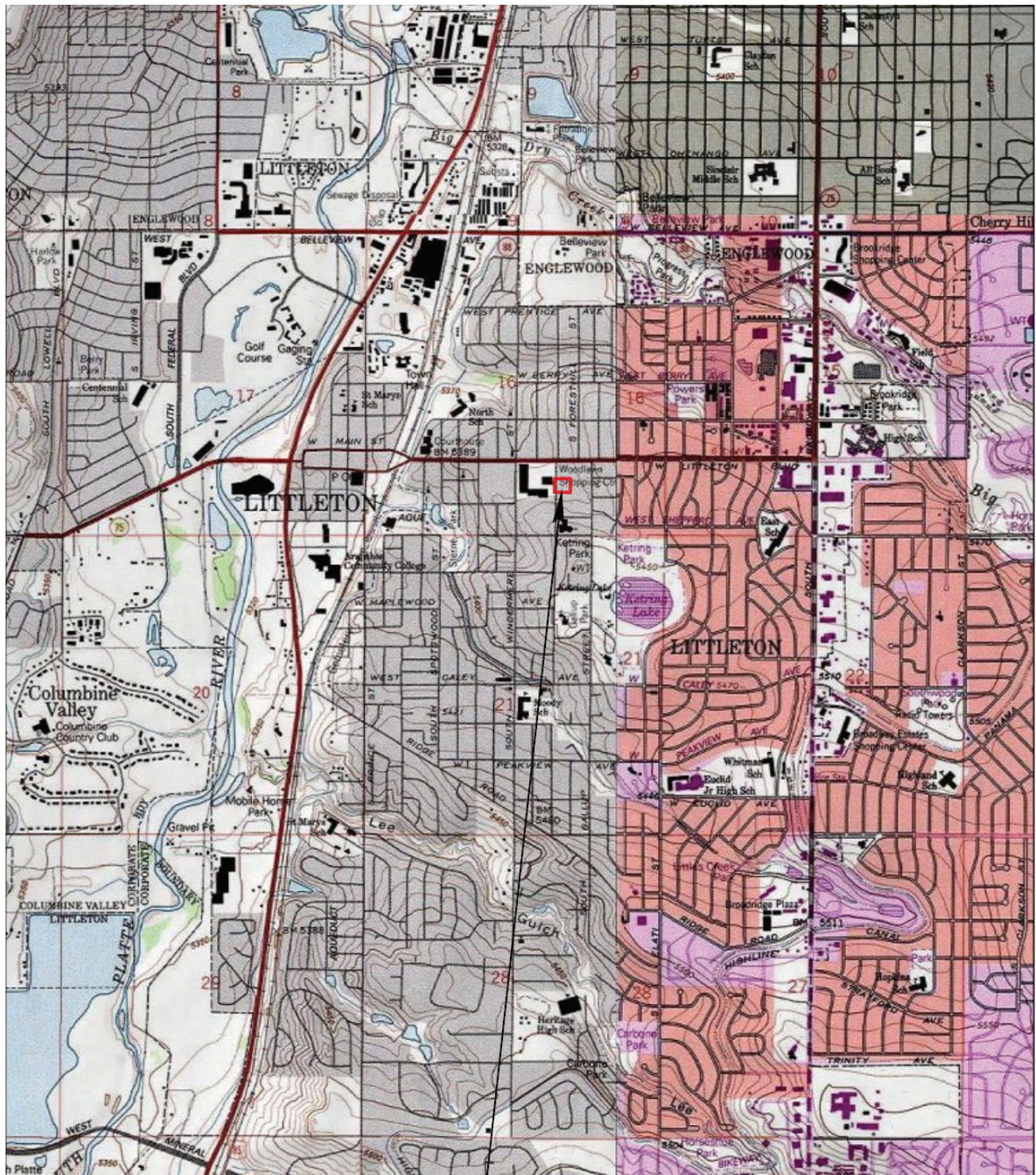
Sketch Map



Source Data DRCOG Regional Data Catalog
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5AH.3683

Location Map



5AH.3683

Photo: 5794 SDS 01.jpg
South Wall, Facade (right); West Wall (left), W Littleton Blvd in foreground.



Photo: 5794 SDS 02.jpg
North Wall (left); West Wall (right).



Photo: 5794 SDS 03.jpg
South Wall, Facade (left); East Wall (right), W Littleton Blvd in foreground.



Photo: 5794 SDS 04.jpg
South Wall (left); West Wall (right), detail of main entry area.



Photo: 5794 SDS Historic 01.jpg

West Wall and original entrance canopy. Arapahoe County Bank at right.

Source: From the Collection of the Littleton Museum. May not be reproduced in any form without permission of the Littleton Museum.



COMMERCIAL MODERN STYLE

Commercial Modern buildings represent thirty-five or 45% of the total seventy-seven survey buildings. Eight are classified in Tier Two and the remaining twenty-eight are classified in lower Tiers Three and Four.

Though the commercial buildings on West Littleton Boulevard exemplify many of the various Modernist styles popular with architects and clients at that time, as demonstrated by those that have been mentioned thus far, including Expressionism, Formalism and Usonian, it was a stripped down straight-forward functionalism, related to both the International Style and to its Meisian refinement, that clearly predominated. As discussed above, Sternberg's lost Littleton Medical Center, as well as both the bank and office building by the Marlows, are masterworks of this type.

The typical Modernist commercial buildings from the period of the 1950s to 1970s that were built on West Littleton Boulevard, and the surrounding streets, are small scale functionalist buildings intended to serve as retail businesses or professional offices. The majority of these buildings are rectilinear, either a simple rectangle, or a simple arrangement of rectangles. They ordinarily have flat roofs, with either plain, nearly flush fascias, or with overhanging boxed-in soffits or eaves. However a few have overhanging canopies, some of which are canted. These sometimes follow the roof-lines and were intended to protect shoppers from the sun or from inclement weather.

Many of these types of Modernist commercial buildings had light-colored walls in the form of painted concrete block or brick, as well as those done in buff-colored or even light-gray brick. Many others have been constructed using various shades of red-brick, as was used for Woodlawn Shopping Center, the largest commercial project from this period. Among those constructed as shops as opposed to offices, there is often the extensive use of glass for display windows.

The term was coined in 2016 by Michael Paglia and Diane Wray.

Defining Characteristics of Commercial Modern Style

- horizontally oriented
- rectangular volumes
- prominence of front facade, functional handling of secondary elevations
- large areas of glazing
- little to no ornament
- walls eave-less, or with overhanging eaves
- flat or shed roofs