

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

2077-16-4-21-006

Neighborhood

3566.00 Off Broadway (South)

#### I. IDENTIFICATION

1. Resource number: 5AH.3681
2. Temporary resource #: N/A
3. County: Arapahoe
4. City: Littleton
5. Historic building name: American National Insurance Company
6. Current building name: Love, Inc.
7. Building address: 5854 S Datura St
8. Owner name, address: Littleton Housing Authority  
5745 S Bannock St  
Littleton, CO 80120-2409



**National Register:** Ineligible for Individual Listing  
**State Register:** Eligible for Individual Listing (local level)  
**Littleton Landmark** Eligible for Individual Listing

Ineligible for District Listing  
Ineligible for District 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:** 5  
**Addition:** Windermere Parks  
**Year of Addition:** 1910  
 13. **Boundary Description and Justification:**  
 S 50 Ft Of N 205 Ft Of W 125 Ft Of Blk 5 Windermere Parks  
 The boundary of the property is the legally defined parcel, encompassing .1430 acres.

**III. ARCHITECTURAL DESCRIPTION**

14. **Building plan (footprint, shape):** Rectangular  
 15. **Dimensions in feet:** 65' x 30'  
 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 American National Insurance Company is sited along the south property line and near the west end of a rectangular lot facing S Datura St.

The one-story building has a rectangular footprint and a flat roof with deep flush fascia. Materials include running and stack-bond brick masonry, and metal and glass doors windows.

The west wall/facade of the building is sited just behind the public sidewalk. The north end of the wall is finished in stucco panels with pairs of full-height vertical ribs. A surface mounted sign displays the name of the current occupant. To the south is a recessed entryway, flanked by two narrow full-height walls of off-white stack-bond brick. At the rear of the recessed entry is a single door with one window to the north and a pair of windows to the south, all above glass spandrel panels. Blind transom panels appear above. The faceted wood fascia is flush with the front wall and displays a plain finished soffit above the recessed entry.

The north wall displays four bays of windows, each with three windows and transoms. There are stucco sills and stucco spandrel panels above and below. These bays are recessed just behind columns of stack-bond brick. At the east end of the building is a service door with a blind transom above, also flanked by stack-bond brick masonry columns.

The south and east walls are blind running-bond brick masonry with a deep, flush fascia.

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

23. **Landscaping or special setting features:**  
 Surface parking appears to the north and east of the building.

24. **Associated buildings, features, or objects:**  
 A freestanding mailbox stands along the south wall of the recessed front entry.

**IV. ARCHITECTURAL HISTORY**

25. **Date of Construction:** 1961  
**Estimated or Actual:** Actual  
**Source of information:** "American National Insurance Company Erecting \$100,000 Office Building," *Littleton Independent*, May 19, 1961, p1.  
 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):**  
 Stucco was applied to brick panels on the facade and north wall of the building. A series of small clerestory windows were infilled in the process on the facade.
30. **Original Location:** Yes  
**Date of move(s):** N/A

## V. HISTORICAL ASSOCIATIONS

31. **Original use(s):** Commerce/Trade, Business/Professional  
 32. **Intermediate use(s):** Unknown  
 33. **Current use(s):** Religion, Religious Facility  
 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.

The earliest commercial development on W Littleton Blvd after World War II were professional buildings, initially constructed at the west end of the street near the Arapahoe County Courthouse. Though W Littleton Blvd might appear to be largely a retail strip, the most common building type of the period is the professional building. These buildings fall into several discrete categories according to use.

The most critical type, since the nearest hospital was located in Englewood, was the medical office, sometimes with a dispensing pharmacy. Most common were offices for the local professionals involved with the rapid transformation of farms and ranches into sprawling residential subdivisions. These included developers, architects, real estate agents, and attorneys. Sales related to real estate, life and auto insurance expanded. Along W Littleton Blvd, a variety of professional and office buildings were built to accommodate these firms, some owner occupied and others built for lease to one or two individual firms. A few larger buildings rented office spaces to local professionals and other businesses of all types and sizes, including those in the aerospace and defense industries.

These professional buildings are commonly distinct from retail buildings in the quality of their materials and design, and often display more discreet signage with parking lots concealed to the rear.

Based in Galveston, Texas, the American National Insurance Company relocated from Englewood to their own Littleton building, erected in 1961 for \$100,000 immediately south of the Arapahoe County Bank on South Datura Street. The building housed thirty managers, salesmen, and office staff. The firm handled personal and corporate insurance.

### 36. **Sources of information:**

"American National Insurance Company Erecting \$100,000 Office Building," *Littleton Independent*, May 19, 1961, p1.

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:** Architecture, Commerce

**40. Period of significance:** 1961

**41. Level of significance:** Local

**42. Statement of significance:**

The former American National Insurance Company is evaluated as eligible for individual listing in the Colorado State Register of Historic Properties under Criteria A and C and is eligible for Littleton local landmark designation under Criteria 1, 3, 6 and 10.

SR Criterion A: The former American National Insurance Company exemplifies the cultural, social and historic heritage of the City of Littleton through its association with the development of the banking industry during the city's initial period of suburban growth and expansion in the post-World War II period.

SR Criterion C: The former American National Insurance Company Building portrays the environment of the post World War II era of Littleton history characterized by the Modernist Style in architecture. It embodies the distinguishing characteristics of the Modernist Style. It is well-designed and displays a high standard of material quality and construction craft.

**43. Assessment of historic physical integrity related to significance:**

The former American National Insurance Company retains six of the seven aspects of integrity. The building retains its original location and setting. A partial original brick or tile finish was altered by the application of stucco. The design, the balance of the materials and the 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:**  
5854 SDS 01.jpg through 5854 SDS 04.jpg  
5854 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  
© City of Littleton

5AH.3681

## Sketch Map

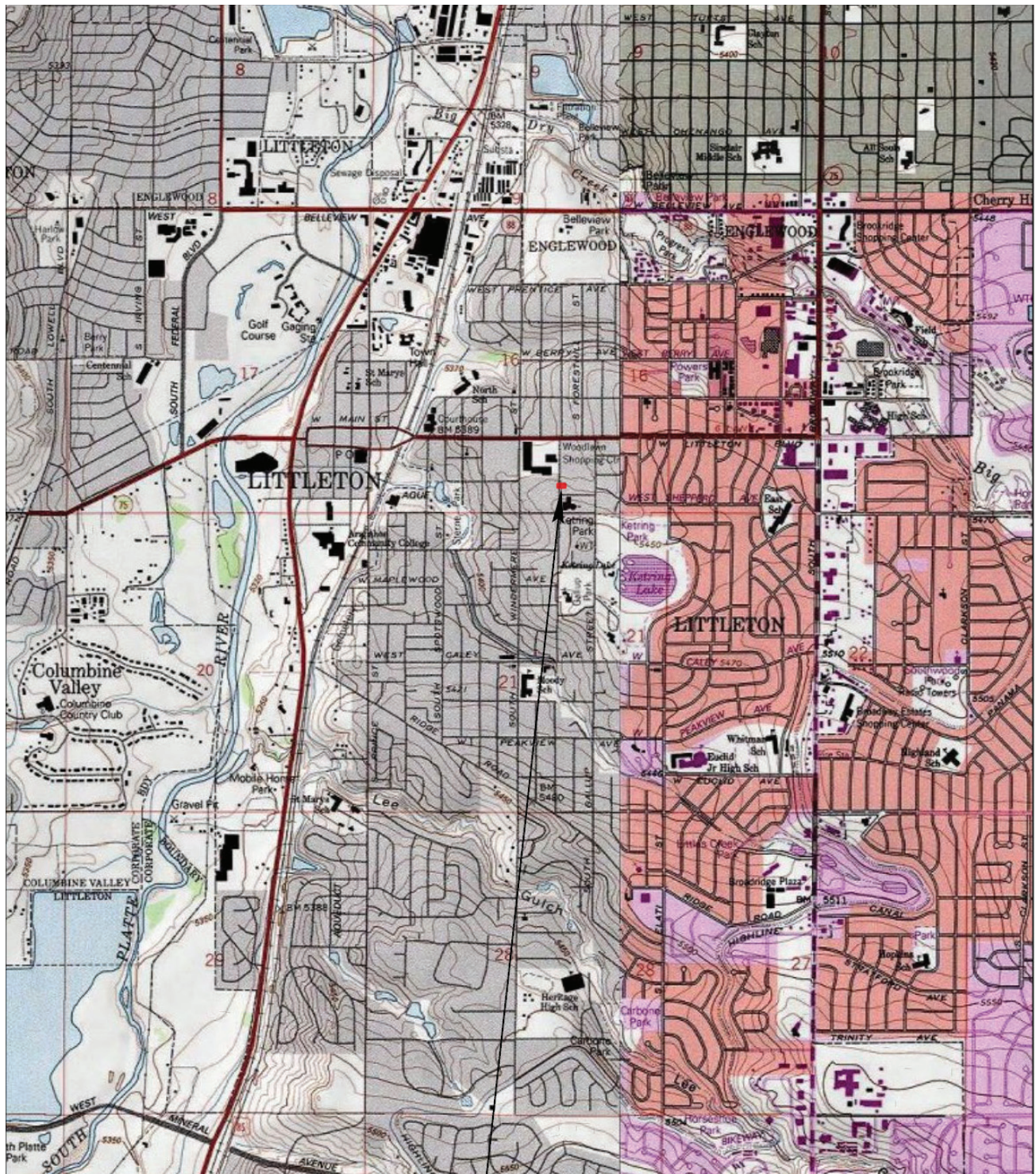


Source Data DRCOG Regional Data Catalog  
© City of Littleton

5AH.3681



## Location Map



5AH.3681



**Photo:** 5854 SDS 01.jpg  
West Wall, facade (right); North Wall (left), S Datura St in foreground.



**Photo:** 5854 SDS 02.jpg  
West Wall, facade (left); South Wall (right)), S Datura St in foreground.





**Photo:** 5854 SDS 03.jpg  
South Wall (left); East Wall (right).



**Photo:** 5854 SDS 04.jpg  
West Wall, facade, detail of main entry area.





**Image:** 5854 SDS Historic 01.jpg

West Wall, facade (right); North Wall (left), S Datura St in foreground.

**Source:** Arapahoe County Assessor Website, 05-12-2018 Search

Commercial Parcel Search / Photo (illegible dated)



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**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