

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 2077-15-3-08-008
Neighborhood 3566.00 Off Broadway (South)

I. IDENTIFICATION

1. Resource number: 5AH.3684
2. Temporary resource #: N/A
3. County: Arapahoe
4. City: Littleton
5. Historic building name: Tammy G's Beauty Bazaar
6. Current building name: Vacant
7. Building address: 5649 S Delaware St
8. Owner name, address: Shirley K Shelton Revocable Trust
PO Box 2463
Parker, CO 80134-1418



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

Ineligible for District Listing
Ineligible for District Listing
Ineligible for District Listing

II. GEOGRAPHIC INFORMATION

9. **PLSS information:** PM6 T5S R68W, NW 1/4 of SW 1/4 of Section 15
 10. **UTM reference:** NAD 83 ZONE 13S
 11. **USGS quad name:** Highlands Ranch
Year: 2016
Map scale: 1:24000
 12. **Lot(s)** 6
Block: N/A
Addition: Hermans Sub
Year of Addition: 1949
 13. **Boundary Description and Justification:**
 Lot 6 Hermans Sub
 The boundary of the property is the legally defined parcel, encompassing .1580 acres.

III. ARCHITECTURAL DESCRIPTION

14. **Building plan (footprint, shape):** Rectangular
 15. **Dimensions in feet:** 24' x 30'
 16. **Number of stories:** 1
 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 Tammy G's Beauty Bazaar is sited to the east of a rectangular lot facing S Delaware St.

The Beauty Bazaar is one-story building with an L-shaped footprint formed by a house and a commercial addition.

The commercial portion has a flat roof with high parapet walls to the north, east and west. A mansard-style fascia with asphalt tile resembling wood shake appears above the building's south wall/facade, its soffit finished in board-and-batten. The house portion of the property has a side gable roof with the same asphalt tiles and a vertical board-and-batten siding finish on the gables. A simple paneled door and various windows above rowlock sills form the detailing of the house.

The primary materials on both buildings are blond running-bond brick masonry with wood or metal and glass doors and windows.

The facade of the commercial addition is perpendicular to that of the house, creating a shared front entry court to the southeast. The simple house appears completely unattached to the commercial building, which is positioned parallel to its facade and extends just beyond its north wall. The similarity and quality of the brick and the high standard of workmanship on the two buildings is commensurate, indicating that they were probably built at around the same time.

The south elevation/facade of the commercial addition is symmetrical, with two doors flanking a bay of three full-height vertical windows above a rowlock sill.

The east, west and north walls rise above the mansard-style fascia to form tall parapet walls. The east wall displays a decorative pattern of four full-height vertical rows of stack-bond red brick, recessed just behind the yellow brick of the walls. Centered between them, and adjacent to the two doors on the south wall, are metal and glass wall sconces in an old-fashioned coach lamp design.

The north elevation of the commercial addition is blind running-bond concrete block masonry. The concrete foundation varies in height as the lot slopes down to the north.

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

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

A lawn with mature trees appears along the north lot line to the rear of the house. Paving covers the balance of lot, including a driveway along the south lot line between S. Delaware and a rear garage.

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

A small rectangular, flat roof two-car garage appears at the southwest corner of the lot. A metal railing runs near the south wall of the commercial property at the edge of a shallow ramp.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** 1961
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):**
In 1967, a home was constructed just parallel to the west wall of a slightly older commercial building.
30. **Original Location:** Yes
Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. **Original use(s):** Commerce/Trade
32. **Intermediate use(s):** Commerce/Trade
33. **Current use(s):** Commerce/Trade
34. **Site Type(s):** Commercial, House with Commercial Addition
35. **Historical background:**

In 1950, most of the houses on or around W Littleton Blvd were at the west end of the street, near the courthouse. These houses date from the turn of the 19th century, and the first decades of the 20th. The old houses were logical targets for easy commercial conversion and a number at the west end of the street were converted to commercial uses in the 1950s, with the first being 1800 W Littleton Blvd, an Arts & Crafts bungalow that became a chiropractor's office. These conversions were done without substantial renovations to the exteriors so the buildings retain their residential appearance to this day.

By the 1960s, commercial conversions were also occurring in the cases of several newer 1950s houses east of S Windermere St. This indicates how rapidly W Littleton Blvd was transitioning from a residential street to a commercial one, as structures built as houses were being converted to businesses only ten years after they were built. This transition did not occur without resistance, in particular the residents of the Broadmoor neighborhood, directly south of W Littleton Blvd between S Hickory and S Cherokee streets fought battles against commercial rezoning, and thus stalled a number of projects before the inevitable commercialization of the area. However the six Broadmoor blocks along W Littleton Blvd, which face the side streets within the subdivision, remain entirely residential today.

The beauty industry was booming in the post war period, and middle-class and working-class women found a regular trip to the beauty parlor to be a necessity of modern life, something their mothers would not have known. Littleton had a competitive beauty salon sector largely located in modest storefronts in strip malls like the Woodlawn Shops or at Woodlawn Shopping Center. Individual women also set up beauty parlors in their homes or in adjacent structures, like Tammy G's Beauty Bazaar at 5649 S Delaware St. Such businesses allowed women to earn outside income while still conducting their domestic duties at home.

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: N/A

40. Period of significance: N/A

41. Level of significance: N/A

42. Statement of significance:

The former Tammy G's Beauty Bazaar is evaluated as ineligible for individual listing on the National Register of Historic Places, Colorado State Register of Historic Properties and Littleton local landmark designation.

43. Assessment of historic physical integrity related to significance:

The former 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: Ineligible

45. Is there historic district potential? No

Discuss: N/A

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

Contributing
Noncontributing

N/A
N/A

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

5649 SDeS 01.jpg and 5649 SDeS 02.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.3684

Sketch Map



Source Data DRCOG Regional Data Catalog
© City of Littleton

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[illegible]

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Photo: 5649 SDeS 01.jpg
South Wall, Facade (left); East Wall (right), S Delaware St in foreground.



Photo: 5649 SDeS 02.jpg
North Wall of commercial building (left) and house (right), showing the opening between the two buildings.

