

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 2077-15-3-10-002  
Neighborhood 3566.00 Off Broadway (South)

#### I. IDENTIFICATION

1. Resource number: 5AH.3685  
2. Temporary resource #: N/A  
3. County: Arapahoe  
4. City: Littleton  
5. Historic building name: Unknown  
6. Current building name: Tangent Corporation  
7. Building address: 5652 S Delaware St  
8. Owner name, address: JMJC One  
5652 S Delaware St  
Littleton, CO 80120-1635



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:** PM 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)** 5 (partial)
- Block:** 1
- Addition:** Lincoln Sub
- Year of Addition:** 1959
13. **Boundary Description and Justification:**  
Wly 67.88 Ft Of Lot 5 Blk 1 Lincoln Sub  
The boundary of the property is the legally defined parcel, encompassing .1490 acres.

**III. ARCHITECTURAL DESCRIPTION**

14. **Building plan (footprint, shape):** Rectangular
15. **Dimensions in feet:** 22' x 61'
16. **Number of stories:** Two
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:**

This commercial building is sited near the east side of an irregular lot at the southeast corner of S Delaware St and W Powers Pl.

The two-story building has a rectangular footprint and flat roof with a narrow wood fascia and a tall parapet wall to the east. Materials include variegated brown brick masonry, vertical tongue-and-groove siding, and metal and glass doors and windows.

The west wall/facade of the building displays a projecting central entry hall. Above is a canopy with a shallow tongue-and-groove face supported by two wood columns. To the north and south are two pairs of narrow vertical window bays. Each bay has two multi-pane windows. The lower windows, with angled rowlock sills, are positioned just above grade and the upper windows appear at the second-floor level. Both have framed spandrel panels of vertical tongue-and-groove siding above.

The south and north elevations are detailed in the same manner as the facade, except one of the four window bays is truncated to accommodate lower level pedestrian doors. To the south, the door appears at the foot of two runs of concrete steps with metal railing. To the north, the door is located at the foot of a long curving ramp with metal railing that descends from the north side of the parking lot. Two wood columns flank this wheelchair accessible ramp, supporting a canopy with a shallow tongue-and-groove face.

The east wall is blind brick masonry.

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

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

Turf appears to the south and east of the building. Formal landscape beds with stone, trees and shrubs appear between the building and S Delaware and at the northwest corner of the lot. A surface parking lot appears to the west of the building.

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

A curving concrete wheelchair ramp descends from the north side of the parking lot to the lower level of the north wall. A low retaining wall appears to the north, separating the parking lot from the adjacent lawn. Two runs of concrete steps with metal railing lead to the lower level between the retaining wall and the south wall of the building.

**IV. ARCHITECTURAL HISTORY**

25. **Date of Construction:** 1978

- |     |   |                                   |
|-----|---|-----------------------------------|
|     | <b>Estimated or Actual:</b>   | Actual                            |
|     | <b>Source of information:</b>   | Arapahoe County Assessor Records. |
| 26. | <b>Architect:</b>   | Unknown                           |
|     | <b>Source of information:</b>   | N/A                               |
| 27. | <b>Builder/Contractor:</b>  | Unknown                           |
|     | <b>Source of information:</b>   | N/A                               |
| 28. | <b>Original owner:</b>  | Unknown                           |
|     | <b>Source of information:</b>   | N/A                               |
| 29. | <b>Construction history (description, dates of major additions, alterations, demolitions):</b><br>N/A |                                   |
| 30. | <b>Original Location:</b>   | Yes                               |
|     | <b>Date of move(s):</b>   | N/A                               |

## V. HISTORICAL ASSOCIATIONS

- |     |                               |                                       |
|-----|-------------------------------|---------------------------------------|
| 31. | <b>Original use(s):</b>       | Commerce/Trade, Business/Professional |
| 32. | <b>Intermediate use(s):</b>   | Commerce/Trade, Business/Professional |
| 33. | <b>Current use(s):</b>        | Commerce/Trade, Business/Professional |
| 34. | <b>Site Type(s):</b>          | Commercial Building                   |
| 35. | <b>Historical background:</b> |                                       |

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.

### 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. | <b>Local landmark designation:</b>  | No  |
|     | <b>Date of designation:</b>   | N/A |
|     | <b>Designating authority:</b>   | N/A |
| 38. | <b>Applicable National Register Criteria:</b>   |     |
|     | 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 unidentified office building is evaluated as ineligible for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties or under the Littleton local landmark ordinance.

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

The former unidentified office building 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. Though the building retains its integrity, its original design and materials do not rise to any level of significance.

**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 N/A  
 Noncontributing N/A

**VIII. RECORDING INFORMATION**

**47. Photograph numbers:**



5652 SDeS 01.jpg through 5652 SDeS 04.jpg

5652 SDeS 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

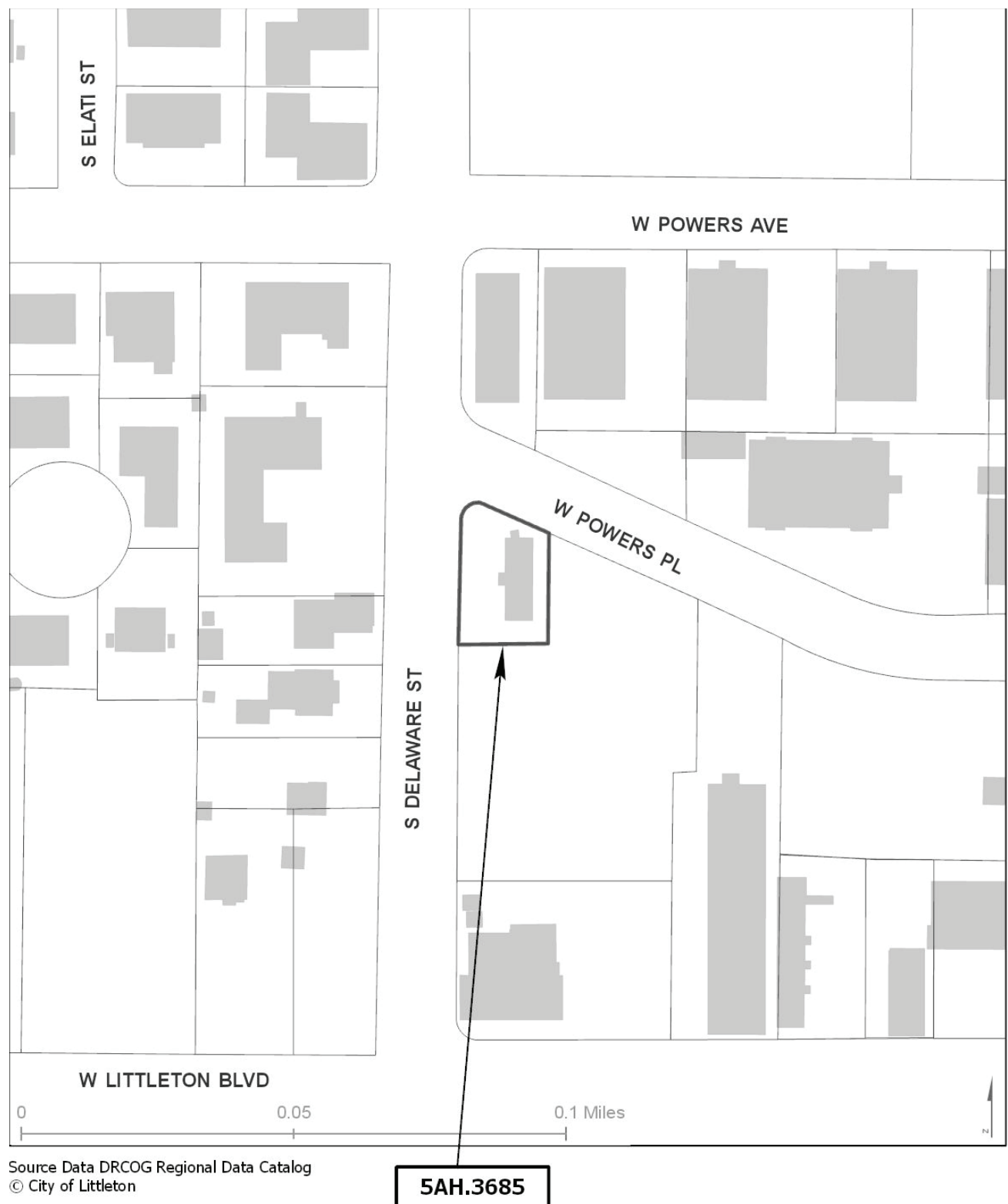
## Aerial Map



Source Data DRCOG Regional Data Catalog  
© City of Littleton

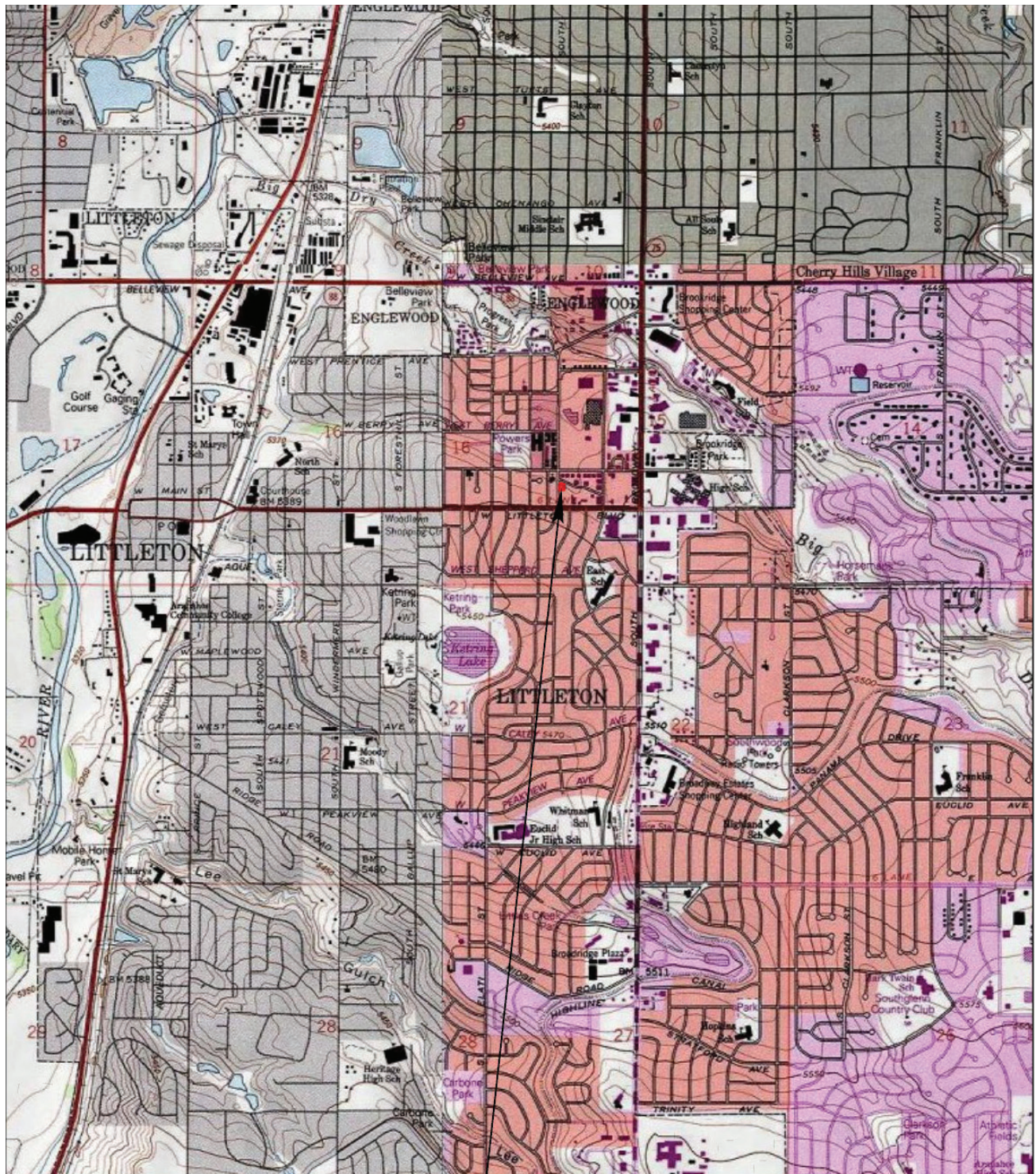
5AH.3685

## Sketch Map





Location Map



5AH.3685



**Photo:** 5652 S Delaware St 01.jpg  
West Wall, Facade (left); South Wall (right).

