

OAHP1403
Rev. 9/98

Official eligibility determination
(OAHP use only)
Date _____ Initials _____

COLORADO CULTURAL RESOURCE SURVEY

- _____ 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

Architectural Inventory Form

RECONNAISSANCE LEVEL SURVEY FORM

Parcel #/s 2077-16-4-09-006
Neighborhood 3566.00 Off Broadway (South)

I. IDENTIFICATION

- 1. Resource number: 5AH.3726
- 2. Temporary resource #: N/A
- 3. County: Arapahoe
- 4. City: Littleton
- 5. Historic building name: Pizza Garden Restaurant
- 6. Current building name: Romano's Italian Restaurant
- 7. Building address: 5666 S Windermere St (street address)
5660 S Windermere St (Assessor records)
- 8. Owner name, address: RCR Investments LLC
5048 W Maplewood Ave
Littleton, CO 80123-6729



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)** 7
- Block:** 1
- Addition:** Stark Bros Woodlawn Add
- Year of Addition:** 1907
- 13. **Boundary Description and Justification:**
 Lot 7 Blk 1 Stark Bros Woodlawn Add
 The boundary of the property is the legally defined parcel, encompassing .1930 acres.

III. ARCHITECTURAL DESCRIPTION

- 14. **Building plan (footprint, shape):** L-Shape
- 15. **Dimensions in feet:** 89' 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 Pizza Garden Restaurant is sited along the north and east property lines of a rectangular lot, just west of the public sidewalk. The north wall is immediately adjacent to the neighboring building.

The one-story restaurant has an L-shaped footprint and flat roof. The west wall displays a mansard-style fascia clad in asphalt shingles that mimics wood shake. It rises above the roofline to the north and wraps onto the face of the south wall, where it ends. The primary materials are running-bond brick and concrete masonry. There are wood, metal and glass windows and doors.

The west side/facade is asymmetrical in design. It includes single and multiple vertical windows above low metal panels or inset planter boxes faced with tongue and groove siding. These alternate with panels of stack-bond concrete block with raked vertical and horizontal joints. Above each of the masonry panels, the roof fascia steps out and a red gooseneck light fixture is affixed to the roof flashing. Within one recessed alcove, the main entry door is positioned perpendicular to the wall. A service door appears at the back of a second alcove.

The blind south wall faces a public alley. A surface-mounted sign on the mansard-style fascia reads "Romano's Italian Restaurant." A large L-shaped addition was constructed along the east wall. The south wall of the addition is brick masonry, flush with the original wall. The rest is running-bond concrete block. A service entry with blind transom panels rises above the east roofline and there is a long, infilled ribbon window.

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

- 23. **Landscaping or special setting features:**
 A small paved area to the east of the building serves as staff parking.

- 24. **Associated buildings, features, or objects:**
 A fabric awning runs the length of the west side of the building just below the mansard-style fascia. There are freestanding storage sheds and a rubbish enclosure.

IV. ARCHITECTURAL HISTORY

- 25. **Date of Construction:** 1962
- 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):**
 A c1973 historic photo shows that the building previously housed multiple businesses. Romano's has since expanded and is now the sole occupant. An addition was made to the rear of the building that does not affect the building as seen from the street.
- 30. **Original Location:** Yes
- Date of move(s):** N/A

V. HISTORICAL ASSOCIATIONS

- 31. **Original use(s):** Commerce/Trade, Restaurant
- 32. **Intermediate use(s):** Commerce/Trade
- 33. **Current use(s):** Commerce/Trade, Restaurant
- 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.

Though social trends of the period stressed domesticity, home-prepared food, and family mealtimes, prosperity brought an increase in the number of Littleton restaurants, featuring new kinds of food, atmosphere, and service. This trend increased as more women entered the workplace and public life.

In the late 1950s and early 1960s, as activity on W Littleton Blvd increased, theme and specialty restaurants were opened that promoted a family-friendly casual dining experience. Only a few of these new restaurants were locally owned. Most were franchise chain restaurants, controlled by a single corporation. Franchise owners enjoyed the benefits of shared purchasing and advertising while following strict corporate guidelines for building design, signage, food preparation, and service. This established a strong brand identity for the restaurant wherever it appears across the country.

"Fast food" restaurants, including donut shops, were both individually owned and franchises. They evolved from highway roadhouses of 1920s and 1930s, some with "curb service," that allowed automobile travelers to be served their meals in their cars.

Theme, specialty and "fast food" restaurants often displayed Modernist or Fantasy Style buildings of striking design, intended to attract passing motorists.

In 1965, a restaurant named "The Pizza Garden" opened in this location. In 1967, it became Romano's Italian Restaurant, which ultimately expanded to fill the entire building.

- 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?

- 39. **Area(s) of significance:** Commerce
- 40. **Period of significance:** 1962
- 41. **Level of significance:** Local
- 42. **Statement of significance:**

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

NR Criterion A: The former Pizza Garden Restaurant exemplifies the cultural, social and historic heritage of the City of Littleton through its association with the development of the restaurant 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 Pizza Garden Restaurant 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:**

5666 SWS 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.3726

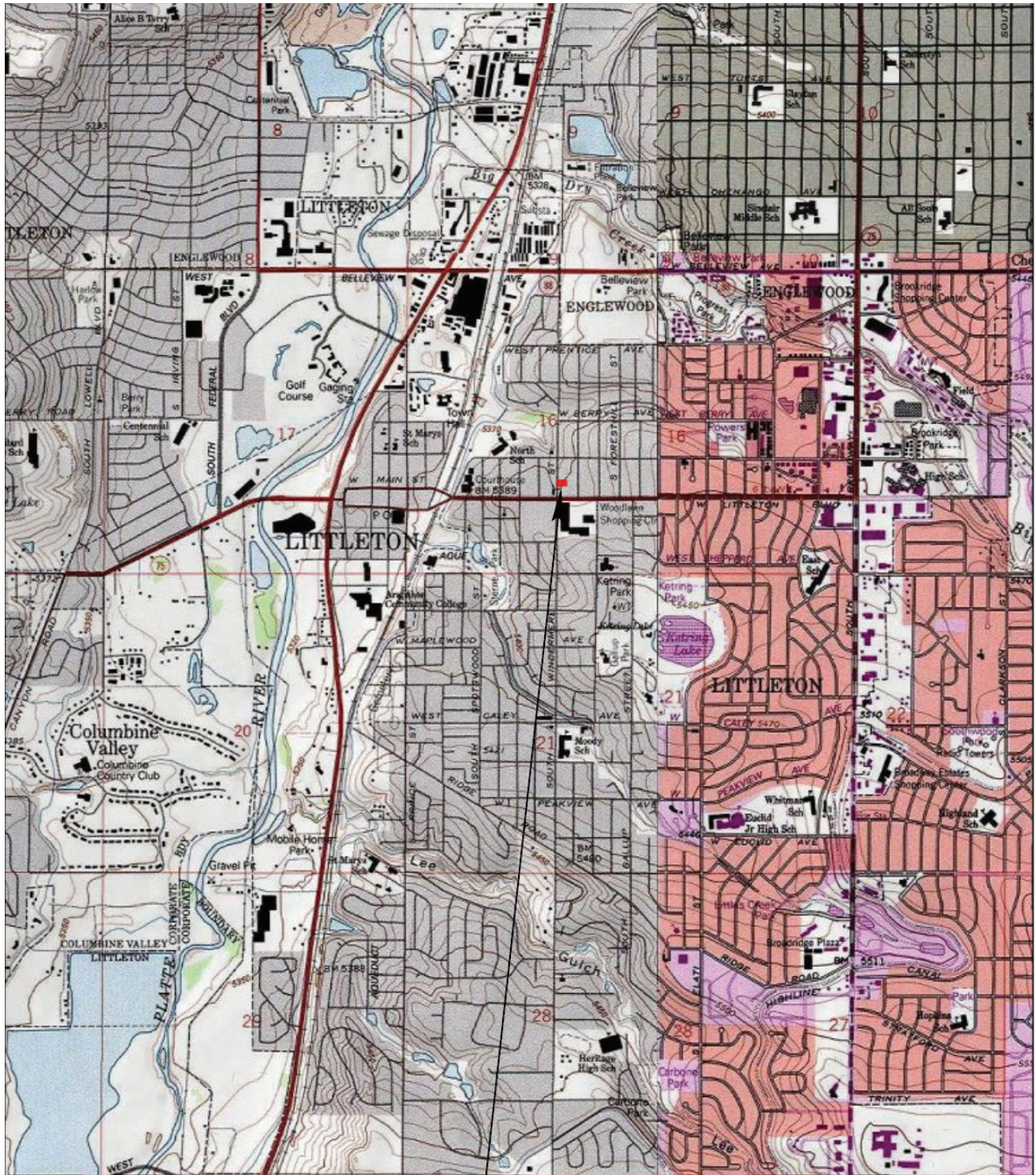
Sketch Map



Source Data DRCOG Regional Data Catalog
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5AH.3726

Location Map



5AH.3726

Photo: 5666 SWS 01.jpg

West Wall, facade (left); South Wall (right), S Windermere St in foreground.

