

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

2077-16-4-11-011

Neighborhood

3566.00 Off Broadway (South)

#### I. IDENTIFICATION

1. Resource number: 5AH.1971
2. Temporary resource #: N/A
3. County: Arapahoe
4. City: Littleton
5. Historic building name: Norbeck Interiors Store
6. Current building name: K.d. Kitchen Distributors
7. Building address: 1309 W Littleton Blvd
8. Owner name, address: E S T A Limited Partnership  
1309 W Littleton Blvd  
Littleton, CO 80120-2119



**National Register:** Ineligible for Individual Listing  
**State Register:** Eligible for Individual Listing (local)  
**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, 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)** N/A  
**Block:** N/A  
**Addition:** N/A  
**Year of Addition:** N/A  
13. **Boundary Description and Justification:**  
S 100 Ft Of Lot 12 & E 10 Ft Of S 100 Ft Of Lot 11 Blk 5 Stark Bros Wood Add More Part Desc As Beg At Se Cor Of Sd Lot 12 Running The W 70 Ft Alg N Line Of Littleton Bdwy Th N At Rt/Ang 100 Ft, Th E At Rt/ Ang 70 Ft, Th S Alg W Line Of Elmwood St 100 Ft To Pt Of Beg Blk 5 Stark Bros Wood Add  
The boundary of the property is the legally defined parcel, encompassing .1610 acres.

**III. ARCHITECTURAL DESCRIPTION**

14. **Building plan (footprint, shape):** L-shape  
15. **Dimensions in feet:** 60' x 68'  
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 Norbeck Interiors is sited at the north end of a rectangular lot at the northwest corner of W Littleton Blvd and S Elmwood St.

The 1-1/2 story building has an L-shaped footprint and flat roof with narrow metal flashing at the top of the walls. The materials are running-bond white brick and concrete block masonry with wood, metal, stucco and glass doors, transoms, sidelights, windows and spandrels.

The south wall of the building is brick masonry, with a full-height blind wall to the west. The main entrance appears below a metal canopy with a decorative grid face and supported by two metal pole columns. There is a single wood door with glass sidelight and transoms. A pair of large square windows, one with a glass spandrel panel below, flanks a pair of two narrower windows. Just below the roofline and behind the face of the canopy, pairs of stucco transom panels appear above the door and windows.

The east wall is brick masonry. A pair of vertical windows with blind stucco transoms appear at the south end of the wall. Two small flush windows with angled rowlock sills are centered in the brick spandrel panels below. To the north, a second pair of small flush windows appears just above grade.

The west wall is blind brick masonry. The north side of the building is blind concrete block masonry with a driveway and recessed loading dock and service door.

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

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

Planting beds with trees and shrubs appears along the south and east sides of the lot adjacent to the public sidewalk. A landscape bed and fence run along the west lot line.

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

A metal canopy with a decorative grid and solar-panel roof appears along a portion of the south wall supported by two metal pole columns. An open fence appears in a landscape bed along the west lot line. The area in front of the building along W Littleton Blvd is a surface parking lot. A tall freestanding sign stands in a landscape bed at the southeast corner 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  
**Source of information:** N/A
28. **Original owner:** Unknown  
**Source of information:** N/A
29. **Construction history (description, dates of major additions, alterations, demolitions):**  
 Comparison with a c1960 historic photo shows largely the same wall openings, altered only by the replacement and reconfiguration of the glass and door. The metal canopy on the south wall is a recent addition.
30. **Original Location:** Yes  
**Date of move(s):** N/A

## V. HISTORICAL ASSOCIATIONS

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

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

Arapahoe County Assessor Records.

Littleton City Directories.

Bemis Library, City Scrapbooks, 1960s through 1980s.

*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:** 1966

**41. Level of significance:** Local

**42. Statement of significance:**

The former Norbeck Interiors 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 Norbeck Interiors 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 Norbeck Interiors portrays the environment of the post World War II era of Littleton history characterized by Modernism in architecture, in this case, the International Style. Norbeck Interiors embodies the distinguishing characteristics of the International Style of the 1960s. 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 Norbeck Interiors retains six of the seven aspects of integrity. The building retains its original location and setting. Its design has been somewhat altered by changes to the entrance and adjacent window. The survey team believes that the changes are acceptable within the context of normal and expected alterations in active commercial districts and should not preclude listing. A recent canopy is supported by new columns and is only superficially attached to the face of the build-



ing. It could be easily removed. The survey team believes that these alterations do not outweigh the historical and architectural significance of this building. The 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:** 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:**  
1309 WLB 01.jpg and 1309 WLB 02.jpg  
1309 WLB Historic 01.jpg and 1309 WLB Historic 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  
© City of Littleton

5AH1971

## Sketch Map

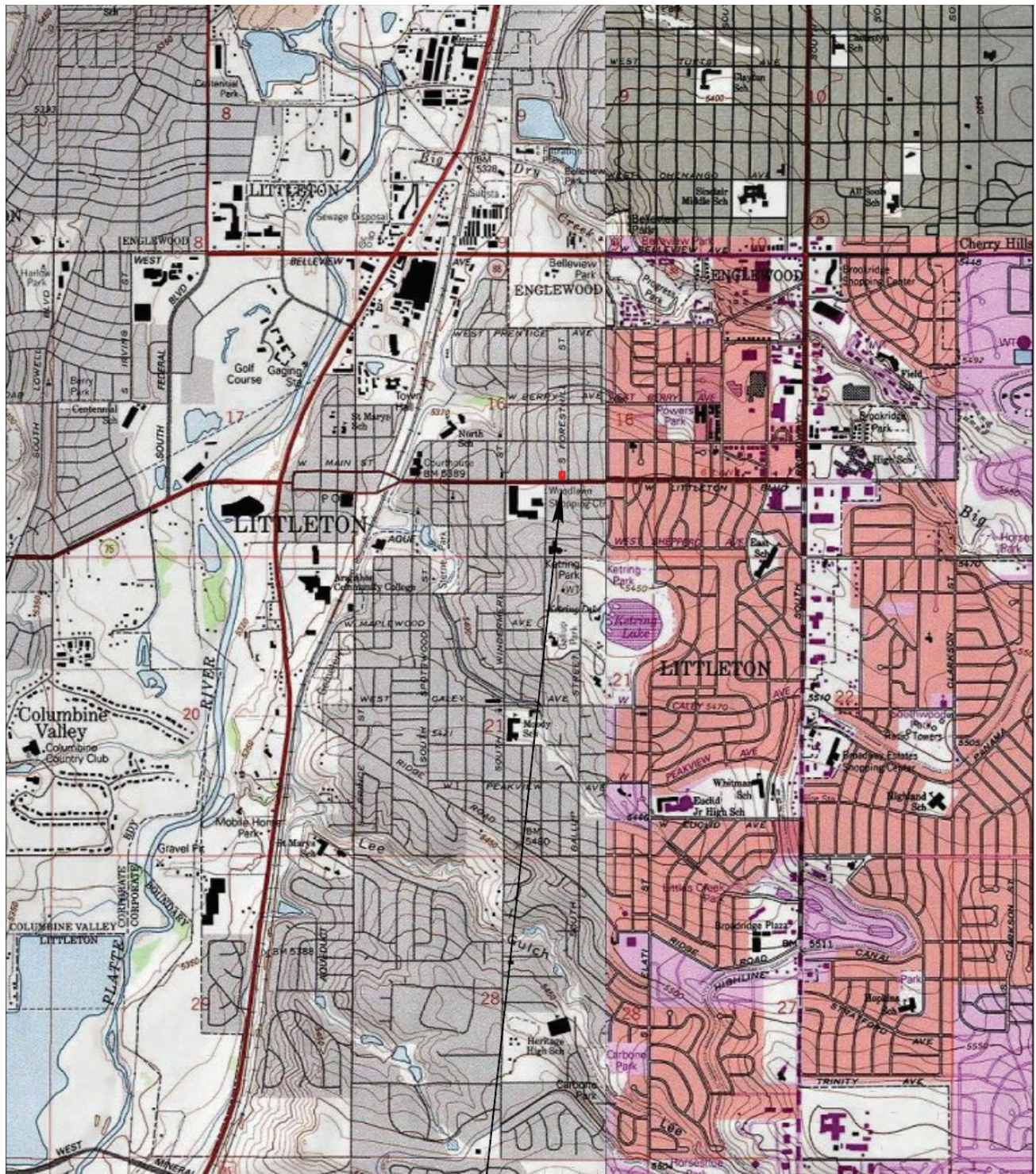


Source Data DRCOG Regional Data Catalog  
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## Location Map



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**Photo:** 1309 WLB 01.jpg  
South Wall, facade, W Littleton Blvd in foreground.



**Photo:** 1309 WLB 02.jpg  
South Wall (left); East Wall (right).





**Image:** 1309 WLB Historic 01.jpg

Norbeck Interiors is visible in the background behind a Woodlawn Shopping Center sculpture by Varian Ashbaugh (now lost).

**Source:** Bemis Library Archives, Littleton City Scrapbooks, "Ashbaugh fountain is part of Street of Art," *Littleton Independent*, Photo c1970.

**Image:** 1309 WLB Historic 02.jpg

West Wall (left); South Wall, facade (right), W Littleton Blvd in foreground.

**Source:** Arapahoe County Assessor Website, Commercial Parcel Search / Photo (c1990s)





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**INTERNATIONAL STYLE**

Eleven International Style buildings appear in this survey, or 14% of the total seventy-seven survey buildings. Five are classified in Tier One. Four are classified in Tier Two. Only two examples are classified in the lower Tier 3.

The International Style in architecture first appeared in Germany, France, and the United States in the 1920s. By the 1930s, the International Style was firmly established in Europe and the United States. After World War II, it became a watershed in American architecture especially for the design of large buildings. The example of the International Style increasingly came to influence architecture of the 1950s to the 1970s. In contemporary architecture, the International Style remains a source of inspiration.

The International Style comprises a set of principles applied to the theoretical underpinnings of the practice of architecture. This set of principles utilizes two distinct yet interrelated concepts: functionalism and reductionism. Functionalism is the tendency to generate the design of a building as a product of an analysis of functional criteria. Reductionism is the tendency to reduce the elements in a building design to its most basic expression resulting in architecture of stark simplicity. Utilizing these guiding concepts, architects working in the International Style have produced a sizeable body of work, the best of which are important buildings of exceptional elegance.

The place of the International Style in American architecture was greatly impacted by World War II. The Nazi campaign against Modern art and architecture led many artists and architects in Germany and in the rest of Nazi-occupied Europe to seek asylum in the United States. Among these Modernists were many of the key figures in the International Style movement in Europe including Walter Gropius, Marcel Breuer and Ludwig Mies van der Rohe. These architects, as designers and teachers, became widely influential with a younger generation of post-war American architects who went out and designed the nation's schools, hospitals, hotels, and office buildings.

The term was coined in the 1930s by Henry-Russell Hitchcock and Philip Johnson.

**Defining Characteristics of the International Style**

- horizontally oriented
- ribbon windows
- expression of windows
- large areas of glazing
- use of industrial materials like concrete and aluminum
- cubist conception of building's volumes
- no ornament
- walls eave-less or with overhanging eaves
- use of the cantilever
- flat roofs