

OAHP1403
Rev. 9/98

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

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

INTENSIVE LEVEL SURVEY FORM

Parcel #/s 2077-16-3-15-024
Neighborhood 3566.00 Off Broadway (South)

- I. IDENTIFICATION
- 1. Resource number: 5AH.1993
- 2. Temporary resource #: N/A
- 3. County: Arapahoe
- 4. City: Littleton
- 5. Historic building name: Title Guaranty Company
- 6. Current building name: Intergroup Architects
- 7. Building address: 2000 W Littleton Blvd
- 8. Owner name, address: Littleton 2000 LLC
2000 W Littleton Blvd
Littleton, CO 80120-2070



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

II. GEOGRAPHIC INFORMATION

9. **PLSS information:** PM6 T5S R68W, SW 1/4 of SW 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)** 93-98
Block: N/A
Addition: Comstocks Add
Year of Addition: 1891
 13. **Boundary Description and Justification:**
 Lots 93-98 Comstocks Add
 The boundary of the property is the legally defined parcel, encompassing .4130 acres.

III. ARCHITECTURAL DESCRIPTION

14. **Building plan (footprint, shape):** Rectangular Plan
 15. **Dimensions in feet:** 80' x 90'
 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 Title Guaranty Company Building is sited along the north, east and west boundaries of a rectangular lot at the southwest corner of W Littleton Blvd and S Spotswood St. Though the address is on W Littleton Blvd, the main entrance to the building faces S Spotswood St.

The one-story building has a rectangular footprint and a flat roof with stucco fascia and soffits. At the top of the fascia are two parallel lines of flashing. Materials include painted brick and glass block masonry, stucco, and a metal and glass curtain wall, doors and windows.

A deeply recessed entrance court runs the length of the east wall/facade beneath the projecting flat roof. The edge of the roof is supported by a series of asymmetrically placed metal pole columns to the east and a blind brick wall to the south. A full-height metal and glass curtain wall defines a transparent projecting entry hall near the south end of the east wall. Doors with vertical transoms and single large rectangular sidelights appear immediately adjacent to the wall on the north and south sides of the entry hall. The face of the hall displays a row of four vertical windows with transparent spandrel panels below. A tile mural appears along the face of the east wall and extends behind the entry hall into the building lobby. Above, in the stucco soffit, are a row of recessed lights.

The north wall faces W Littleton Blvd. The east end features a full-height wall of glass block masonry recessed behind the projecting east wall, deep eaves and an integral planter bed. The eaves are supported by metal poles above a low brick wall that forms a long wedge in response to the drop in grade to the west. At the west end of the wall is a full-height brick wall with a small flush window.

The south wall faces the surface parking lot. To the east and west, two full-height brick walls are flush with the fascia. The east wall is blind and the west wall features a small flush window. Between them, the wall is deeply recessed behind two metal pole columns above a low brick wall. The recessed wall has a single window and two service doors. A concrete sidewalk appears at the east end of the wall, linking the parking lot to the front forecourt to the east.

The west wall, immediately adjacent to a public alley, displays a narrow bay of vertically stacked windows just below the roofline and two small windows at grade.

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

23. Landscaping or special setting features:

Turf and mature trees appear between the public sidewalk and the street to north and east of the building. The north side of the building includes an integral planter box. A large concrete-paved

forecourt and a planting bed with a contemporary steel sculpture appear to the east of the building. A surface parking lot appears south of the building.

24. Associated buildings, features, or objects:

A two-part constructivist style mosaic mural created by Rene Heyvaert, a Belgian artist who spent time in Denver, is featured on the east wall of the building. A contemporary steel sculpture appears at the northeast corner of the lot.

IV. ARCHITECTURAL HISTORY

- 25. **Date of Construction:** 1962
Estimated or Actual: Actual
Source of information: Arapahoe County Assessor Records.
- 26. **Architect:** Joseph Marlow and Louise Marlow
Source of information: *Littleton Independent*, April 14, 1961, p 1.
- 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):**
 N/A
- 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):** Commerce/Trade, Business/Professional
- 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.

In 1961, the Title Guaranty Company hired Joseph and Louise Marlow to design their new Littleton offices. Their simple, International Style design featured a spectacular exterior mural measuring 60x12 feet in black, white and brilliant primary colors by the Belgian artist, Rene Heyvaert, then residing in Denver. The one-story structure of 12,000 square feet cost \$200,000 to build. The Title Guaranty Company was the result of a merger that same year of the Record Abstract and Title Insurance Co., the Boulder County Abstract of Title Co., and the Title Guaranty Co. Two of the

firms had previously operated offices at 680 Littleton Boulevard and 2330 West Main Street. At the time of the building's construction, the firm had 24 employees. By 1968, Title Guaranty had been replaced by the successor firm Transamerica Title Insurance Co, which remained in the building at least through 1985.

Joseph and Louise Marlow are acknowledged masters of Colorado modern architecture, with the Title Guaranty Building being one of their most artistically distinguished designs. The Title Guaranty Building may be positively compared to the Marlow's Joshel House, a National Register-listed property, a Denver landmark, and with a preservation easement maintained by Historic Denver and overseen by the Colorado Historical Foundation.

36. Sources of information:

Arapahoe County Assessor Records.

Littleton City Directories.

Collection of the Littleton Museum.

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:** 1962
- 41. **Level of significance:** Local
- 42. **Statement of significance:**

The former Title Guaranty Company Building is evaluated as eligible for individual listing in the National Register of Historic Places and Colorado State Register of Historic Properties under Criteria A and C and is eligible for Littleton local landmark designation under Criteria 1, 2, 3, 6, 10 and 11.

NR Criterion A: The former Title Guaranty Company Building exemplifies the cultural, social and historic heritage of the City of Littleton through its association with the development of the real estate and insurance industry during the city's initial period of suburban growth and expansion in the post-World War II period.

NR Criterion C: The former Title Guaranty Company Building portrays the environment of the post World War II era of Littleton history characterized by the International Style in architecture. It embodies the distinguishing characteristics of the International Style. It is the work of acknowledged masters of Colorado architecture, Joseph Marlow and Louise Marlow. 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 Title Guaranty Company 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.

VII. ELIGIBILITY ASSESSMENT

- 44. **National Register eligibility assessment:** Individually eligible (local)
- 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:**
 2000 WLB 01.jpg through 2000 WLB 04.jpg
 2000 WLB Historic 01.jpg through 2000 WLB Historic 03.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

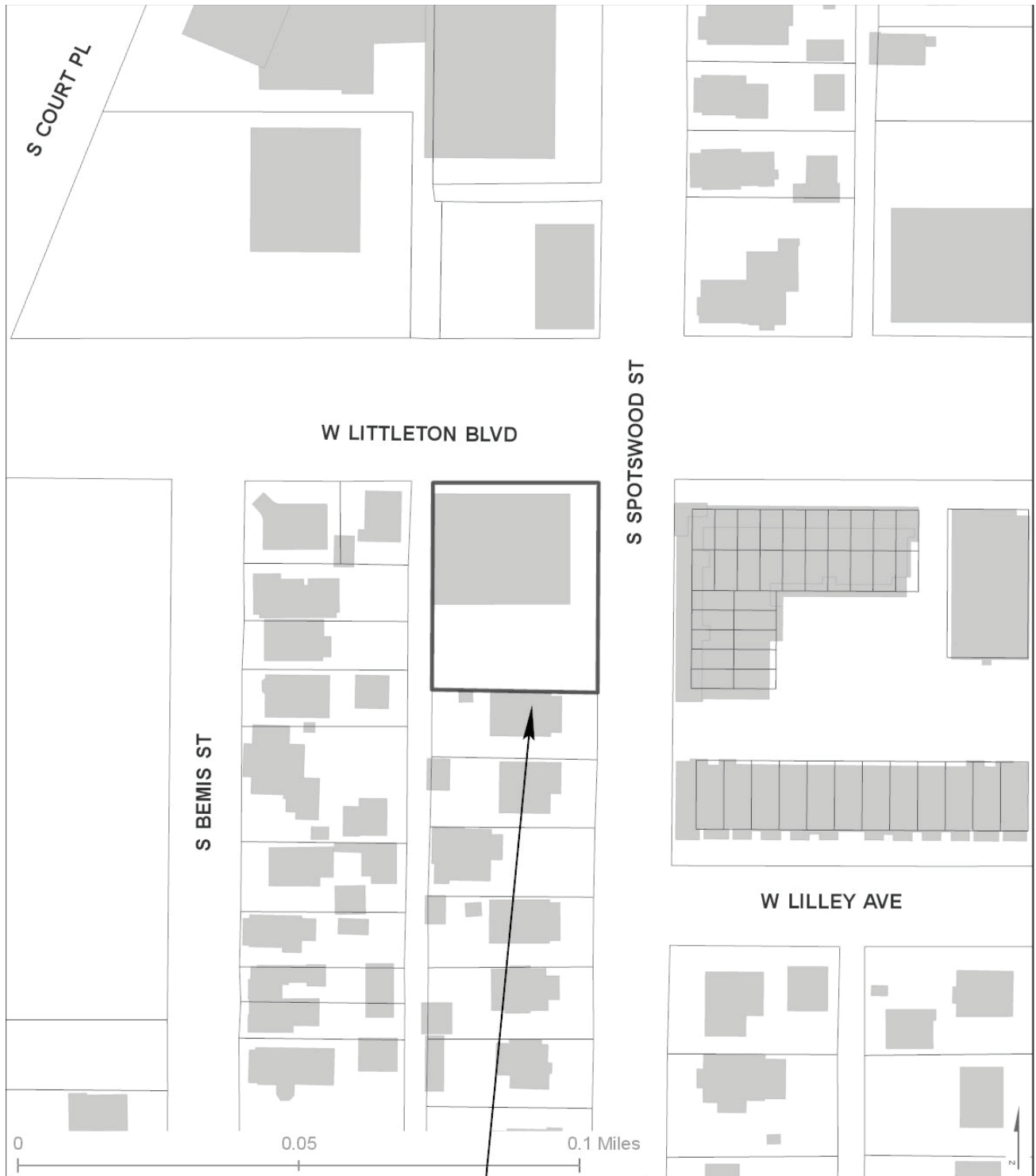
Aerial Map



Source Data DRCOG Regional Data Catalog
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5AH 1993

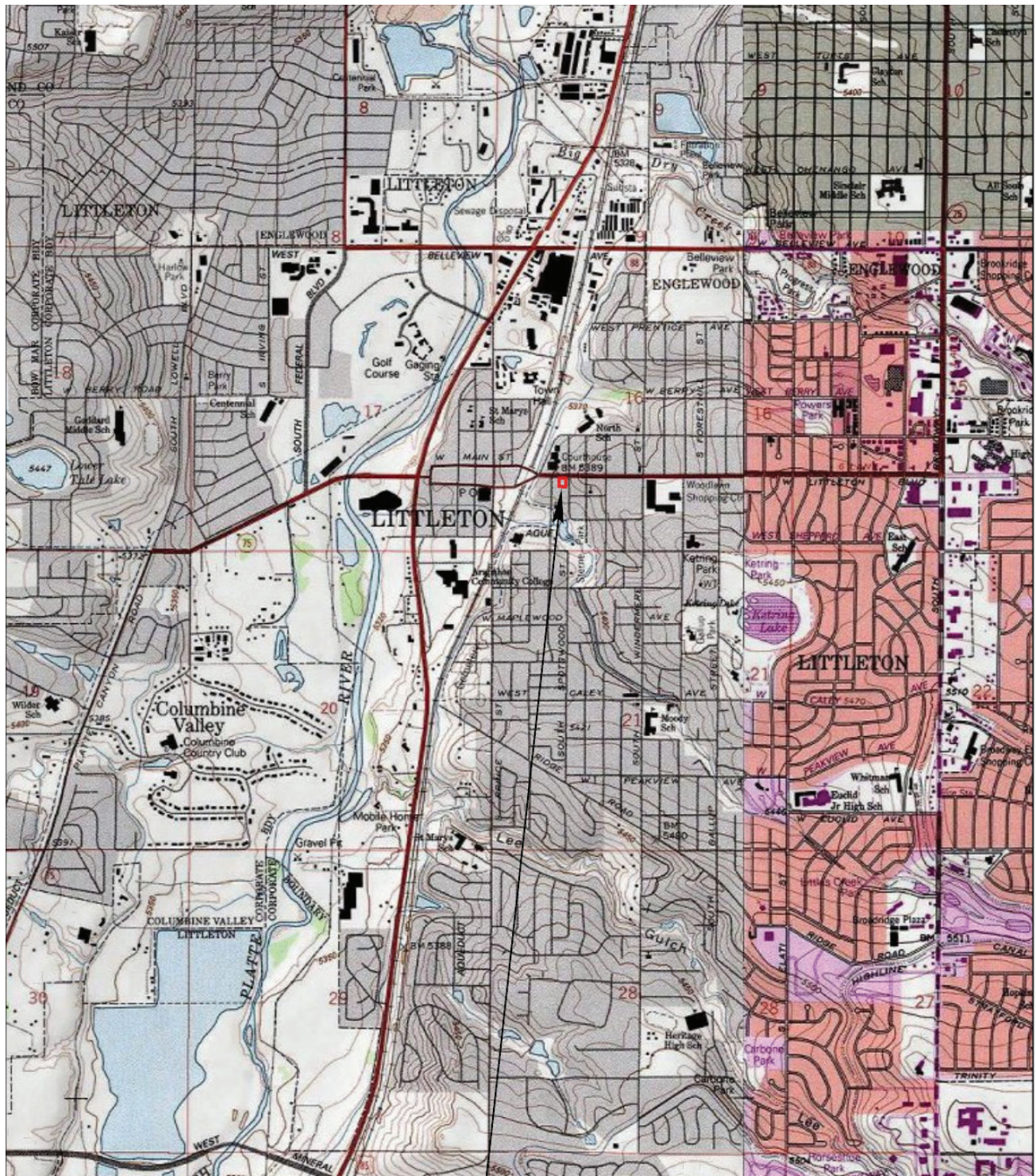
Sketch Map



Source Data DRCOG Regional Data Catalog
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5AH 1993

Location Map



5AH 1993

Photo: 2000 WLB 01.jpg
East Wall, Facade (left)



Photo: 2000 WLB 02.jpg
East Wall (left); North Wall (right), W Littleton Blvd in foreground.



Photo: 2000 WLB 03.jpg
North Wall, (left); West Wall (right), public alley at lower right.



Photo: 2000 WLB 04.jpg
South Wall, detail of main entry area and entry to south parking lot.

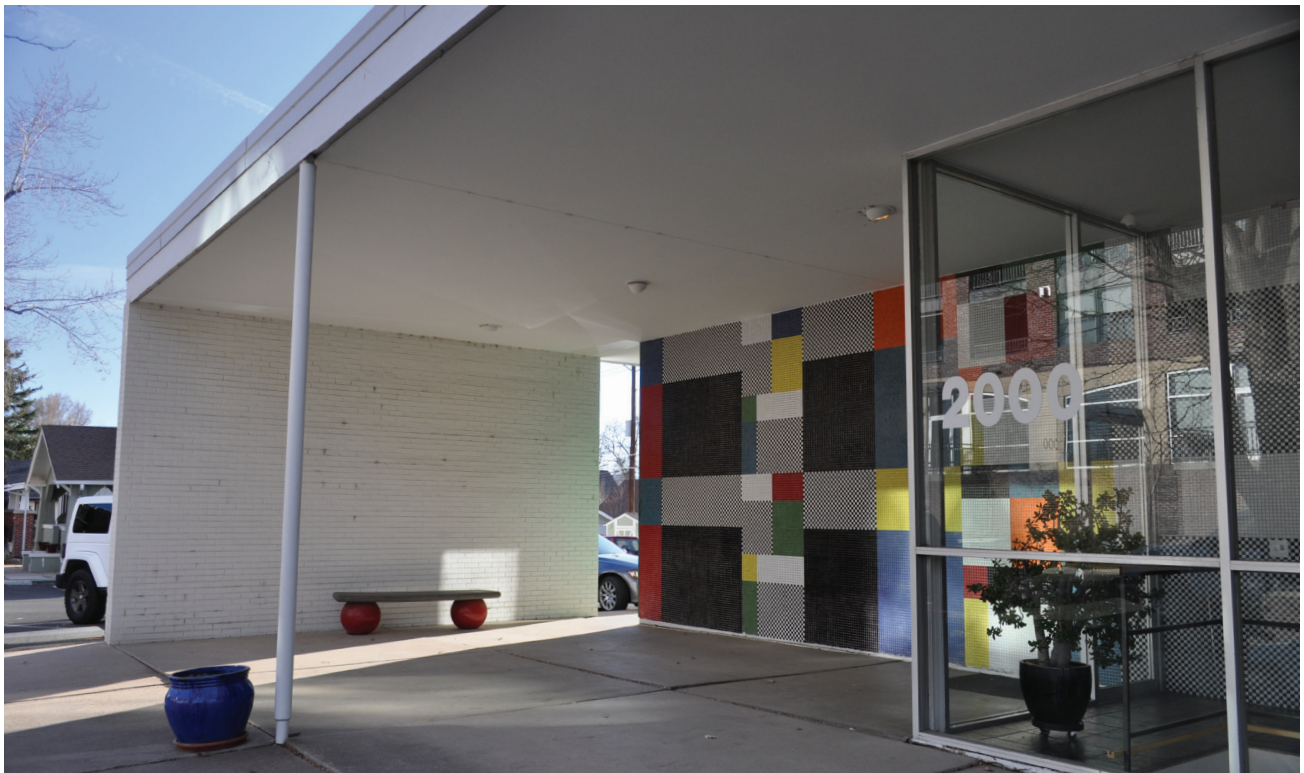


Photo: 2000 WLB 05.jpg
South Wall (left); East Wall (right).



Photo: 2000 WLB 06.jpg
West Wall (left); South Wall (right).



Image: 2000 WLB Historic 01.jpg
South Wall, Facade (image at lower right)

Source: Undated brochure, Diane Wray Tomasso Collection.

ADAMS COUNTY OFFICE • 23 South Fourth Avenue—Brighton

DENVER OFFICE (City and County)
1720 California Street—Denver

BOULDER COUNTY OFFICE
1317 Spruce Street—Boulder

JEFFERSON COUNTY OFFICE • 7580 W. Colfax Avenue—Lakewood

ARAPAHOE AND DOUGLAS COUNTY OFFICE • 2000 W. Littleton Blvd.—Littleton

THE TITLE GUARANTY COMPANY MAINTAINS FIVE OFFICES TO SERVE THE SIX-COUNTY DENVER METROPOLITAN AREA

In addition to our home office with its complete title plant for the City and County of Denver, Title Guaranty maintains four other fully staffed offices to serve the six-county Denver metropolitan area. Each of these offices has its own complete title plant for the county or counties it serves, plus experienced personnel to meet your needs. For the fastest service, we suggest that you call the office that serves the county in which your property is located; but always remember that every Title Guaranty office will welcome your call.

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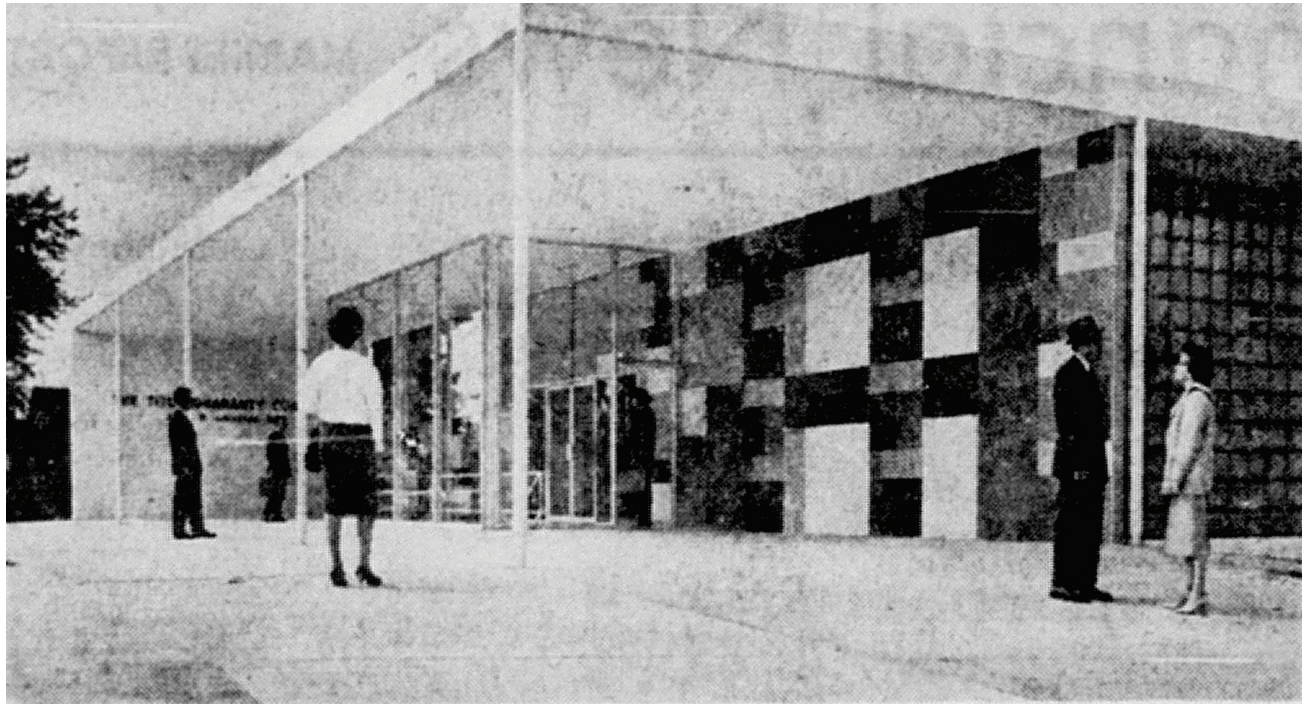
Image: 2000 WLB Historic 02.jpg
East Wall, Facade (left); North Wall (right)

Source: Undated photo.
From the Collection of the Littleton Museum. May not be reproduced in any form without permission of the Littleton Museum.



Image: 2000 WLB Historic 03.jpg
East Wall, Facade (left); North Wall (right)

Source: "Title Guaranty Branch Ready," *The Denver Post*, October 8, 1961, p2D.



Joseph Patrick Marlow, 1912 - Unknown**Mary Louise Marlow, 1916 - Unknown**

Joseph Patrick Marlow was born in 1912 in New York City and raised in the Midwest. Mary Louise Marlow was born in 1916 in Spokane, Washington, and raised in Denver, Colorado, the daughter of prominent contractor O.E. Brueggeman. Joseph and Louise met while studying architecture at Washington University in St. Louis. Their interest in the International Style came not through their studies, which focused on the Beaux Arts, but through the architectural periodicals of the 1930s through 1950s that illustrated the most advanced work of the European and American Modernists. The two married in 1940 and returned to Denver in the late 1940s after Joseph's military service as an architect.

In Denver, Joseph taught architecture at the University of Colorado, Boulder, and at the University of Denver. A 1948 Littleton Independent announcement for his course, "So You're Going to Build A Home," described Marlow as a "prominent Denver architect specializing in small homes," and described the course as exploring "... the values of solar houses, pre-fabricated houses, as well as conventional type homes."

Louise Marlow worked as a draftsman for a number of prominent modern architects including Tom Moore, Dudley Smith, and Victor Hornbein. Shortly after their return, the couple established their own practice. They created twenty or so avant-garde residences and several larger buildings in Denver and Colorado between the 1940s and the 1960s.

Regional work included the National Register-listed Joshel House at 220 South Dahlia Street, the 1949 Marlow House at 1190 Oneida Street; the 1949 Hobart House at 100 South Dexter Street (stripped and remodeled beyond recognition); the c1950 Cavode House at 860 Race Street; the 1954 Sandler House at 220 South Birch Street, the 1945 house at 2100 Monaco Parkway, the Melbro Apartments (now Royal Oak Condominiums) at 1075 Corona Street, the 1958 Milmoie House at 14900 Foothill Road in Jefferson County, the c1965 District #3 Denver Police Station at 1625 South University Boulevard (demolished), and the Far View Visitor's Center in Mesa Verde, Colorado.

The Marlows were very active in the Littleton community in the post-World War II years, and maintained their office on the upper floor of the Marlow-designed Littleton Savings and Loan building at 1449 West Littleton Boulevard. Joseph was an active speaker at community forums, and served as secretary of the Planning Commission. The Marlows produced an unrealized renewal plan for the Downtown Property Owners Association in 1958.

Important Littleton buildings include the 1949 Lord House (a fragment of which survives as part of the Littleton Historical Museum), the 1959 Littleton Savings and Loan with sculptural screen by internationally prominent designer Robert Propst, the Marie Seaman Black building at Littleton Boulevard and South Bemis Street, an addition to St. Mary's School on North Nevada Avenue, and the 1961 Title Guaranty Company building at 2000 West Littleton Boulevard, featuring a remarkable tile mural by Belgian artist Rene Heyvaert.

Sources:

Paglia, Michael, Rodd Wheaton and Diane Wray, Lloyd M., Joshel House National Register of Historic Places Registration Form, #5DV.4787.

"D.U. Offers Course to Home Builders," *Littleton Independent*, April 9, 1948, page 77.

"New Mexico Man Will Put \$40,000 Into Local Home," *Littleton Independent*, January 21, 1949, page 2.

"Zeckendorf Shows Colorado New Ideas, Architect Says," *Littleton Independent*, January 2,

1959, page 1.

(Ad) Grand Opening of Littleton Savings and Loan Association, *Littleton Independent*, July 3, 1959, page 2.

"How Littleton Lumber Office Will Look," *Littleton Independent*, April 15, 1960, page 2.

"Title Guaranty Co. To Start Office Building on May 1," *Littleton Independent*, April 14, 1961, page 1.

"Ashbaugh's Work Goes on Display at Black Building," *Littleton Independent*, October 19, 1962, page 5a.

"Main Street Needs Automobiles Rerouted And Landscaping Added, Says Architect; Open-air Theatre, Fountains Are Urged For Downtown By Marlow," *Littleton Independent*, August 30, 1957, page 1.

"Marlow's Plans for Downtown to Be Seen Soon," *Littleton Independent*, March 14, 1958, page 1A.

"Main St. Would Become Pleasant Place to Shop Under Marlow Plan," *Littleton Independent*, April 4, 1958, page 7.

"Urban Renewal Possible Here, Marlow Declares," *Littleton Independent*, May 15, 1959, page 5a.

"City Must See That Community's Heart Be Kept Alive, Says Architect Marlow," *Littleton Independent*, September 2, 1966, page 6a.

"Planners Approve Clarke Rezoning; Two Littleton Blvd. Hearings Set Tuesday," *Littleton Independent*, February 13, 1959, page 1.

"California Architect Joins Joe Marlow," *Littleton Independent*, May 17, 1957, page 4.

International Style

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 inter-related 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 eaveless or with overhanging eaves
- use of the cantilever
- flat roofs