

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

2077-15-3-06-012

Neighborhood

3566.00 Off Broadway (South)

I. IDENTIFICATION

1. Resource number: 5AH.1964
2. Temporary resource #: N/A
3. County: Arapahoe
4. City: Littleton
5. Historic building name: Littleton Professional Building
6. Current building name: Littleton Professional Building
7. Building address: 709 W Littleton Blvd
8. Owner name, address: Bam Property Management 2 LLC
2021 S Humbolt St
Denver, CO 80210-3337



National Register: Ineligible for Individual Listing
State Register: Eligible for Individual Listing (local level)
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 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):** 12
Block: 1
Addition: White City
Year of Addition: 1946
13. **Boundary Description and Justification:**
Lot 12 Blk 1 White City
The boundary of the property is the legally defined parcel, encompassing .2120 acres.

III. ARCHITECTURAL DESCRIPTION

14. **Building plan (footprint, shape):** Rectangular
15. **Dimensions in feet:** 78' x 45'
16. **Number of stories:** Three
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 Littleton Professional Building is sited along the south and west property lines of a rectangular lot at the northwest corner of W Littleton Blvd and S Lakeview St.

The three-story building has a rectangular footprint and flat roof. Materials include running-bond dark gray brick, running-bond concrete block and a vertical stack-bond tile. There are metal and glass doors and windows.

The south wall is clad with vertical stack-bond tile. A single glass and metal entry door with two narrow glass sidelights appears above a concrete stair. A flat canopy supported by decorative V-shape metal columns shelters the landing. A low, decorative railing runs between the metal columns and the wall. Above the canopy, at the second story, is a pair of recessed vertical windows.

The east wall is largely brick masonry. A second entry appears in a central panel of vertical stack-bond tile. This east entry also has a single glass and metal door, narrow glass sidelights, and a flat canopy with decorative V-shape columns. It is level with a walkway from the public sidewalk. A series of flush windows with rowlock sills appear at the first and second stories of the brick masonry.

The west and north walls are running bond concrete block masonry with rows of windows with angled block sills at the first and second floors. The lower level windows, largely below grade and sometimes within window wells, increase in height as the lot slopes downward to the north.

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

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

Turf and mature trees and shrubs appear between the building and the public sidewalk to the south and east. A surface parking lot appears at the rear of the building to the north.

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

Original individual surface-mounted letters spell out "Littleton Professional Building" on the east wall and the south wall, where a framed, wall-mounted tenant listing also appears below the street number. Freestanding tenant mailboxes appear adjacent to the east building entrance.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** 1964
Estimated or Actual: Actual
Source of information: Arapahoe County Assessor Records.
26. **Architect:** Miles Lantz

27. **Source of information:** *Littleton Independent*, 07-27-1962
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):** Commerce/Trade, Business/Professional
 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.

Miles Lantz, the architect of the building, also designed the much larger Woodlawn Shopping Center, and went on to create a partnership with Dennis Boggio to form Lantz-Boggio, which remains an active firm today.

36. Sources of information:

"Office Building Changes Skyline; Winston Realty's Office Building Rises in Littleton," *Littleton Independent*, July 27, 1962, page 6a.

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: Architecture

40. Period of significance: 1964

41. Level of significance: Local

42. Statement of significance:

The Littleton Professional Building is evaluated as eligible for individual listing in the Colorado State Register of Historic Properties under Criteria C and is eligible for Littleton local landmark designation under Criteria 1, 6 and 10.

The Littleton Professional Building exemplifies the cultural, social and historic heritage of the City of Littleton through its association with the development of offices necessary to accommodate the expansion of a broad range of individual professional practices during the city's initial period of suburban growth and expansion in the post-World War II period.

SR Criterion C: The Littleton Professional Building portrays the environment of the post World War II era of Littleton history characterized by the Modernism in architecture. It embodies the distinguishing characteristics of the Modern Style. 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 Littleton Professional 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: 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:**
709 WLB 01.jpg through 709 WLB 03.jpg
709 WLB 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
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5AH1964

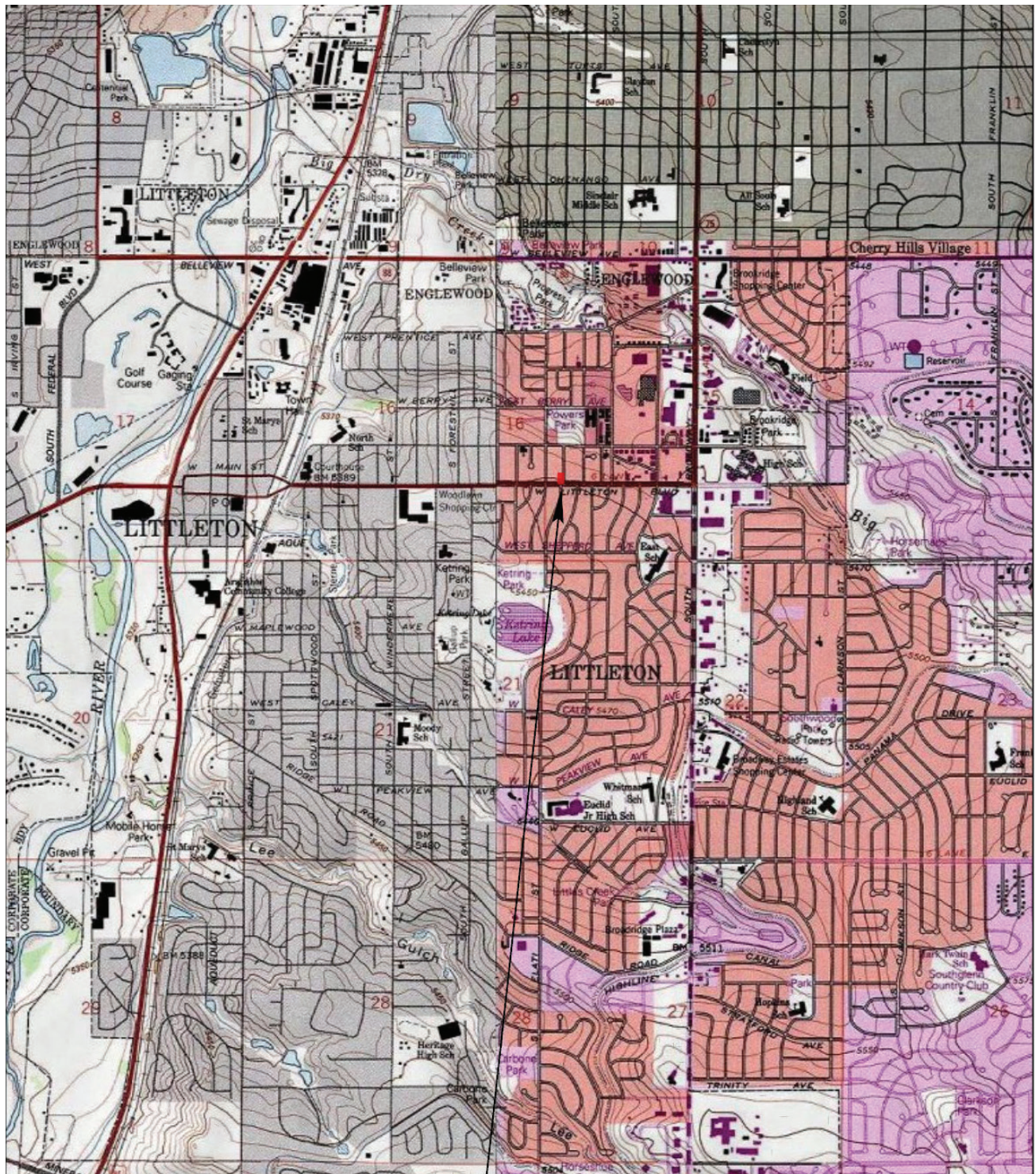
Sketch Map



Source Data DRCOG Regional Data Catalog
© City of Littleton

5AH1964

Location Map



5AH1964

Photo: 709 WLB 01.jpg

South Wall (left); East Wall (right), S Lakeview St in foreground.



Photo: 709 WLB 02.jpg

South Wall, W Littleton Blvd in foreground.

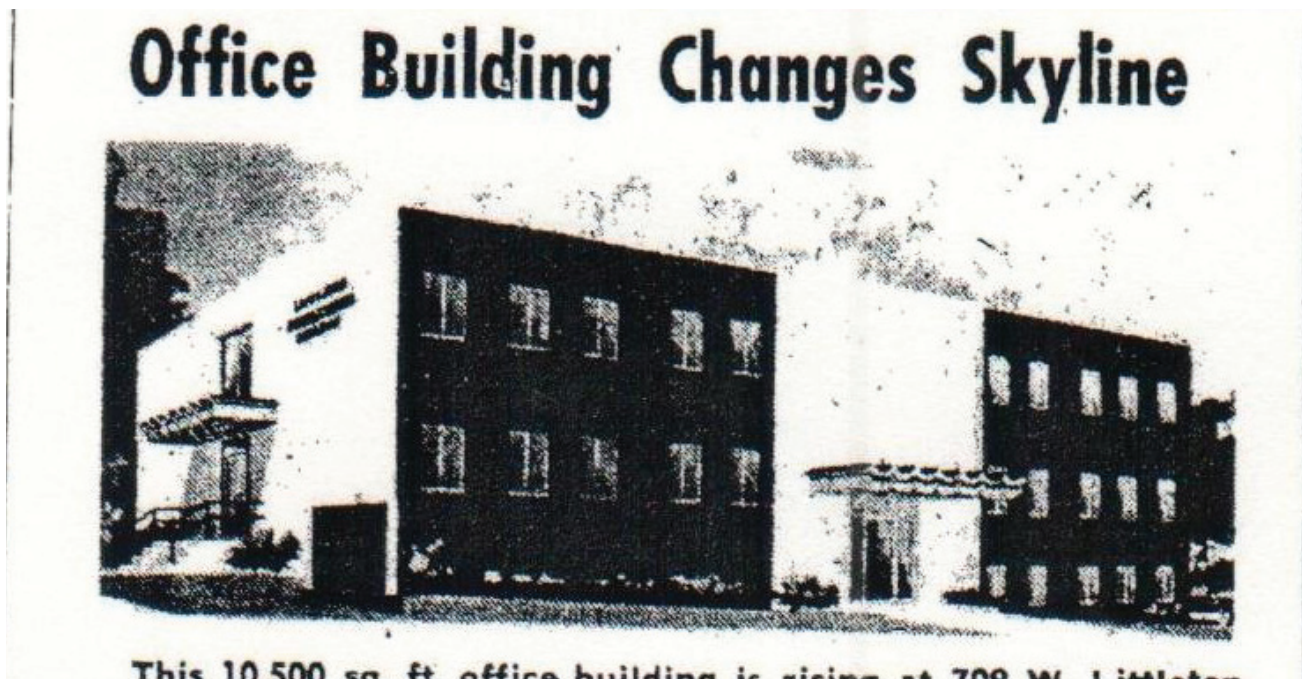


Photo: 709 WLB 03.jpg
East Wall (left); North Wall (right), S Lakeview St in foreground.



Image: 709 WLB Historic 01.jpg
South Wall (left); East Wall (right), S Lakeview St in foreground.

Source: "Office Building Changes Skyline; Winston Realty's Office Building Rises in Littleton," *Littleton Independent*, July 27, 1962, page 6a.



COMMERCIAL MODERN STYLE

Commercial Modern buildings represent thirty-five or 45% of the total seventy-seven survey buildings. Eight are classified in Tier Two and the remaining twenty-eight are classified in lower Tiers Three and Four.

Though the commercial buildings on West Littleton Boulevard exemplify many of the various Modernist styles popular with architects and clients at that time, as demonstrated by those that have been mentioned thus far, including Expressionism, Formalism and Usonian, it was a stripped down straight-forward functionalism, related to both the International Style and to its Meisian refinement, that clearly predominated. As discussed above, Sternberg's lost Littleton Medical Center, as well as both the bank and office building by the Marlows, are masterworks of this type.

The typical Modernist commercial buildings from the period of the 1950s to 1970s that were built on West Littleton Boulevard, and the surrounding streets, are small scale functionalist buildings intended to serve as retail businesses or professional offices. The majority of these buildings are rectilinear, either a simple rectangle, or a simple arrangement of rectangles. They ordinarily have flat roofs, with either plain, nearly flush fascias, or with overhanging boxed-in soffits or eaves. However a few have overhanging canopies, some of which are canted. These sometimes follow the roof-lines and were intended to protect shoppers from the sun or from inclement weather.

Many of these types of Modernist commercial buildings had light-colored walls in the form of painted concrete block or brick, as well as those done in buff-colored or even light-gray brick. Many others have been constructed using various shades of red-brick, as was used for Woodlawn Shopping Center, the largest commercial project from this period. Among those constructed as shops as opposed to offices, there is often the extensive use of glass for display windows.

The term was coined in 2016 by Michael Paglia and Diane Wray.

Defining Characteristics of Commercial Modern Style

- horizontally oriented
- rectangular volumes
- prominence of front facade, functional handling of secondary elevations
- large areas of glazing
- little to no ornament
- walls eave-less, or with overhanging eaves
- flat or shed roofs