

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

2077-16-4-10-018

Neighborhood

3566.00 Off Broadway (South)

I. IDENTIFICATION

- 1. **Resource number:** 5AH.1976
- 2. **Temporary resource #:** N/A
- 3. **County:** Arapahoe
- 4. **City:** Littleton
- 5. **Historic building name:** Littleton Savings and Loan Association
- 6. **Current building name:** (Office Building)
- 7. **Building address:** 1449 W Littleton Blvd
- 8. **Owner name, address:** Ghaffari Enterprises Llc
1449 W Littleton Blvd Suite 201
Littleton, CO 80120



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:** PM 6 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)** 10, 11 (partial), 13
Block: 4
Addition: Stark Bros Woodlawn
Year of Addition: 1907
 13. **Boundary Description and Justification:**
 Lot 10 & W 20 Ft Of Lot 11 & All Lot 13 Blk 4 Stark Bros Woodlawn Add
 The boundary of the property is the legally defined parcel, encompassing .4870 acres.

III. ARCHITECTURAL DESCRIPTION

14. **Building plan (footprint, shape):** Rectangular
 15. **Dimensions in feet:** 99' x 45'
 16. **Number of stories:** Two
 17. **Primary external wall material(s):** Concrete Block
 18. **Roof configuration:** Flat
 19. **Primary external roof material:** Asphalt Roof/Composition Roof or Synthetic Roof
 20. **Special features:** Decorative metal screen by sculptor Robert Propst
 21. **General architectural description:**

The former Littleton Savings and Loan is sited along the west property line and near the north end of a rectangular lot facing W Littleton Blvd.

The two-story building has a rectangular footprint and a flat roof. Materials include stucco-faced concrete block masonry with metal and glass curtain walls and windows. There is a decorative metal screen and sunshade.

The south side/facade is dominated by a decorative metal screen and sunshade that veils the metal and glass curtain wall of the upper first and second floors. A pair of metal and glass doors is centered below, flanked by metal and tinted glass windows of equal height. The east and west sides of the building are both stucco-faced concrete block masonry with a series of narrow, vertical floor-to-ceiling windows placed toward the north end of the second floor. Miscellaneous windows appear at the first floor level, one or two of which, facing east, are former drive-through banking windows. The north wall is the same design as the south, not including the decorative metal screen.

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

23. Landscaping or special setting features:

The building is set back from the street behind a concrete-paved forecourt with segments of simple metal railing to the south and east. A single small landscape bed features a mature deciduous tree. There is a wide drive with diagonal parking to the east, immediately adjacent to the former International House of Pancakes Restaurant, and extending to the public alley to the rear. At the north end of the building, a low stucco-faced concrete block masonry wall forms a private courtyard between the alley and building. A simple metal gate provides egress to the courtyard from the parking area.

24. Associated buildings, features, or objects:

At the southwest corner of the lot is a tall sign with signboards identifying multiple building tenants.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** 1960
Estimated or Actual: Actual
Source of information: Arapahoe County Assessor Records.
 26. **Architect:** Joseph Marlow and Louise Marlow
Source of information: *Littleton Independent*, 07-03-1959
 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):**
 Windows have been added to the first floor level on the east and west sides of the building. Early printed photos show no visible mortar joints so the walls were probably originally stucco or the mortar joints filled and the masonry painted. The stucco may have been re-applied. On the first floor facade, pairs of windows flanking a pair of wood doors were replaced by four windows flanking a pair of metal and glass doors.
30. **Original Location:** Yes
Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. **Original use(s):** Commerce/Trade/Financial Institution
 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 banking industry experienced unprecedented growth in the post-war years as mortgages, personal loans, auto loans, and bank credit cards were consolidated under one roof as "retail banking." Like retail stores, banks were increasingly constructed in the suburbs to serve their customers close to home. These new banks were typically conceived, as they had been for centuries, as important high-status buildings and were often designed by noted local architects. They offered eye-catching modern buildings, up-to-date interiors, and innovative features like drive-through banking and computerized record keeping. All these strategies were intended to shed the Depression-era image of banks as failed, stuffy, aloof institutions, and to project a new vision of banking in the postwar years.

Following these trends, new bank buildings were constructed around growing retail areas, convenient for banking customers as they shopped. The success of Littleton's Woodlawn Shopping Center drew other individual retail, service businesses, and banks to group around its location. Littleton Savings and Loan first opened in a leased building in Woodlawn Shopping Center.

In 1958, the bank broke ground north of the shopping center for a project designed by acknowledged masters of Colorado architecture, Joseph and Louise Marlow. The project, at what is now 1449 W Littleton Blvd, was the second commission for the firm in the West Littleton Boulevard Corridor. The modern building included two floors, part for lease to other tenants, landscaped plazas to the front and rear by prominent regional landscape designer Jane Silverstein Reis, and a drive-through window and a monumental illuminated sign. Announcements of the grand opening highlighted the large sculpture and decorative screen by Colorado native Robert Propst, an extremely influential figure in modern American design who ultimately became president of Herman Miller Research Corp. The Littleton Savings and Loan is a rare surviving example of the regional collaboration between the Marlows and Propst. See Marlow biography, attached.

36. **Sources of information:**

Denver Public Library Western History Collection, Jane Silverstein Ries Archive.
Littleton Independent, Littleton Savings & Loan Advertisement, December 15, 1961, p. 5. (Stephen Hart Library, History Colorado)
 Collection of the Littleton Museum.
 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, Commerce

40. Period of significance: 1960

41. Level of significance: Local

42. Statement of significance:

The former Littleton Savings and Loan 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 Littleton Savings and Loan exemplifies the cultural, social and historic heritage of the City of Littleton through its association with the development of the banking industry during the city's initial period of suburban growth and expansion in the post-World War II period.

NR Criterion C: The former Littleton Savings and Loan 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 master Colorado architects Joseph 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 Littleton Savings and Loan 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. Minor penetrations for new windows have been made at the first floor level in the side walls. The windows and doors of the first floor facade have been replaced. The survey team believes that the replacement of the glass and doors was the result of deterioration or damage, that the changes are acceptable within the context of normal and expected alterations in active commercial districts and should not preclude listing. The survey team believes that these alterations do not outweigh the historical and architectural significance of this building. It is one of only two collaborations between the Marlows and Probst to have been built. The other at 1996 S University Ave was destroyed by insensitive additions, and the complete loss of the sunscreen. The survey team believes that changes of this type would never be seen as precluding the listing of a significant 19th or early 20th century building. The survey team believes that this building, with the explanatory narrative required for a well-presented nomination, would qualify for listing in both the National Register of Historic Places and the State Register.

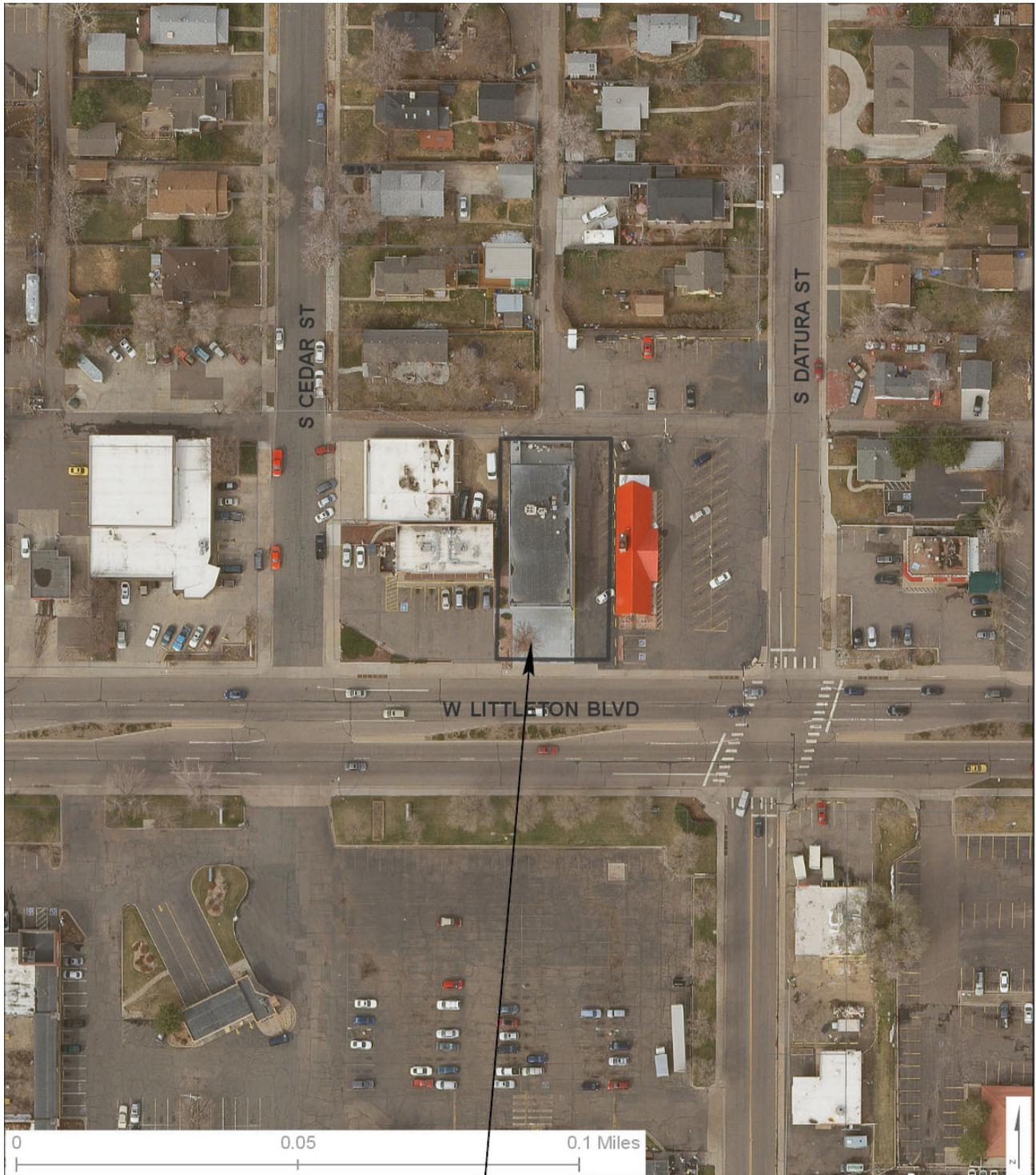
VII. ELIGIBILITY ASSESSMENT

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:**
1449 WLB 01.jpg through 1449 WLB 04.jpg
1449 WLB Historic 01.jpg through 1449 WLB Historic 04.
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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5AH1976

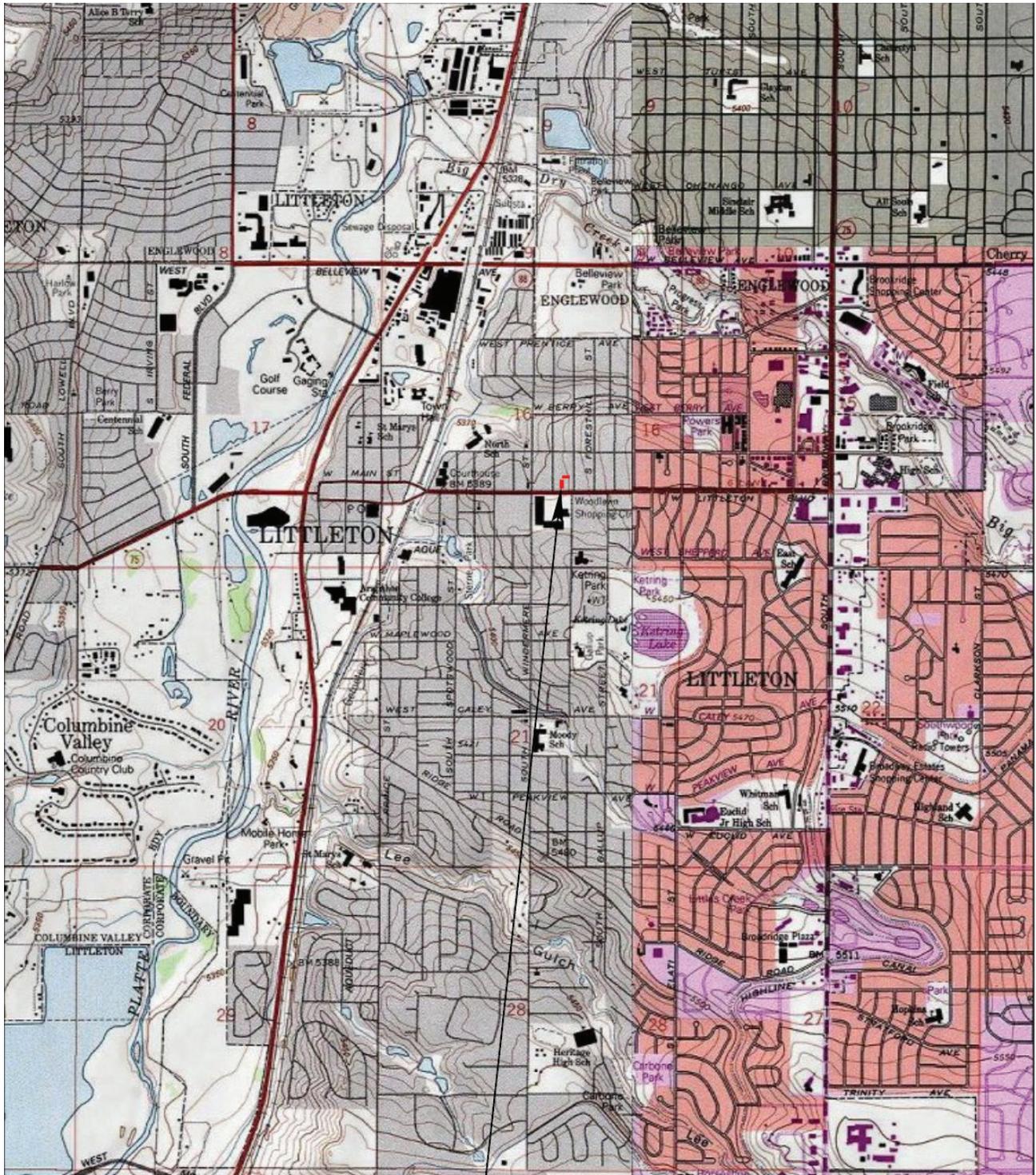
Sketch Map



Source Data DRCOG Regional Data Catalog
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Location Map



5AH1976

Photo: 1449 WLB 01.jpg
South Wall, Facade (left); East Wall (right).



Photo: 1449 WLB 02.jpg
East Wall (left); North Wall (right).



Photo: 1449 WLB 03.jpg
North Wall (left); West Wall (right).



Photo: 1449 WLB 04.jpg
West Wall (left); South Wall (right).



Image: (top) 1449 WLB Historic 01.jpg
c1959, Littleton Savings and Loan under construction.
(bottom) 1449 WLB Historic 02.jpg
c1961 Facade, ,Robert Probst Sculpture, Jane Silverstein Ries landscape (both lost).

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

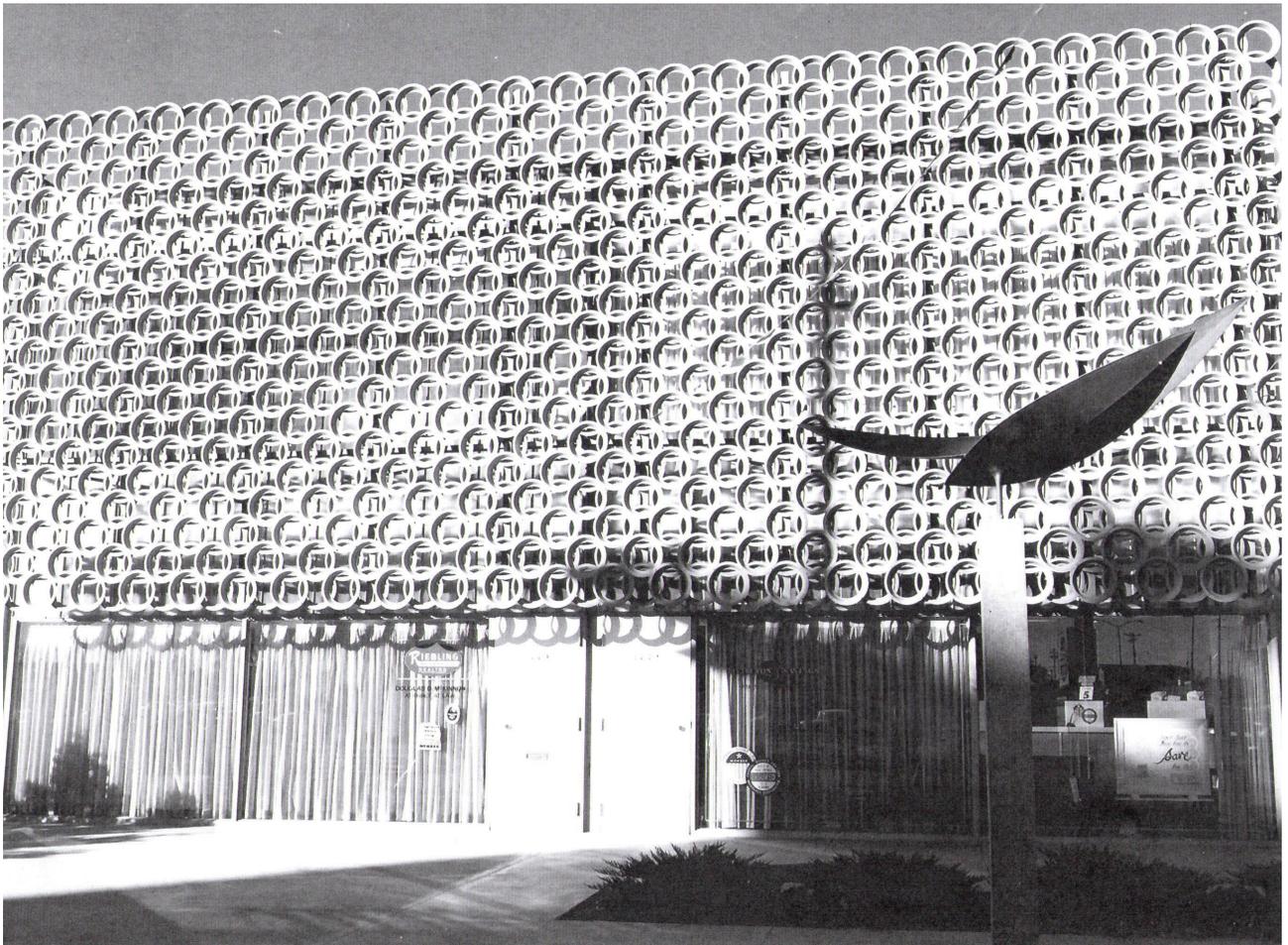
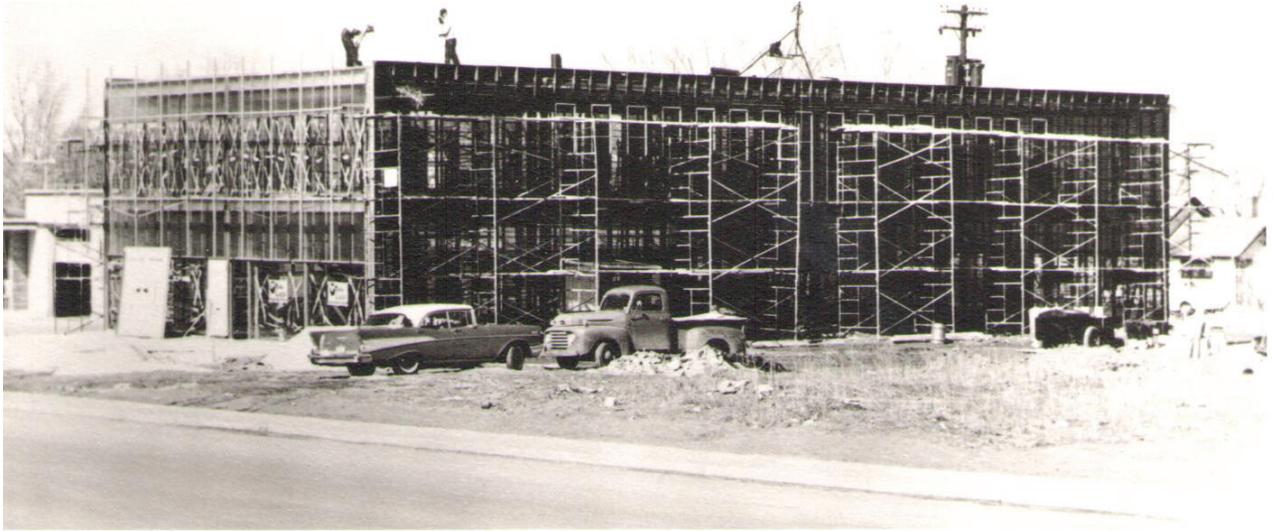


Image: 1449 WLB Historic 03.jpg

Source: Advertising photo, *Littleton Independent*, April 21, 1961.

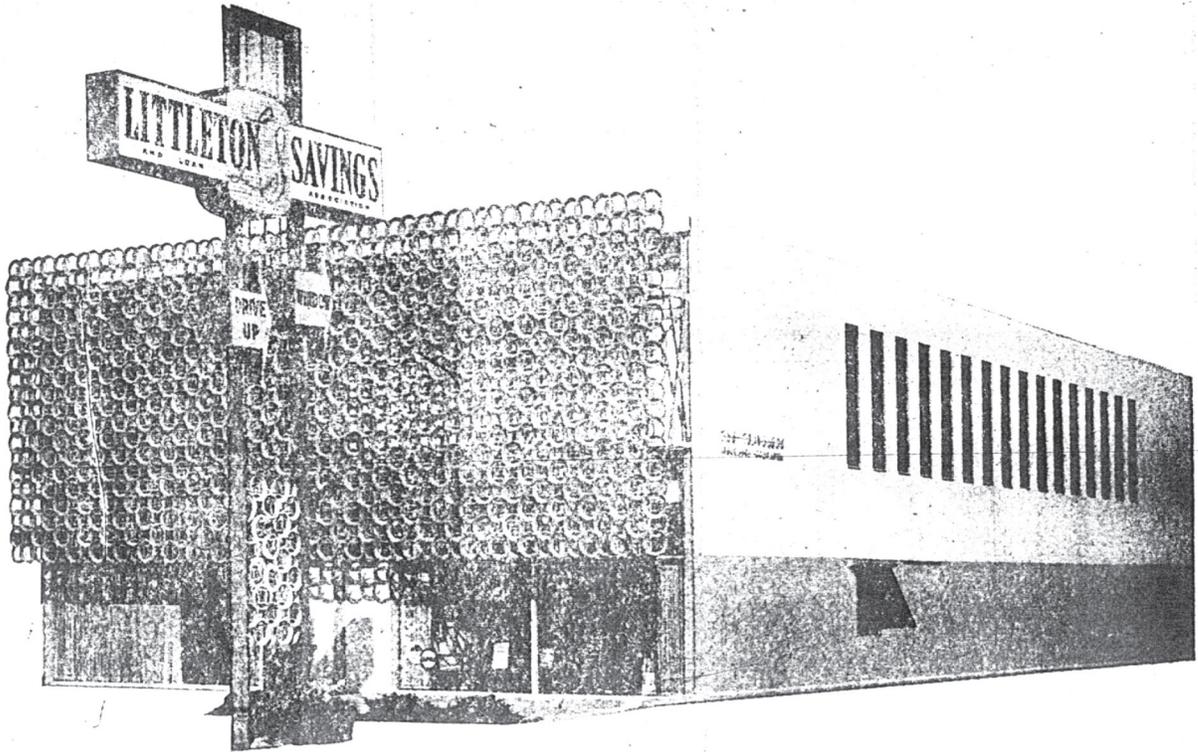
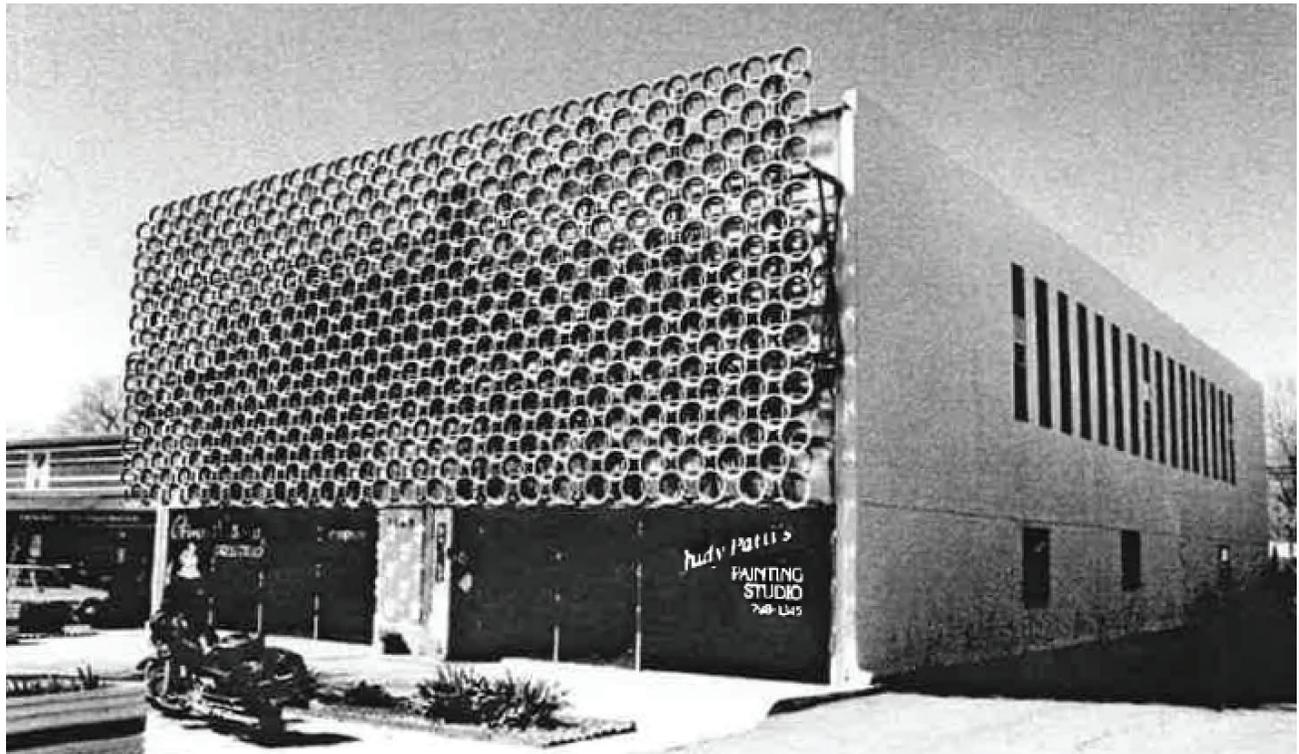


Image: 1449 WLB Historic 04.jpg

Source: 2001 Survey, Front Range Research Associates.



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, 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. 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.

Regional work included the National Register and Denver Landmark-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 urban renewal plan for the Downtown Property Owners Association in 1958, which completely re-imagined old downtown Littleton as an entirely Miesian complex.

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 Probst, 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 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