

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

2077-16-4-15-003

Neighborhood

3566.00 Off Broadway (South)

I. IDENTIFICATION

1. Resource number: 5AH.1966
2. Temporary resource #: N/A
3. County: Arapahoe
4. City: Littleton
5. Historic building name: Hasty House Restaurant
6. Current building name: Vacant
7. Building address: 819 W Littleton Blvd
8. Owner name, address: L2K LLC
5950 S Windermere St
Littleton, CO 80120-2109



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, NE 1/4 of SE 1/4 of Section 16
 10. **UTM reference:** NAD 83 ZONE 13S
 11. **USGS quad name:** Highlands Ranch
Year: 2016
Map scale: 1:24000
 12. **Lot(s)** 3 (partial)
Block: 1, 13 (partial)
Addition: Hickory Heights (1), Stark Bros Wood Add 2nd Flg (13)
Year of Addition: 1955, 1910
 13. **Boundary Description and Justification:**
 E 5 Ft Of Lot 3 Blk 1 Hickory Hts & That Part Of Blk 13 Stark Bros Wood Add 2nd Flg Desc
 As Beg Se Cor Sd Blk Th W 234.85 Ft Th N 240 Ft Th E 234.85 Ft Th S 240 Ft To Beg Ex E
 19 Ft For St
 The boundary of the property is the legally defined parcel, encompassing 1.2170 acres.

III. ARCHITECTURAL DESCRIPTION

14. **Building plan (footprint, shape):** Rectangular
 15. **Dimensions in feet:** 80' x 84'
 16. **Number of stories:** One
 17. **Primary external wall material(s):** Brick, Stone
 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 Hasty House Restaurant is centered at the south end of a rectangular lot at the north-west corner of W Littleton Blvd and S Huron St.

The one-story building has a largely rectangular footprint. There is a flat roof with parapet wall and a modified mansard-style fascia with variegated asphalt shingles. The materials are random stone and brick masonry with wood-framed bronze glass windows and metal and/or glass doors.

The south side/facade is divided into three bays. An enclosed glass entry hall appears at the west end of the projecting central bay. The entry hall is full-height glass with single doors facing to the west and south. The east end of the bay displays a band of windows above a low wall and between two perpendicular walls of stone masonry. To the east and west, the front wall steps back and groupings of windows appear above a low stone masonry wall.

The east and west walls are primarily random stone masonry. The east wall is blind. The south end of the west wall includes two full-height groupings of vertical windows above spandrel panels of diagonal wood siding.

The north wall is brown variegated running-bond brick masonry. To the west is a row of full-height windows above spandrel panels of diagonal wood siding. Just east of the windows are two metal service doors. A third metal service doors appears at the east end of the building.

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

23. Landscaping or special setting features:

A large landscaped yard runs between the building and the public sidewalk. Curvilinear sidewalks of exposed-aggregate concrete and paving brick lead to the entrance from the east and west sides of the parking lots. The yard includes mature trees, wood benches, crushed stone mulch and large specimen rocks. River rock forms small planting beds and dry streambeds. Raised beds appear at the foot of the facade, constructed of river rock and banded vertical lengths of wood. A small faux-footbridge appears along a walkway between the front entrance and the public sidewalk.

Landscape beds with mature trees and shrubs also appear along the perimeter of the lot and within the rear parking lot. The balance of the lot is paved.

24. Associated buildings, features, or objects:

A sign, now with realtor name and contact information, is mounted on a low base of stone masonry

in a landscape bed at the southeast corner of the lot. A second sign, probably dating to the 1960s, appears in a landscape bed at the entrance to the rear parking lot. It is constructed of wood with a diagonal siding detail that relates to the spandrel panels on the building.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** 1967
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 historic 1975 photo, after the building became the Crestwood Restaurant, shows a tall mansard-style form with steeply sloped sides and a flat roof atop the main roof of the building to the south. Probably dating to the original Hasty House, it was clad with cedar shake shingles. Its face displayed a white, rear-illuminated sign with the Crestwood Logo. This signage feature has since been removed. A tall parapet wall was added to the roof, its face designed as an extension of the original mansard-style fascia. The entire fascia is now faced with variegated asphalt shingles.

The landscape was also altered. A long wall matching the building's masonry was sited parallel to south side of the building, forming a courtyard at the front of the building. A grass lawn and trees appeared between the wall and sidewalk. This wall and a round fountain, also stone masonry, were removed. A tall freestanding sign at the southeast corner of the lot bearing the name "Crestwood" and flame logo was replaced.

A later Crestwood matchbook cover, date unknown, shows the current form of both the roof and landscape.

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, Restaurant
 33. **Current use(s):** Vacant
 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 West Littleton Boulevard 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 establishes 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.

The slogan of Hasty House was "The Hamburger that Went to Switzerland." See additional history on continuation sheet.

36. Sources of information:

Arapahoe County Assessor Records.

Littleton City Directories.

Bemis Library Archives, City of Littleton 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: 1967

41. Level of significance: Local

42. Statement of significance:

The former Hasty House Restaurant 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 Criteria A: The former Hasty House 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.

SR Criteria C: The former Hasty House Restaurant portrays the environment of the post World War II era of Littleton history characterized by the Rustic Modern Style in architecture. It embodies the distinguishing characteristics of the Rustic Modern Style.

43. Assessment of historic physical integrity related to significance:

The former Hasty House Restaurant retains at least five of the seven aspects of integrity. The building retains its original location but its setting, including a surrounding garden with important hardscape has been somewhat compromised. A tall mansard-style form above the main roof of the building that originally carried signage has been removed. A tall parapet wall was added to the roof, its face designed as an extension of the original mansard-style fascia, probably to conceal rooftop HVAC units, but has been done in a manner that retains the feeling and association of the historic building. The balance of the 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:**
819 WLB 01.jpg through 819 WLB 06.jpg
819 WLB Historic 01.jpg and 819 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



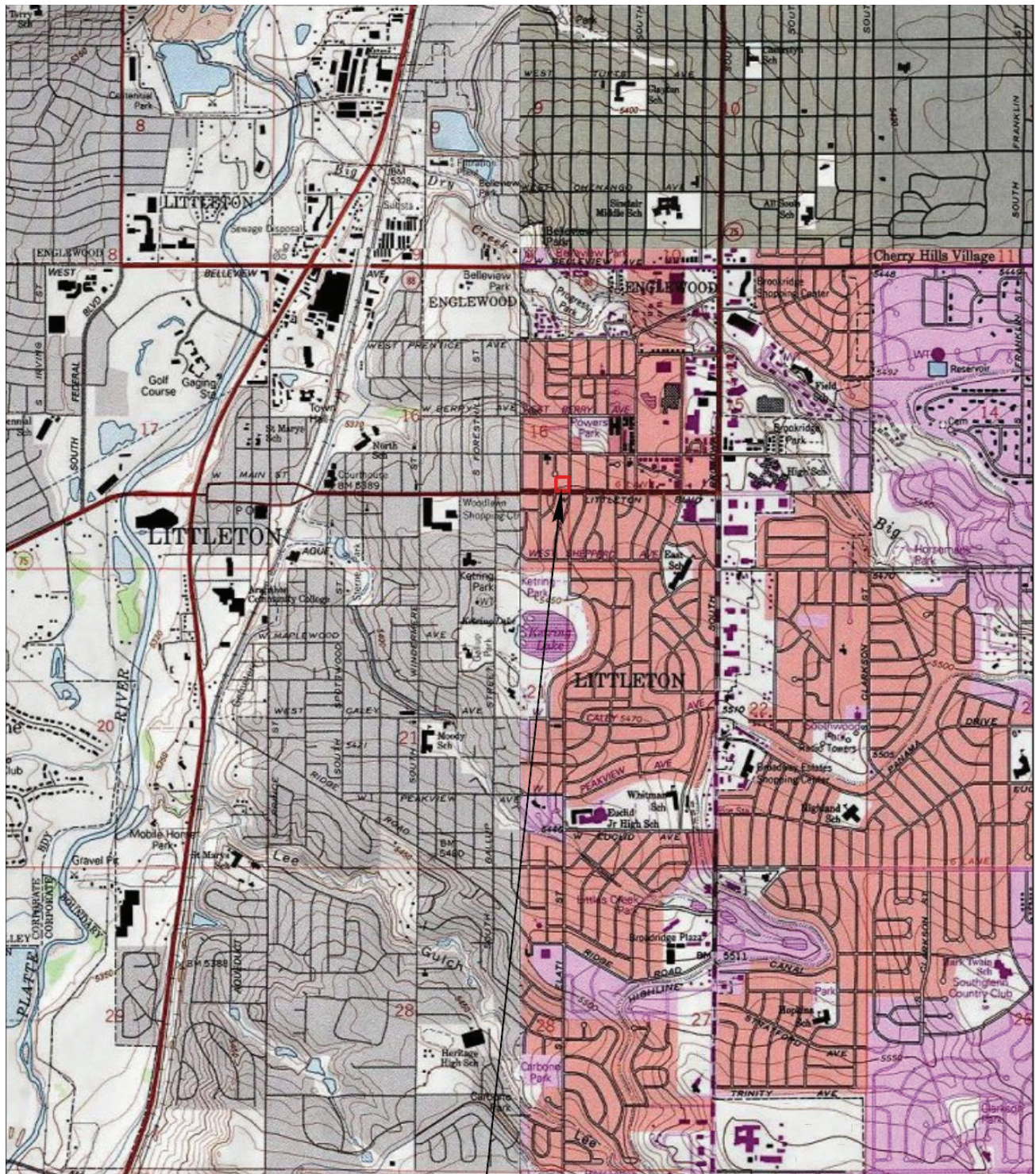
Source Data DRCOG Regional Data Catalog
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5AH1966

Sketch Map



Location Map



5AH1966

Photo: 199 WLB 01.jpg
South Wall, facade (right); West Wall (left).



Photo: 199 WLB 02.jpg
South Wall, facade (left); East Wall (right).



Photo: 199 WLB 03.jpg
East Wall (left); North Wall (right).



Photo: 199 WLB 04.jpg
North Wall (left); West Wall (right).



Photo: 199 WLB 05.jpg (left)

Stone plinth at southeast corner of lot carries signage (previous tenant).

Photo: 199 WLB 06.jpg (right)

Original custom wood signage adjacent to parking lot along S Huron St.



Image: 819 WLB Historic 01.jpg (top) and 819 WLB Historic 02.jpg (bottom).
South Wall, facade, with original landscape features, Crestwood signage, c1975
South Wall, facade, with original Hasty House mansard-style form and sign, c1975.

Source: Bemis Library Archives, City of Littleton Scrapbook 1975



Rustic Modern Style

Rustic Modernism incorporates the influences of vernacular architecture in form and materials. However, Rustic Modernism should not be confused with a genuine vernacular style. Rustic Modernism is a style that had a national presence and is not associated with any particular region. The forms of Rustic Modern buildings have been derived from various kinds of rural buildings including those related to agriculture and mining. A number of architects in the late 20th century may be seen as champions of Rustic Modernism including Edward Larrabee Barnes working in New England and New York, and Charles Moore in California. In the 1960s and increasingly in the 1970s, these architects, among many others, began to reject both the hard edges and industrial materials seen in many other Modern styles and to replace them with softer, more traditional forms and natural materials. In this way, Rustic Modern buildings are closely related to Usonian buildings.

The informality and anti-monumentality of Rustic Modernism made it a late 20th century continuation of an ongoing current found in early Modern architecture beginning with the Craftsman style. Like Craftsman, Rustic Modernist buildings feature prominent roofs with deep overhanging eaves and traditional materials such as brick, stone and shingles. The rich tradition that leads to Rustic Modernism indicates that the style has a retrospective quality that makes it distinct from the other earlier Modern styles, which are consciously forward-looking. It is for this reason that some historians have linked Rustic Modernism to the later Post Modern style.

The term was coined in 2000 by Michael Paglia and Diane Wray.

Defining Characteristics of Rustic Modernism

- mix of horizontals and verticals
- horizontal ribbon windows and vertical slit windows
- windows divided by vertical mullions
- skylights and clerestory windows
- use of traditional materials like brick, stone, and shingles
- traditional conception of building's volumes
- integration of indoors and outdoors
- no ornament
- deep over-hanging eaves
- roof a prominent design feature
- shed roofs, gable roofs, hipped roofs

**Additional Historical Background from the 2001 Survey Form
Front Range Research Associates, Inc.**

The Hasty House of Littleton restaurant opened in this building in August 1964. The Littleton Independent noted that "flaming gas torches surround the modified A-frame, stone and glass building." Bodie B. Smith, the original owner, invested \$175,000 in the restaurant and held the rights to other franchises in the Denver-Boulder area. Harry McLaughlin was the manager of the restaurant. The Hasty House chain had its origins in Zurich's Silver Ball chain, started by three Swiss business men using the American hamburger house as a model. The concept was exported to the United States with a motto of "the Hamburger That Went to Switzerland. " The menu featured "Mountain-eers, Yodel Burgers, and Swisettes (a french fried , hash brown potato-ball rolled in oatmeal batter), and orders are taken by waitresses in provincial alpine dress." Hamburgers were fried on one side only on special aluminum grills; minute holes in the burgers permitted thorough cooking and the penetration of a special sauce that saturated the meat.

The Hasty House was short-lived; by 1970, a White Spot restaurant was located here. The 1974 city directory listed The Crestwood restaurant here with Pete Winfeldt, Jr., as manager..."