

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

2077-17-4-05-008

Neighborhood

3566.00 Off Broadway (South)

I. IDENTIFICATION

- 1. Resource number: 5AH.1271
- 2. Temporary resource #: N/A
- 3. County: Arapahoe
- 4. City: Littleton
- 5. Historic building name: Van Schaak & Company Realtors
- 6. Current building name: Unknown
- 7. Building address: 2409 W Main St
- 8. Owner name, address: Katfish LLC
7600 Landmark Way Unit 504
Greenwood Village, CO 80111-1961



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, NE 1/4 of SE 1/4 of Section 17
10. **UTM reference:** NAD 83 ZONE 13S
11. **USGS quad name:** Littleton
Year: 2016
Map scale: 1:24000
12. **Lot(s)** 1-2 (partial)
Block: 7
Addition: Littleton
Year of Addition: 1872
13. **Boundary Description and Justification:**
 E 75 Ft Of Lots 1-2 Blk 7 Littleton
 The boundary of the property is the legally defined parcel, encompassing .1720 acres.

III. ARCHITECTURAL DESCRIPTION

14. **Building plan (footprint, shape):** Rectangular Plan
15. **Dimensions in feet:** 70' x 34'
16. **Number of stories:** One
17. **Primary external wall material(s):** Stone, Brick
18. **Roof configuration:** Flat Roof
19. **Primary external roof material:** Asphalt Roof/Composition Roof or Synthetic Roof
20. **Special features:** N/A
21. **General architectural description:**

The former Van Schaak & Company Building is sited along the south and west property lines of a rectangular lot at the northwest corner of W Littleton Blvd and S Prince St.

The one-story building has a rectangular footprint and flat roof with a deep projecting fascia clad in vertical tongue-and-groove siding. The soffits are paneled and inset with groupings of recessed light fixtures. Materials include brick masonry, vertical panels of filled white travertine, red/black granite and wood, metal and tinted glass doors and windows.

The south and east walls form the building facade. On the south side, immediately adjacent to the public sidewalk, is a blind wall of filled white travertine above a low integral planter box faced with granite. A full-height entry with two perpendicular doors and sidelights appears at the southeast corner. The materials and design of the east wall match that those of the south, with the addition of a long bay of nine full-height windows. The bay, recessed just behind the travertine wall, has projecting vertical wood mullions with a narrow transom panel of vertical tongue-and-groove siding above.

The north wall is blind painted brick masonry with a single service door. The west wall is immediately adjacent to the adjoining building.

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

23. Landscaping or special setting features:

Formal integral planter boxes appear at the foot of the south and east walls of the building. Mature trees appear in tree pits along both streets. A triangular planting bed appears at the southeast corner of the site. Surface parking appears to the east and north of the building.

24. Associated buildings, features, or objects:

Two municipal directional signs appear adjacent to the southeast planting bed.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** 1964
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):** 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, Financial Institution
- 33. **Current use(s):** Commerce/Trade, Restaurant
- 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.

Van Schaak & Company, founded in 1911, was the Rocky Mountain region’s largest multi-service real estate firm by 1980. It was one of the premier realty firms in the Denver area and the downtown Littleton branch, housed in this building, was one of several offices operated by the firm in the 1960s. Like the one in downtown Littleton, Van Schaak & Company branches were typically housed in sleek Modernist buildings.

36. Sources of information:

Thomas J. Noel, *Denver: Rocky Mountain Gold* (Tulsa: Continental Heritage Press, 1980) , 242.
 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:** 1964
- 41. **Level of significance:** Local
- 42. **Statement of significance:**

The former Van Schaak & 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, 3, 6 and 10.

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

NR Criterion C: The former Van Schaak & Company Building portrays the environment of the post World War II era of Littleton history characterized by the Formalist Style in architecture. It embodies the distinguishing characteristics of the Formalist 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 former Van Schaak & 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

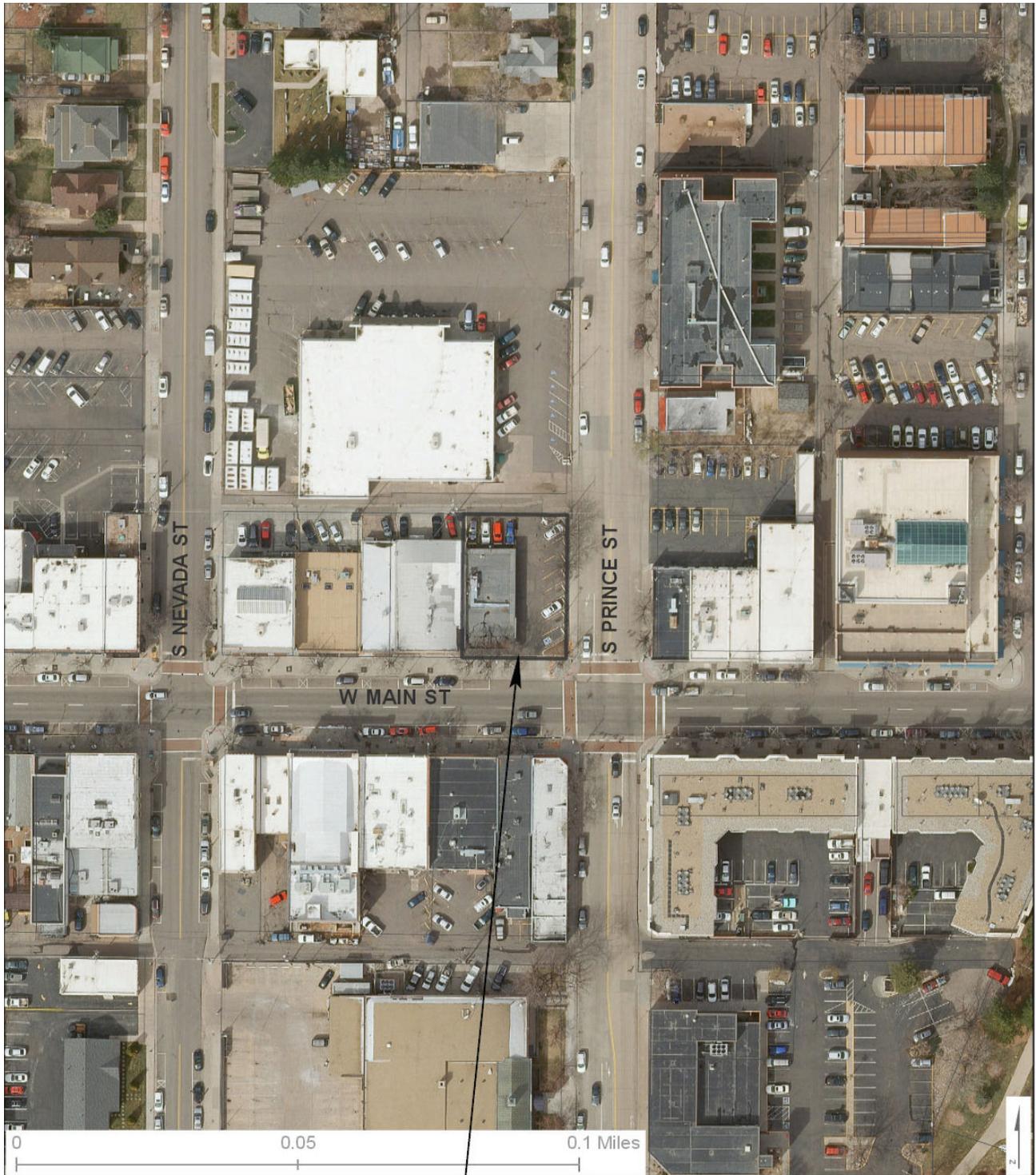
- 44. **National Register eligibility assessment:** Individually eligible (local)
State Register eligibility assessment: Individually eligible (local)
Local Landmark eligibility assessment: Individually eligible, contributing to district
- 45. **Is there historic district potential?** Yes

-
46. **Discuss:** Eligible for proposed Littleton Overlay District.
Building located in N.R. district? No
Contributing N/A
Noncontributing N/A

VIII. RECORDING INFORMATION

47. **Photograph numbers:**
2409 WMS 01.jpg through 2409 WMS 02.jpg
2409 WMS WLB Historic 01.jpg and 2409 WMS 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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5AH.1271

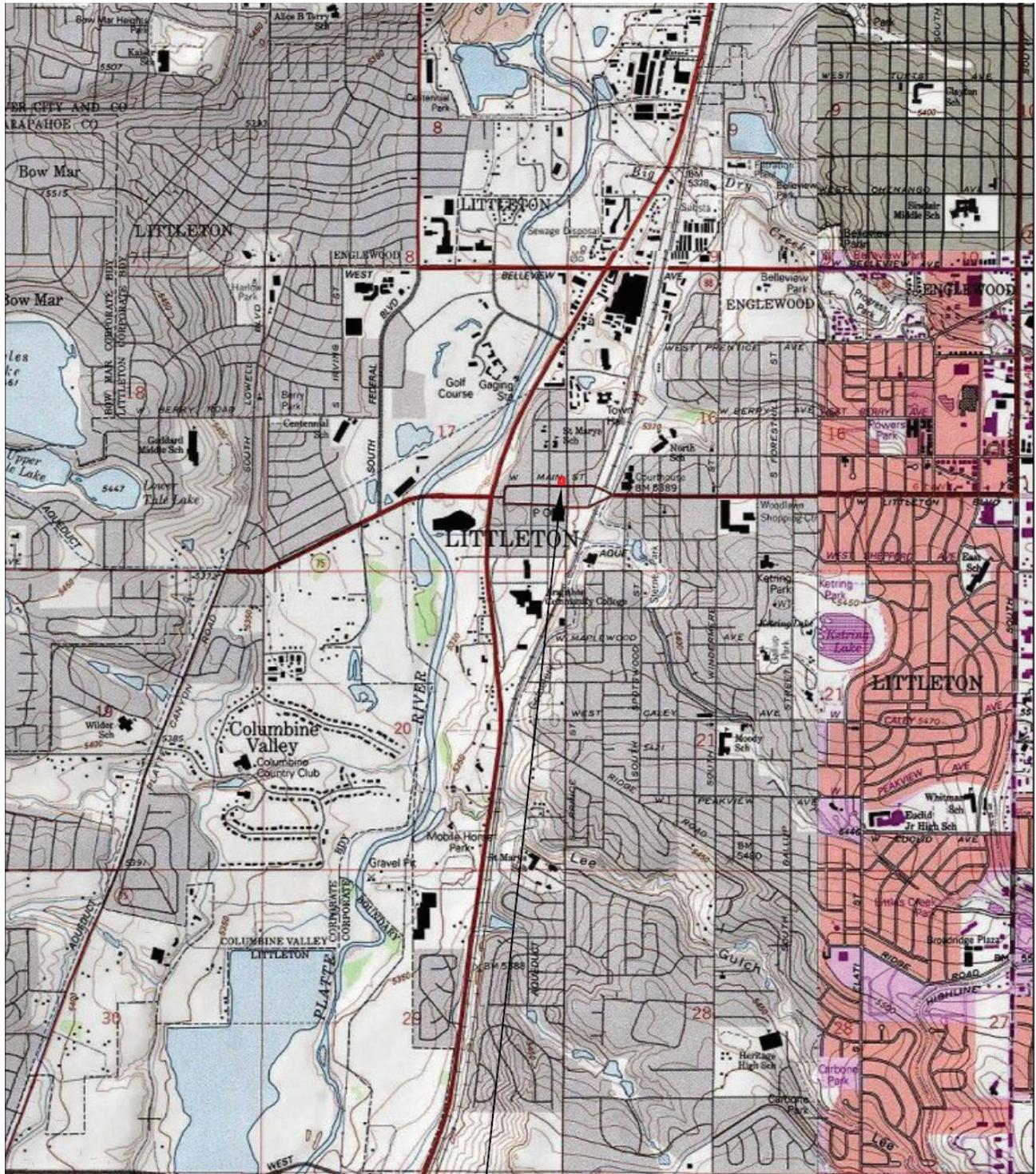
Sketch Map



Source Data DRCOG Regional Data Catalog
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5AH.1271

Location Map



5AH.1271

Photo: 2409 WMS 01.jpg
South Wall, (left); East Wall (right), W Main St in foreground.



Photo: 2409 WMS 02.jpg
East Wall (left); North Wall (right), public alley in foreground.



Image: 2409 WMS Historic 01.jpg
South Wall (left); East Wall (right)

Source: 1997 Survey Form, Front Range Research Associates



Image: 2409 WMS Historic 02.jpg
South Wall (left); East Wall (right)

Source: Arapahoe County Assessor Website, 05-12-2018 Search
Commercial Parcel Search / Photo (undated).



Formalism

Antecedents for Formalism in American architecture can be found in France and Italy in the 1930s and 1940s, which is why it is sometimes called New Formalism. The style first appeared in the United States in the 1950s. Through the 1970s, Formalism became a dominant trend in American architecture. In the 1980s, Post Modernism superseded Formalism, with the two styles sharing many characteristics, most notably their references to historicism and decoration. Formalism was a subtle commentary on the International Style, to which it is closely related. Formalism put forward a critique of the functionalist ethos of the International Style.

The most important proponents of Formalism in the United States were Philip Johnson, Edward Durell Stone, and Minoru Yamasaki. All three had begun their careers by designing International Style buildings and so it is appropriate to see Formalism, like Miesian, as being a variant of the International Style.

Formalism reintroduced to Modern architecture a classicism through regular and sometimes symmetrical massing, as opposed to the irregular and asymmetrical massing associated with the International Style. Formalist buildings also sometimes sported decorative flourishes in the form of sun-screens and planters. The style was most often used in the design of large buildings. Many government and high-rise buildings from the period are examples of Formalism. It sometimes appears in the design of houses. The origin of the term is unknown.

Defining Characteristics of Formalism

- vertically oriented
- expression of corners
- sun-screens and screen walls in concrete or metal spandrels vertically link windows
- recessed windows
- simplified formal arrangement of building's volumes
- vertical piers
- eaveless walls or coping at top of walls
- flat roofs.