

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

2077-15-3-11-017

Neighborhood

3566.00 Off Broadway (South)

I. IDENTIFICATION

- | | | |
|----|--------------------------------|---|
| 1. | Resource number: | 5AH.3677 |
| 2. | Temporary resource #: | N/A |
| 3. | County: | Arapahoe |
| 4. | City: | Littleton |
| 5. | Historic building name: | United Bank of Littleton |
| 6. | Current building name: | Wells Fargo Bank |
| 7. | Building address: | 5601 S Broadway |
| 8. | Owner name, address: | Norwest Bank Colorado
Po Box 2609
Carlsbad, CA 92018-2609 |



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 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)** N/A
- Block:** N/A
- Addition:** Interurban
- Year of Addition:** 1907
13. **Boundary Description and Justification:**
 N 305 Ft Of Plots 28-29 Ex W 150 Ft Of N 285 Ft & Ex E 170 Ft Of W 320 Ft Of N 173 Ft & Ex Road Interurban Add
 The boundary of the property is the legally defined parcel, encompassing 2.4060 acres.

III. ARCHITECTURAL DESCRIPTION

14. **Building plan (footprint, shape):** Rectangular
15. **Dimensions in feet:** 101' x 137'
16. **Number of stories:** Four
17. **Primary external wall material(s):** Concrete
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 United Bank of Littleton Building is sited along the east property line of a large L-shaped flag lot at the southwest corner of S Broadway and W Powers Ave. The linear driveway aligns with the south boundary of the lot, providing access to S Bannock St to the west.

The four-story building has a rectangular footprint and flat roof. The building is constructed of concrete with metal and bronze glass windows and doors.

The design of all four sides of the building is identical. At ground level, vertical piers frame a series of recessed two-story bays. At the four corners of the building, the piers are chamfered. The east and west walls of the building have eleven bays; the north and south have eight bays. Within each bay, a pair of vertical metal and glass windows rises above a low concrete sill. Above, a pair of vertical windows appears at the second floor level. Between them are flush metal spandrel panels of approximately the same color as the bronzed window glass, creating the impression of a single, vertical two-story base. Above the second floor, the piers are flush with the walls, with pairs of recessed windows between. There is a subtle variation between the height of the second and third floor windows and the upper walls.

Pairs of doors provide entry from the west and south sides of the building, both adjacent to the surface parking lot. In three locations on the north and south elevations, single metal service doors appear in the ground floor bays; an ATM appears in a west bay.

Surface-mounted illuminated signs reading "Wells Fargo" appear on the east ends of the north and south sides of the building at the roofline and over the main entry doors to the west. The address "5601" appears on the metal spandrel panels between the first and second floors at the northeast and southeast corners of the building. Self-adhesive Wells Fargo logos and white bands are applied near the bottom of the ground floor windows on the east, west and north sides of the building.

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

23. Landscaping or special setting features:

The northeast corner of the lot has a large landscape bed with turf, river rock and mature trees. There are a small number of small landscape beds with mature trees that define parking lanes within the lot. The balance is paved for parking.

24. Associated buildings, features, or objects:

N/A

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** 1973
Estimated or Actual: Actual
Source of information: Arapahoe County Assessor Records.
26. **Architect:** Burke, Kober, Nicolais & Archuleta, LA, CA
Source of information: *Denver Post*, 03-21-1972, p 29.
27. **Builder/Contractor:** Leavell Development Co, El Paso, TX
Source of information: *Denver Post*, 03-21-1972, p 29.
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, Financial Institution
32. **Intermediate use(s):** Commerce/Trade, Financial Institution
33. **Current use(s):** Commerce/Trade, Financial Institution
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. Unlike the banks along W Littleton Blvd that followed the development of Woodlawn Shopping Center, the location of the former United Bank of Littleton is more closely related to commercialization moving down South Broadway from Englewood.

As a result, it expresses larger Denver Metro area trends in architecture and displays a reductive design that anticipates the Oil Boom skyscrapers in downtown Denver from the 1980s. All the other significant buildings in this survey were commissioned by local firms and designed by local architects. In contrast, the United Bank of Littleton was the work of the Los Angeles architectural firm of Burke, Kober, Nicolais & Archuleta and the contractor was from Texas. A series of California buildings by the same firm include the Newport Medical Center, Newport Beach, CA; a 1969 building at 533 South Fremont, Los Angeles, CA; and, a 1973 building at 4929 Wilshire Boulevard, Los Angeles, CA.

36. Sources of information:

Obituary for Millard Archuleta: http://articles.lacanadaonline.com/2010-05-27/news/lvs-obitarchuleta052710_1_archuleta-architects-millard-archuleta-associates-seal-beach and

Overview of Burke, Kober, Nicolais & Archuleta: <https://www.emporis.com/companies/291955/burke-kober-nicolais-archuleta-los-angeles-ca-usa>

The AIA Historical Directory of American Architects: <http://public.aia.org/sites/hdoaa/wiki/Wiki/Pages/FindNames.aspx>

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:** 1973
 41. **Level of significance:** Local
 42. **Statement of significance:**

The former United Bank of Littleton 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 and 10.

NR Criterion A: The former United Bank of Littleton Building 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 United Bank of Littleton Building portrays the environment of the post World War II era of Littleton history characterized by the Late Modernist Style in architecture. It embodies the distinguishing characteristics of the Late Modernist Style. It is the work of the distinguished Los Angeles architectural firm of Burke, Kober, Nicolais & Archuleta. It is well-designed and displays a high standard of material quality and construction craft.

The survey team believes that this building, with the explanatory narrative required for a well-presented nomination, would qualify for listing in the National Register of Historic Places under Exception G, necessary only since the building is less than fifty years of age. The building currently qualifies for state and local landmark listing.

43. Assessment of historic physical integrity related to significance:

The former United Bank of Littleton 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) once the building is fifty years of age
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:**
 5601 SB 01.jpg through 5601 SB 03.jpg
 5601 SB 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
© City of Littleton

5AH.3677

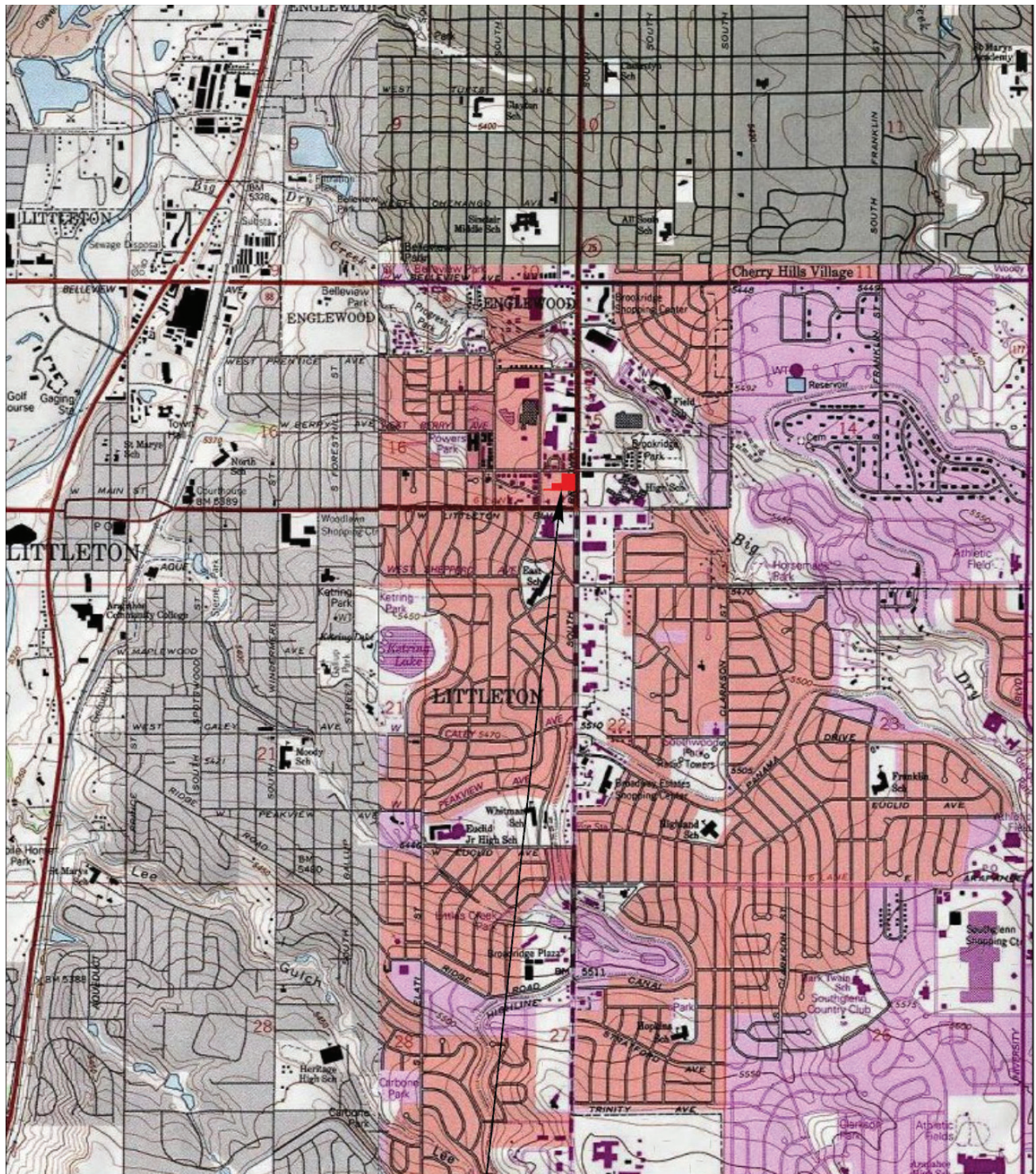
Sketch Map



Source Data DRCOG Regional Data Catalog
© City of Littleton

5AH.3677

Location Map



5AH.3677

Photo: 5601 SB 01.jpg
East Wall (left); North Wall (right), W Littleton Blvd in foreground.



Photo: 5601 SB 02.jpg
North Wall (left); West Wall (right).



Photo: 5601 SB 03.jpg
South Wall (right); West Wall (left).



Image: 199 WLB Historic 01.jpg
East Wall (left); North Wall (right), W Littleton Blvd in foreground.

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



Late Modernism

Beginning in the 1970s, architects in the United States put forward a new architecture that constituted an updating of earlier Modern styles. Like the earlier Modern buildings, Late Modern architecture was reductive and functionalist. In addition to refining or reformulating earlier Modern concepts, Late Modernism also rehabilitated certain out-of-favor Modernist features including radial corners, glass blocks and belt courses.

Many of the most important Late Modernist buildings were in the form of high rises but large low rise buildings were also built in the style, notably schools, factory buildings, and shopping centers. A limited number of Late Modernist houses were also constructed during the period.

Though the use of metal and glass curtain walls firmly links the Late Modern style to the Second Phase International Style, the two styles are clearly distinguishable from one another in a number of other ways. The most obvious difference between the two styles was that Late Modern style architects imagined their buildings not as a simple straight-forward set of volumes, but as highly articulated sculptural forms, albeit rectilinear ones. This is the case even when these sculptural forms are simply the result of structural engineering considerations.

The acceptance of the key importance of rationalism as the underlying philosophy of building design associated with the International Style and the panoply of styles that were its progeny was attacked viciously by the Post Modernists. Emboldened by their successes, the Post Modernists believed they had written Modern's final chapter. In recent years, as Post Modern has degenerated into Neo Traditionalism, Late Modern has evolved into Neo Modern.

The term was coined in the 1980s by Charles Jencks.

Defining Characteristics of Late Modernism

- horizontally oriented
- ribbon windows, belt courses
- hooded or deep set windows
- large areas without windows
- use of industrial materials like concrete
- dramatic sculptural conception of building's volumes
- no ornament
- walls eaveless or with boxed or cantilevered eaves
- decorative use of functional features
- flat and shed roofs