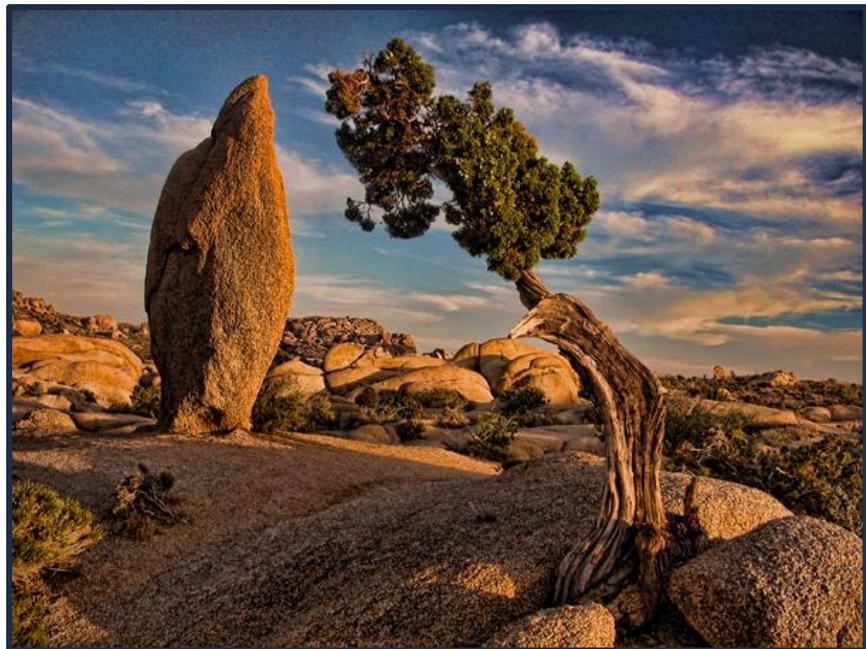


December 15, 2025

City of Littleton Survey Plan and Reconnaissance Survey Report

Prepared for:
City of Littleton Community Development Department
2255 West Berry Avenue
Littleton, CO 80120

Pinyon Project No.:
124169901



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1. Introduction

The *City of Littleton Survey Plan* provides a comprehensive, forward-looking framework for identifying, documenting, and managing the City's historic and architectural resources. Building upon decades of previous studies and the findings of a reconnaissance survey of multi-family residential resources conducted in 2025 (2025 reconnaissance survey), this report establishes a structured, phased approach that expands the scope of historic resource documentation while aligning preservation practices with contemporary planning and development goals. Designed to be both methodical and adaptable, the plan supports the City's long-standing commitment to balance growth with the stewardship of its historical and cultural heritage.

This structured approach directly supports the guiding principles of the City's 2019 *Envision Littleton Comprehensive Plan*—Anchored, Authentic, Connected, Active, and Engaged—by linking preservation to community character, sustainability, and civic identity. Historic buildings, landscapes, and neighborhoods anchor Littleton's sense of place, provide continuity amid growth, and connect residents to their shared history. Ultimately, this report provides recommendations that would establish the foundation for a long-term, sustainable survey effort to guide the City's ongoing preservation program. Through a combination of technological innovation, community engagement, and rigorous documentation standards, the survey plan positions historic preservation as an essential component of responsible growth and civic identity. The sections that follow outline the preservation framework, goals, methodologies, and phased implementation strategies that should guide Littleton's survey efforts over the coming decade

This plan responds to the need for a comprehensive, current understanding of Littleton's built environment. Previous efforts—including the *Historic Buildings Survey* (Simmons and Simmons, 2001), *Historic Context of Littleton, 1949–1967* (Tomasso, 2008), *Arapaho Hills Reconnaissance Survey* (Tomasso, 2009), and *Commercial Modernism in the Greater West Littleton Boulevard Corridor* (Paglia and Wray, 2018)—mostly documented the city's commercial and civic development but left significant gaps in residential coverage, particularly mid- to late-Twentieth Century neighborhoods and multi-family housing.

To begin addressing those gaps, Pinyon Environmental Inc. (Pinyon) completed a reconnaissance-level survey in June and September 2025 that recorded 30 resources—25 newly documented properties and 5 revisited sites—representing a snapshot of Littleton's multi-family and low-income residential evolution. The majority were post-World War II (post-WWII) apartment buildings, while other properties included the Meadowood Cooperative Mobile Home Park and two early examples of multi-family housing near Main Street: the Cromley / White Residence (5AH.179), constructed prior to 1893 and the Caley / Broemmel Residence (5AH.1180), constructed circa 1903.

Findings from the 2025 reconnaissance survey, combined with coordination between Littleton Community Development Department (CDD) staff and the Historical Preservation Commission (HPC), shaped the structure and priorities of this plan, which outlines a four-phase program designed to be implemented over ten years:

1. **Phase I (Year 1) – GIS Integration and Database Creation:** Develop a geospatial database linking Colorado Office of Archaeology and Historic Preservation (OAHP) survey records, parcel data, and planning layers for use by CDD and the HPC.
2. **Phase II (Year 2)– Intensive Survey of Multi-Family Housing:** Using the information gathered from the 2025 reconnaissance survey, conduct detailed documentation of apartment complexes, duplexes, and cooperative or mobile-home developments which retain a high degree of integrity.
3. **Phase III (Years 3-6)– Single-Family Residential Survey:** Complete a citywide survey of residential neighborhoods, from early-townsite neighborhoods through post-war subdivisions and late-Twentieth Century housing stock.
4. **Phase IV (Years 7-10) – Update and Integration:** Re-evaluate previously recorded data, consolidate new documentation, and submit the final citywide inventory to the Colorado Office of Archaeology and Historic Preservation (OAHP) COMPASS system.

2. Preservation Context and Framework

Historic preservation in Littleton is grounded in a long-standing civic commitment to balance growth with the protection of the community's cultural and architectural heritage. The City recognizes that its historic resources—ranging from early farmsteads and Victorian-era dwellings to postwar apartment complexes, suburban neighborhoods, and late-Twentieth Century commercial and industrial resources—are physical expressions of more than a century of community growth and development. These resources collectively define Littleton's distinctive identity and are key to maintaining the City's sense of place amid ongoing change.

Preservation planning in Littleton operates under the authority of the City's Historic Preservation Code (Littleton City Code and Charter §10-8) and is administered by the HPC in partnership with CDD. The program is guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties and the OAH survey and evaluation procedures. Together, these frameworks provide consistency with state and federal practice while allowing Littleton to tailor its program to local conditions and priorities.

The *City of Littleton Survey Plan* also aligns directly with the *Envision Littleton Comprehensive Plan* and its five guiding principles: Anchored, Authentic, Connected, Active, and Engaged. Within this vision, historic preservation is recognized as a means to maintain authenticity, support neighborhood identity, and reinforce the City's historic character while encouraging compatible new development. The *Envision Littleton Comprehensive Plan* plan calls for preservation to be embedded in land-use, housing, and economic development policies, ensuring that historic resources contribute to livability and sustainability in a growing community.

The reconnaissance-level survey completed in 2025 focused exclusively on multi-family and alternative housing types, a deliberate decision made to address one of the most significant gaps in Littleton's existing survey record. The results confirmed that multi-family housing has been a consistent component of Littleton's residential development from the late-Nineteenth Century through the post-WWII decades, with early duplexes near the original townsite evolving into mid-Century garden apartments and larger, amenity-oriented complexes of the 1960s and 1970s. These patterns parallel broader shifts in Littleton's growth—from its compact townsite origins to its postwar suburban expansion—and illustrate how multi-family housing both responded to and helped shape changing demographic, economic, and land-use conditions. The survey further demonstrated the need for consistent evaluation standards and improved integration of multi-family data within the City's planning systems so that these resources can be more effectively understood and managed within the larger context of Littleton's long-term development.

The City's preservation framework is guided by the following concepts which support the principles identified in the City's 2019 *Envision Littleton Comprehensive Plan* (Anchored, Authentic, Connected, Active, and Engaged):

- ▶ **Comprehensiveness:** Survey and evaluate all resource types and periods of development, including single-family, multi-family, commercial, industrial, institutional, and landscape features.
- ▶ **Integrity and Authenticity:** Document and assess resources based on physical integrity and the ability to convey significance, following OAH and federal standards.

- ▶ **Coordination and Consistency:** Integrate preservation activities into daily planning functions and apply standardized methods across all survey phases.
- ▶ **Adaptation and Sustainability:** Encourage adaptive reuse and energy-efficient rehabilitation as strategies for long-term resource conservation.
- ▶ **Public Engagement:** Promote transparency, education, and volunteer participation to foster shared stewardship of the city's historic environment.

These guiding concepts form the basis for the four-phase survey program outlined in this report. The program emphasizes collaboration among City departments, consultants, and the community, ensuring that preservation remains both practical and participatory. By aligning with the *Envision Littleton Comprehensive Plan* planning goals, the *City of Littleton Survey Plan* positions preservation as a proactive tool for shaping growth, supporting sustainability, and maintaining Littleton's authentic character well into the future.

3. Goals and Objectives

The *City of Littleton Survey Plan* provides a structured, phased approach for expanding the City’s historic resource documentation and ensuring that preservation data are integrated into local planning. The plan’s goals and objectives respond directly to gaps identified through previous surveys and the 2025 reconnaissance survey, and they are grounded in the guiding principles of *Envision Littleton Comprehensive Plan*—Anchored, Authentic, Connected, Active, and Engaged. The overarching purpose of this plan is to establish a comprehensive, phased, data-driven, and sustainable survey program that supports informed decision-making, promotes public participation, and strengthens the role of preservation in community development.

3.1 Overarching Intent

Develop a phased survey program and centralized preservation-data system that collectively documents, evaluates, and manages Littleton’s historic resources across property types and periods of development, from the earliest townsite resources to late-Twentieth-Century properties and potential districts. The phased, citywide survey program will systematically document and evaluate historic resources across all property types and periods of development—from the earliest townsite resources to late-Twentieth-Century properties and potential districts while the centralized preservation-data system will consolidate new and legacy survey information to support consistent evaluation standards and integration of historic-resource data into the City’s planning processes. Together, these two components promote survey activities that are methodical, comprehensive, and supported by a robust information infrastructure that enables informed decision-making and long-range preservation planning.

3.1.1 Phase-Based Goals and Objectives

3.1.1.1 Phase I – GIS Integration and Database Creation (Short Term, Year 1)

- ▶ **Goal:** Build the digital infrastructure for centralized management and analysis of historic resource data.
 - **Objective 1.1:** Develop a GIS-based database linking OAHF survey records, parcel data, and planning layers to allow spatial analysis of historic resources and to track progress of future survey efforts.
 - **Objective 1.2:** Digitize and import legacy documentation from prior studies (1997-1998 Historic Buildings Survey, 2000–2001 Historic Buildings Survey, 2008 Historic Context, 2018 Commercial Modernism, 2025 Reconnaissance).
 - **Objective 1.3:** Provide staff and HPC members with training and protocols for maintaining and updating the database.
- ▶ **Expected Outcome:** An interactive, searchable GIS inventory forming the foundation for all subsequent survey phases.

3.1.1.2 Phase II – Intensive Survey of Multi-Family Housing (Short Term, Year 2)

- ▶ **Goal:** Intensive Documentation and Evaluation of Multi-Family and Alternative Housing using information gathered in the 2025 reconnaissance survey.
 - **Objective 2.1:** Using the findings from the 2025 reconnaissance survey, undertake intensive-level OAHP Form 1403 documentation for high-integrity examples of apartment buildings, duplexes, and cooperative/mobile-home developments.
 - **Objective 2.2:** Prepare a historic context study—an analytic narrative that explains how and why a particular property type developed over time—titled *Multi-Family Housing in Littleton, 1890–1980*. This study will describe architectural typologies, social patterns, and community planning trends that shaped the evolution of multi-family housing in Littleton.
 - **Objective 2.3:** Map integrity and distribution trends in the GIS database.
- ▶ **Expected Outcome:** A detailed record of Littleton’s diverse, multi-family housing stock and its role in shaping community identity throughout the Twentieth Century.

3.1.1.3 Phase III – Single-Family Residential Survey (Medium Term, Years 3-6)

- ▶ **Goal:** Document single-family neighborhoods across the entire city, with particular attention to post-WWII and late-Twentieth-Century development.
 - **Objective 3.1:** Define survey boundaries using GIS data to include representative coverage of all neighborhoods and chronological periods.
 - **Objective 3.2:** Conduct OAHP Form 1403b level surveys for post-WWII and late-Twentieth Century subdivisions citywide.
 - **Objective 3.3:** Prepare a historic context titled *Post-War Single-Family Residential Development in Littleton, 1945–1980* to expand upon prior studies and integrate with previous historic contexts.
 - **Objective 3.4:** Integrate results into the GIS platform for spatial analysis of integrity and potential district formation.
- ▶ **Expected Outcome:** Complete, citywide coverage of mid- to late-Twentieth Century, single-family housing trends and mapped data to guide planning and design review.

3.1.1.4 Phase IV – Update and Integration (Long Term, Years 7-10)

- ▶ **Goal:** Achieve full citywide coverage, re-evaluate earlier survey data, and integrate all information into permanent databases.
 - **Objective 4.1:** Identify and evaluate any unrecorded resources missed in previous years.
 - **Objective 4.2:** Reassess resources recorded during surveys conducted prior to 2025 to verify integrity and update eligibility recommendations.
 - **Objective 4.3:** Consolidate all data within the City’s GIS system and OAHP COMPASS for long-term archival access.
 - **Objective 4.4:** Publish a comprehensive *Citywide Survey Update Report* summarizing methods, findings, and mapping outputs, and produce a historic survey plan for ensuing years.

- ▶ **Expected Outcome:** A complete, unified historic-resource inventory supporting long-range planning, redevelopment review, and public education and a continuing framework for future survey efforts.

3.2 Operating Principles

In parallel with the four survey phases, the City should maintain several ongoing efforts that support the long-term success of the preservation program. First, survey data should be fully incorporated into the City’s planning processes so that the information informs zoning, redevelopment, and design-review decisions across all divisions of the Community Development Department. At the same time, the City should prioritize community engagement and education by sharing survey findings through public workshops, interactive online mapping tools, and partnerships with neighborhood organizations.

To support this ongoing work, regular training and capacity-building efforts should be maintained for City staff, HPC members, and volunteers—focusing on survey methodology, data collection, and GIS applications. Finally, the success of the program will depend on consistent funding and strong partnerships. The City should actively pursue grants and collaborative opportunities with History Colorado, local universities, and community organizations to sustain and expand preservation planning efforts well into the future.

3.3 Summary of Goals, Objectives, and Operating Principles

The program will begin by establishing a structured, multi-phase approach that directs survey efforts across the City. A GIS-based, living database will be developed to consolidate all existing and new historic-resource data, ensuring that information remains accessible, dynamic, and linked to the City’s broader planning systems. Through this effort, Littleton will be able to produce comprehensive documentation of both multi-family and single-family neighborhoods, creating a complete picture of its architectural evolution. Updated historic contexts and eligibility assessments will also be generated to support future local landmark designations and National Register nominations.

Equally important, the program seeks to cultivate a well-informed and engaged community that recognizes and values Littleton’s architectural and cultural heritage. By integrating modern technology with thoughtful, methodical preservation planning, the City can move beyond the current project-based model toward a continuous, data-driven framework. This transition will enable Littleton to balance responsible growth with the celebration of its rich architectural legacy—making sure that preservation remains an integral component of the City’s long-term vision for growth, character, and identity.

4. 2025 Reconnaissance Survey Results

4.1 Literature Review and Historic Context Compilation

The initial phase established the analytical foundation for the Survey Plan. Pinyon conducted an extensive literature review of previous studies, planning documents, and thematic reports relevant to Littleton’s built environment. The results were synthesized in the *Annotated Bibliography* prepared in October 2025 (Attachment 1).

Key source materials included:

- ▶ *Historic Buildings Survey: Littleton, Colorado (2000–2001)* – Front Range Research Associates
- ▶ *Historic Context of Littleton, Colorado: 1949–1967 (2008)* – Diane Wray Tomasso
- ▶ *Arapaho Hills Reconnaissance Survey (2009)* – Diane Wray Tomasso
- ▶ *Commercial Modernism in the Greater West Littleton Boulevard Corridor, 1950–1980 (2018)* – Michael Paglia and Diane Wray Tomasso
- ▶ Comparative regional frameworks including *Denver Area Post–World War II Suburbs MPDF (2011)*, *Boulder’s Historic Context and Survey of Postwar Residential Architecture (2010)*, and *Phoenix’s Historic Context for Post–WWII Multi-Family Housing (2022)*

This review provided the foundation for understanding Littleton’s development from the post-war suburban expansion through late-Twentieth Century modernization. The synthesis identified under-documented themes—especially the City’s mid-Century multi-family housing, Modernist commercial architecture, and civic/institutional development. It also established consistent terminology and integrity-rating standards that guided later fieldwork.

4.2 Historical Preservation Commission Engagement

Engagement with Littleton’s CDD culminated in a study session at the March 17, 2025 HPC meeting. At this meeting, Pinyon presented preliminary findings, GIS maps showing data gaps, and recommendations for what to focus on in the reconnaissance survey. Feedback from HPC members and City staff emphasized the need to document postwar multi-family housing that contribute to neighborhood identity. HPC members—including Paige Alcorn, Ed Bartlett, Amy Fischer, Jason Henderson, Robert Hoene, Kalena Murib Steel, Elizabeth Ritter, and Jason Smith—and City staff made specific suggestions for which multi-family properties to include in the reconnaissance survey. CDD staff and one participating HPC member—Jason Smith—also assisted in the field survey, providing local context. Their contributions helped refine the integrity assessments and helped confirm that the survey products align with the City’s planning efforts.

4.3 Reconnaissance Survey Methodology

The reconnaissance survey was conducted in June and September 2025 by Pinyon architectural historians in collaboration with City staff and one member of the HPC. The field team documented a representative sample of multi-family, commercial, and institutional properties, the majority of which were constructed between 1945 and 1980. Two multi-family residential resources from before this

period—the Cromley/White Residence (constructed 1889) and the Caley/Broemmell Residence (constructed 1903) were also surveyed, highlighting the presence of multi-family residential properties in the City as early as the late-Nineteenth Century. Each property was photographed, mapped, and evaluated for integrity relative to its architectural type. Properties were recorded using OAHF Form 1417 (Reconnaissance Site Form) and Form 1405 (Re-Visit Site Form)

4.4 Conclusions from Literature Review and 2025 Reconnaissance Survey

4.4.1 Existing Documentation, Previous Survey Coverage, and Contextual Integration

The compilation of previous survey efforts revealed that Littleton possesses a strong foundation of early preservation documentation, but significant chronological and thematic gaps remain.

- ▶ **Coverage Concentration:** The majority of previously surveyed properties fall within or near the Littleton Main Street Historic District (5AH.1430) and along West Littleton Boulevard. Survey data for early residential neighborhoods within the downtown area as well as north and east of downtown are partially complete. However, large areas of post-WWII residential and multi-family development south of Littleton Boulevard and east of Broadway remain unsurveyed.
- ▶ **Contextual Gaps:** Prior surveys emphasized Nineteenth- and early-Twentieth-Century residential, industrial, and commercial resources as well as mid-Century, Modern Style, commercial resources with one survey (Arapaho Hills) focusing on a mid-Century residential subdivision. Previous surveys have left the majority of mid-Century suburban, multi-family residential, and late-Twentieth Century commercial and industrial resources underrepresented.

Data from the 2025 reconnaissance survey also reinforces broader development themes identified in the *Historic Context of Littleton, 1949–1967*, including the apartment boom, demographic diversification, and the tension between traditional suburban ideals and emerging higher-density development. These patterns help frame how Littleton’s multi-family resources fit within the city’s wider postwar transformation.

4.4.2 2025 Reconnaissance Survey

Fieldwork completed in 2025 resulted in the documentation of 30 representative properties, including 25 new OAHF Form 1417 entries and 5 Form 1405 updates (see Figure 1, Table 4-1, and Attachment 2). These properties were selected to capture a cross section of Littleton’s multi-family and low-income residential resources, with most complexes constructed between 1960 and 1975. The buildings typically feature low-rise massing and rectangular footprints organized around parking courts or landscaped courtyards. Common materials include brick veneer combined with vertical or horizontal siding, while original rooflines, projecting window bays, and open breezeways remain largely intact despite widespread window replacement. Collectively, these resources illustrate Littleton’s mid-century transition toward denser residential development—growth shaped by proximity to industrial employment centers and the expanding amenities of the downtown core. Although many properties were recommended as not eligible under National Register of Historic Places (NRHP) criteria, several display sufficient integrity to merit more detailed study in a future intensive survey. Because official determinations of eligibility require intensive evaluation rather than reconnaissance level data, and because decisions about pursuing designation ultimately rest with property owners, the reconnaissance survey does not recommend or discourage designation for individual properties;

rather, it provides preliminary eligibility assessments that help the City prioritize where additional research and documentation may be most useful in future phases of the survey program.

The surveyed properties encompass a broad range of architectural influences reflecting Littleton's evolving postwar landscape. Early Twentieth Century duplexes, such as those tied to civic development along Alamo Avenue, represent the city's first venture into multi-unit housing. The mid-Century Modern and International Style are evident in examples like the Nor-Mar and Ocelot Apartments, whose flat roofs, clean lines, and functional design epitomize post-World War II modernism. By the 1960s and 1970s, Colonial Revival and Bi-Level forms became common, particularly in the Delaware and Elati Street apartments, where simplified traditional details coexisted with contemporary layouts. Other properties exhibit a No-Style, utilitarian character, reflecting the speculative and cost-efficient construction trends of the late Twentieth Century.

Across this spectrum, the survey confirmed that many of Littleton's postwar apartment complexes continue to embody the defining characteristics of regional multi-family design—horizontal orientation, low massing, projecting window bays, and restrained ornamentation. While alterations such as window and siding replacements are widespread, the overall architectural integrity of these buildings remains sufficient to convey the city's mid-century growth and housing evolution.

Findings from the reconnaissance phase directly informed the prioritized recommendations in Section 5.

Figure 1: 2025 Reconnaissance Survey

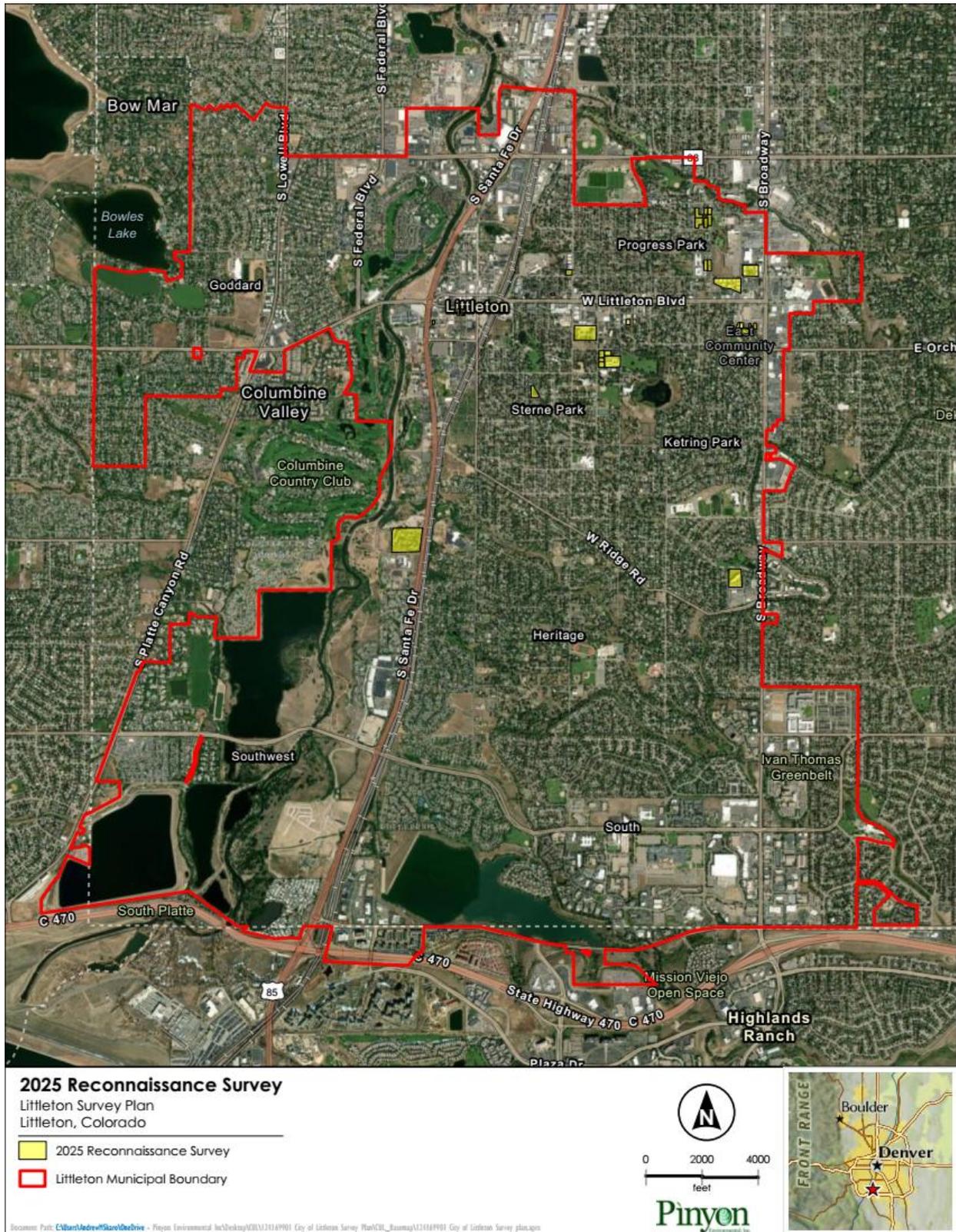


Table 4-1. 2025 Reconnaissance Survey Results

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Unnamed Apartments	5320 and 5330 South Elati Street	1969	N/A	N/A	Not Eligible	
Unnamed Apartments	5321 and 5331 South Delaware Street	1972	N/A	N/A	Not Eligible	
Unnamed Apartments	5351, 5361, and 5381 South Delaware Street	1970	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Amity Plaza	200 West Sterne Parkway	1978	N/A	N/A	Not Eligible	
Broadmoor Apartments	192 West Ida Avenue	1959	N/A	N/A	Not Eligible	
Broadmoor Plaza Apartments	1151 West Ida Avenue	1960	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Broadmoor Village Apartments	137 West Broadmoor Drive	1962	N/A	N/A	Not Eligible	
Courtyard at Weston Ridge Apartments	5904-5914 South Datura Street	1960	N/A	N/A	Not Eligible	
Elati on the Park Apartments	5360-5390 South Elati Street	1961	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Fox Street Apartments	5369-5389 South Elati Street, 5368-5388 South Fox Street, and 593 West Crestline Avenue	1962-1964	N/A	N/A	Not Eligible	
Grace Landings Apartments	5929 and 5924 South Datura Street	1960	N/A	N/A	Not Eligible	
Ida Park Plaza Apartments	172 West Ida Avenue	1960	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Ida Terrace Apartments	102 West Ida Avenue	1959	N/A	N/A	Not Eligible	
Kirkmore Apartments	5944-5954 South Datura Street	1962	N/A	N/A	Not Eligible	
Lara Lea Apartments	5560 South Elati Street	1972	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Park Vista Apartments	293 West Powers Avenue	1960	N/A	N/A	Not Eligible	
Parkway Apartments	6061-6095 South Sterne Parkway	1963	C	Y	Eligible	
Regal Apartments	5531 South Delaware Street	1962	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Royal Garden Apartments	143-154 West Powers Circle	1960	A	Y	Eligible	
Royal Oaks Apartments	72 West Ida Avenue	1961	N/A	N/A	Not Eligible	
Sun Valley Apartments	5318-5348 South Fox Street and 5359 South Elati Street	1972-1973	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Weston Ridge North Apartments	1314 West Shepperd Avenue	1972	C	Y	Eligible	
Weston Ridge South Apartments	5967 South Gallup Street	1970	N/A	N/A	Not Eligible	
Windermere Apartments	5820 South Windermere Street and 5829 South Datura Street	1970	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Meadowood Cooperative Mobile Home Court	6705 South Santa Fe Drive	1969	N/A	N/A	Not Eligible	
Caley/Broemmel Residence	2570-2574 West Alamo Avenue	1903	A	Y	Eligible	
Cromley/White Residence	2526 West Alamo Avenue	1889	N/A	N/A	Not Eligible	

Property Name	Address	Date of Construction	Significance Criteria	Retains Integrity?	NRHP Eligibility Recommendation	Thumbnail Photograph
Rapp Street Apartments	5807 South Rapp Street	1909	A	Y	Eligible	
Nor-Mar Apartments	5686 South Crocker Street	1956	A	Y	Eligible	
Ocelot Apartments	5599 South Windermere Street	1971	A	Y	Eligible	

4.5 Multi-Family Historic Context

The evolution of multi-family housing in Littleton reflects the city’s broader transformation from a small agricultural settlement to a thriving suburban community shaped by industrial growth, demographic change, and modern planning ideals. Early duplexes and double houses from the late-Nineteenth and early-Twentieth Centuries illustrate the city’s first experiments with shared residential living, while the post-WWII decades brought an unprecedented wave of apartment construction driven by population growth and the arrival of aerospace and defense industries. By the 1960s and 1970s, Littleton’s multi-family landscape had diversified to include modern garden-style complexes, walk-up apartments, and high-rise senior housing—each embodying shifts in architectural style, urban form, and social need.

4.5.1 Early Multi-Family Housing (c. 1890-1940)



Photo 1: Cromley/White Residence

Littleton’s earliest examples of multi-family housing emerged at the turn of the Twentieth Century, reflecting both the town’s modest but growing population and the diversification of its housing stock during a period of civic and economic expansion. The Cromley/White Residence (2526 West Alamo Avenue, 5AH.179), constructed circa 1889, represents one of the community’s first known duplexes. Though the building has been altered over time and does not retain sufficient integrity for NRHP eligibility, its original form conveys the practical approach to dual-occupancy housing typical of the late-Nineteenth Century—simple, functional dwellings that accommodated

workers and small families near the developing commercial core. Such structures provided affordable housing options within walking distance of employment and services, marking the earliest stage of Littleton’s transition from single-family to multi-unit residential living and contributing to the city’s evolving social and economic fabric.

By the early-Twentieth Century, the trend toward modestly scaled multi-family dwellings was further exemplified by the Caley/Broemmel Residence (2570–2574 West Alamo Avenue, 5AH.1180), built in 1903. This duplex, historically associated with prominent civic figures Franklin R. Caley and Casper Broemmel, illustrates how multi-unit housing could serve not only working residents but also members of the city’s professional and leadership class. Architecturally, it reflects early-Twentieth Century residential design through its hipped roof, overhanging eaves, and broad front porch, features typical of the transitional vernacular styles of the period. The property retains relatively good integrity and is recommended as eligible for listing under NRHP Criterion A for its association with the early development of multi-unit housing in Littleton.



Photo 2: Caley/Broemmel Residence

Together, these early duplexes reveal how Littleton’s housing patterns began to evolve in response to population growth, economic diversification, and social change. While the Cromley/White Residence serves as an early but altered example of worker-oriented dual-occupancy housing, the Caley/Broemmel Residence represents the maturation of this building type and its role in shaping Littleton’s emerging identity. These early precedents set the foundation for the broader expansion of apartment and multi-family housing that would define the city’s post-WWII suburban era.

4.5.2 Mid-Century Expansion (1950-1970)

Between 1950 and 1960, Littleton underwent a period of extraordinary growth, with its population quadrupling from 3,367 to 13,760 residents. This rapid expansion was closely tied to the City’s proximity to major defense and aerospace employers, most notably the Glenn L. Martin Company—the precursor of Martin Marietta, which later became known as Lockheed Martin. The influx of employers to the Colorado Front Range region drew a wave of engineers, technicians, and young families seeking housing near their places of work. The resulting housing demand spurred a new wave of residential construction, including multi-family housing, marking Littleton’s transition from a small town of single-family homes to a suburban community offering a broader range of residential options suited to an expanding middle class and professional population.



Photo 3: Nor-Mar Apartments

One of the earliest and most significant examples of this shift is the Nor-Mar Apartments at 5686 South Crocker Street, constructed in 1956. Built by former mayor Norman H. Granes, Nor-Mar was Littleton's first true apartment building and remains emblematic of mid-Twentieth Century, post-WWII design. Its flat roof, steel casement windows, and minimal ornamentation exemplify the Modern or International Style that came to define much of the City's post-WWII architecture. The building retains a high degree of integrity and has been recommended as eligible for listing under NRHP Criterion A for its association with Littleton's post-WWII

suburban expansion and under Criterion C for its representation of mid-Century Modernist design principles applied to multi-family housing.

By 1960, the Broadmoor Plaza Apartments at 1151 West Ida Avenue introduced a distinctly suburban interpretation of the walk-up apartment form. Its blonde brick veneer and geometric façade details evoke a restrained Art Deco influence while signaling a shift toward more decorative yet still functional design. Although altered over time, the building retains some of its characteristic materials and massing but is recommended as not eligible due to diminished integrity.



Photo 4: Broadmoor Plaza Apartments



The early 1960s saw further experimentation in multi-family design with developments like the Broadmoor Village Apartments, completed in 1962 at 137 West Broadmoor Drive. The T-shaped, low-rise complex incorporated decorative concrete block and landscaped open spaces typical of the garden-style apartment trend that flourished across Colorado’s Front Range. While illustrative of this popular post-WWII form, Broadmoor Village has undergone substantial material replacement and is recommended as not eligible. Around the same time, the Royal Garden Apartments

Photo 5: Broadmoor Village Apartments

at 143–154 West Powers Circle emerged as one of Littleton’s most distinctive post-WWII multi-family complexes. Constructed in 1960, the Royal Garden Apartments stand out for their integration of Modernist design elements—clean lines, low horizontal massing, and landscaped courtyards—paired with a sensitivity to neighborhood scale. The complex retains excellent integrity and is recommended as eligible for listing under NRHP Criterion A for its association with Littleton’s suburban-era, multi-family residential development.



Photo 6: Royal Garden Apartments



Photo 7: Parkway Apartments

A particularly notable addition during this period was the Parkway Apartments, designed in 1962 by prominent Colorado Modernist architect Eugene Sternberg, whose work across Littleton—including Geneva Village, the Bemis Public Library, and portions of Arapahoe Community College—helped define the community’s mid-century architectural character. The Parkway Apartments introduced modest level of architectural refinement to Littleton’s emerging suburban apartment landscape, pairing Sternberg’s characteristic attention to site design and landscaping intended to promote community.

The complex retains strong integrity and is recommended as eligible for listing under Criterion C for its association with Eugene D. Sternberg.

Together, these developments capture the architectural diversity and demographic growth of mid-Twentieth Century Littleton, illustrating how the City’s multi-family housing evolved to meet the needs of a rapidly growing suburban workforce. The range of architectural styles, site plans, and building forms represented in these properties—including modest walk-ups, Modernist designs, and utilitarian No-Style examples—provides a nuanced picture of Littleton’s postwar development, highlighting the architectural experimentation and social forces that shaped the City’s transition into a modern suburban community along Colorado’s Front Range.

4.5.3 Late-Twentieth Century Developments (1970-1980)

By the 1970s, Littleton’s multi-family housing began to reflect the broader architectural and social trends that characterized late-Twentieth Century suburban development. As the post-WWII building boom matured, developers moved away from modest, low-rise apartment buildings toward larger, amenity-rich complexes designed to accommodate a wider range of residents. This period also saw the expansion of public and private initiatives aimed at providing more diverse housing opportunities—including senior and income-restricted developments—as Littleton’s population continued to grow and its demographics diversified. The



Photo 8: Ocelot Apartments

Ocelot Apartments at 5599 South Windermere Street, constructed in 1971, embody this architectural and social transition. Designed in a Modern style, the building incorporates aggregate paneling, a neo-mansard apron on the primary (east) elevation, and a more substantial scale than earlier apartment complexes. These features reflect a shift toward larger buildings and site layouts intended to provide additional amenities, greater visual interest, and more varied residential options—signaling the growing influence of regional modernism in multi-family design. The Ocelot Apartments retain a high degree of integrity and have been recommended as eligible for listing under National Register Criterion A for their association with Littleton’s late-Twentieth Century suburban expansion.



Photo 9: Amity Plaza

The period's emphasis on accessible and specialized housing options is further illustrated by the construction of Amity Plaza at 200 West Sterne Parkway in 1978. Developed as a seven-story senior living facility financed through the Colorado Housing Finance Authority (CHFA), Amity Plaza represents both a physical and social evolution in Littleton's residential landscape. Its vertical form, concrete construction, and programmatic focus on senior residents demonstrate the City's engagement with state-supported housing initiatives and its recognition of changing demographic and social needs. Although it remains an important marker of late-Twentieth Century housing diversification, Amity

Plaza has undergone interior and exterior modifications and the surrounding setting has been heavily developed and is therefore recommended as not eligible.

Other notable developments from this period include the Weston Ridge North Apartments at 1314 West Shepperd Avenue, constructed in 1972. This complex reflects the shift toward larger, garden-style suburban housing and retains excellent integrity. Weston Ridge North has been recommended as eligible under Criterion C for its well-preserved architectural character. Together, the Ocelot Apartments, Weston Ridge North Apartments, and Amity Plaza illustrate the culmination of nearly a century of multi-family development in Littleton—from early duplexes and modest postwar walk-ups to larger, purpose-built complexes that integrated design, amenities, and social function. These resources collectively document the City's ongoing adaptation to suburbanization, evolving architectural tastes, and changing housing needs in the latter half of the Twentieth Century.



Photo 10: Weston Ridge North Apartments

4.6 Thematic Trends and Overall Findings

The results of the literature review, GIS analysis, and 2025 reconnaissance survey reveal several overarching themes that define Littleton’s Twentieth Century development and will guide future survey and context work.

Foremost among these is the dramatic post-WWII housing expansion that occurred between 1950 and 1970, when rapid subdivision activity transformed Littleton from a small agricultural town into a thriving residential suburb serving Denver’s growing aerospace and professional workforce. This period of accelerated growth not only reshaped the City’s physical footprint but also introduced new neighborhood forms characterized by curvilinear streets, standardized lots, and proximity to schools, parks, and shopping centers—hallmarks of postwar suburban planning.

Equally significant is the influence of Modernist design on the City’s built environment. From commercial storefronts and civic buildings to institutional campuses, Littleton’s mid-Century architecture reflects the widespread adoption of Modernist design principles that swept across Colorado’s Front Range in the post-WWII period. Clean lines, flat or angled rooflines, glass curtain walls, and expressive structural forms became the visual language of progress, aligning the city’s architectural identity with broader regional and national trends. The prominence of Modernist commercial and civic buildings along West Littleton Boulevard, in particular, underscores the city’s embrace of modern design as both an aesthetic and economic expression of growth during the post-WWII decades.

The survey also highlights a notable shift toward multi-family living beginning in the late 1950s. As Littleton’s population expanded and available land within the original town boundaries became increasingly scarce, developers introduced apartments, duplexes, and townhouse complexes to accommodate a more economically diverse range of residents. This transition marked a pivot in the city’s residential character, balancing the dominance of single-family subdivisions with higher-density, professionally oriented housing options that reflected changing social and economic conditions.

By the 1970s, this trend evolved further to include amenity-rich and specialized housing developments, such as senior living facilities and garden-style complexes, which diversified Littleton’s residential offerings and mirrored national trends toward higher density suburban living. Corridor development also emerged as a defining theme in Littleton’s modern growth pattern. West Littleton Boulevard remains the City’s most intact Modernist commercial corridor, showcasing a cohesive collection of mid-Century buildings that illustrate the optimism and design experimentation of the post-WWII era. Meanwhile, Broadway and Belleview reflect later phases of auto-oriented redevelopment, characterized by larger setbacks, expanded parking areas, and a shift toward convenience-driven commercial design. Previously conducted surveys included in the literature review confirm that Littleton retains a robust and diverse historic built environment spanning more than a century of development. While the City’s early settlement and downtown core are well documented, the mid- and late-Twentieth Century periods—particularly single-family residential subdivisions—remain under-surveyed and warrant more intensive study. The reconnaissance survey demonstrated that several postwar multi-family complexes retain sufficient integrity to merit formal evaluation, while others serve as representative examples of broader suburban and architectural trends. Together, these thematic and analytical findings establish a strong foundation for expanding Littleton’s preservation planning

framework and ensuring that future survey efforts accurately reflect the city's complex and evolving architectural heritage.

5. Recommendations

The *City of Littleton Survey Plan* establishes a framework for developing a comprehensive historic resources survey program. This framework is designed to guide incremental, consistent, and widespread documentation efforts that encompass all resource types and chronological periods. While the 2025 reconnaissance focused on under-surveyed, mid-Twentieth Century, multi-family residential properties—including 29 apartment buildings and the Meadowood Cooperative Mobile Home Park—it also demonstrated the continuing significance of earlier multi-family residential examples such as the Cromley/White Residence (pre-1893) and Caley/Broemmel Residence (ca. 1903). These findings confirm that Littleton’s built environment reflects over a century of continuous residential development. Future survey work should therefore adopt a citywide and contextual approach—one that integrates all building periods and property types while prioritizing areas of limited documentation and high redevelopment pressure.

The recommendations below establish a survey framework that prioritizes geographic inclusivity, emphasizes phased implementation, and supports the creation of a GIS-based inventory to inform future planning and preservation decisions.

5.1 Framework for a Citywide Survey Program

A successful citywide survey program should be structured around the following guiding principles:

- ▶ **Phasing and Scalability** – Implement survey work in manageable geographic or thematic phases, expanding coverage methodically over time.
- ▶ **Consistency** – Apply standardized documentation procedures following OAHF and Secretary of the Interior guidelines to maintain uniform quality and comparability of results.
- ▶ **Coordination** – Integrate survey results into municipal planning processes managed by CDD and the HPC.
- ▶ **Public Engagement** – Encourage residents, property owners, and neighborhood associations to participate in data collection, sharing of local knowledge, and review of results.

5.2 Citywide Survey Priorities

Although all resource types warrant documentation, priorities should be guided by data gaps identified in previous surveys and the 2025 reconnaissance survey:

- ▶ **Residential Neighborhoods:** Document post-WWII and late-Twentieth Century, single family subdivisions to capture the city’s residential evolution through 1980. Many mid-Century neighborhoods south of Littleton Boulevard and west of Broadway remain unsurveyed.
- ▶ **Multi-Family and Cooperative Housing:** Expand upon the 2025 findings by completing intensive-level evaluations of high-integrity apartment complexes. These represent an important transitional phase in Littleton’s housing history.

- ▶ **Early Residential Core:** Reassess pre-WWII resources within and around the original town plat to evaluate integrity, redevelopment trends, and potential eligibility for individual or district designation.
- ▶ **Neighborhood Settings and Landscapes:** Survey street patterns, open spaces, and circulation features that contribute to neighborhood character, providing a foundation for evaluating district-level significance.
- ▶ **Other Resource Categories:** Maintain awareness of commercial, institutional, and civic resources previously studied in thematic contexts (e.g., *Commercial Modernism*, *Institutional Modernism*) to confirm new survey data align with previous contexts and, where necessary, update existing documentation.

5.3 Recommended Survey Phasing

Phase (Timeframe)	Survey Focus	Recommended Deliverables
Phase I – GIS Integration and Database Creation (Short Term, Year 1)	Develop a GIS-based database to store, map, and analyze survey information; link OAHP records, parcel data, and planning layers for use by City staff and the HPC.	Interactive, searchable GIS platform compatible with City planning systems and future public-facing applications.
Phase II – Intensive Survey of Multi-Family Housing (Short Term, Year 2)	Undertake focused intensive surveys of under-represented property types (multi-family, mobile-home, and lower-income neighborhoods); draft context chapters on multifamily housing development.	Intensive level OAHP form 1403 forms; preliminary integrity mapping; historic context on multi-family housing in Littleton from 1890 to 1980.
Phase III – Single Family Residential Survey (Medium Term, Years 3-5)	Establish a baseline citywide reconnaissance covering all major neighborhoods and corridors; revisit representative early residences and postwar developments; draft context chapters on residential and neighborhood development.	OAHP Form 1417s for all major neighborhoods; preliminary integrity mapping; historic context on postwar single family housing development.

Phase (Timeframe)	Survey Focus	Recommended Deliverables
Phase IV – Update and Integration (Long Term, Years 6-10)	Re-evaluate previously surveyed properties, incorporate newly developed contexts, and submit all data are to OAHF COMPASS.	Citywide survey update; consolidated inventory report suitable for digital database integration.

5.4 Historic Context Development

Future phases of the citywide survey should be guided by focused historic context studies that explore the full range of Littleton’s architectural and community development patterns. A comprehensive study of residential development from 1880 to 1980 could trace the city’s transformation from a compact Nineteenth Century townsite into a mature suburban community. This context would document the evolution of single-family neighborhoods—from early vernacular dwellings and prewar bungalows to post-WWII Ranch houses and curvilinear subdivisions—illustrating how architecture, planning, and social trends shaped Littleton’s residential identity over time.

Building on the findings from the 2025 reconnaissance survey, a companion study on multi-family and alternative housing forms from 1890 to 1980 would examine the city’s expanding diversity of housing types, including apartments, duplexes, townhouses, cooperatives, and mobile-home communities. This research could clarify how demographic change, economic policy, and evolving construction practices contributed to the growth of higher-density and nontraditional residential developments throughout the City’s history. Additionally, a context devoted to neighborhood planning and landscape design could be produced to analyze subdivision layouts, street hierarchies, circulation systems, and open-space networks as defining features of Littleton’s community character. By addressing how these spatial and environmental elements influence neighborhood identity, this study would strengthen the understanding of Littleton’s suburban planning legacy.

Finally, a study of late-Twentieth Century industrial and commercial development will document the emergence of manufacturing, research, and light industrial districts that paralleled the city’s residential and commercial expansion. This analysis will identify key industrial resources, architectural typologies, and employment centers that contributed to Littleton’s more recent economic history. Together, these targeted studies can provide the thematic and chronological framework necessary to support future survey phases, contextualize individual properties, and promote preservation planning efforts that reflect the full spectrum of Littleton’s historic built environment.

5.5 Programmatic Recommendations

To promote preservation planning that remains effective, transparent, and adaptable, the City should implement a series of programmatic initiatives that build on the findings of the citywide survey. Central to this effort is the development of a comprehensive data management and GIS integration system. Upon completion of the long-term survey phase, the City should establish a GIS-based database that consolidates all survey records, visualizes geographic and temporal trends, and links cultural resource data with existing planning layers. This platform should be designed for compatibility with the Colorado

OAHP COMPASS system while allowing for future public-facing mapping tools that make preservation data accessible to residents, researchers, and planners alike.

Continued interdepartmental coordination will be critical to the success of this program. Routine communication between the HPC and the CDD should continue in a robust manner so that survey findings directly inform policy decisions, including design review, rezoning, redevelopment, and long-range planning. Integrating historic resource data into everyday decision-making will help align preservation priorities with the City's broader planning goals.

To maintain methodological consistency and cultivate local expertise, the City should also invest in training and participation opportunities. Continued engagement of HPC members, City staff, and qualified volunteers in field documentation will reinforce best practices, improve data quality, and foster a sense of shared stewardship for Littleton's historic resources.

Equally important is public education and outreach, which should translate survey results into engaging and accessible materials for residents and visitors. Digital maps, self-guided walking tours, and concise interpretive guides can highlight Littleton's diverse residential, commercial, and neighborhood histories—encouraging community pride and awareness of the city's architectural heritage.

Finally, the City should establish a framework for monitoring and updates so that survey data remains accurate and relevant over time. Regular updates should be scheduled to capture alterations to properties, document new discoveries, and incorporate additional contextual information as it becomes available.

6. Action Items and Strategies for Implementation

The *City of Littleton Survey Plan* establishes a ten-year strategy for completing a phase-based historic resources survey and creating a sustainable data-management system that supports long-term preservation planning. The following action items translate the phased framework from Section 5 into specific implementation steps, defining responsibilities, partnerships, and deliverables for each phase.

6.1 Phase I – GIS Integration and Database Creation (Short Term, Year 1)

Goal: Establish a centralized digital system for managing survey data and supporting future field documentation.

Action	Lead Responsibility	Supporting Partners	Outcome/Deliverable
Develop GIS Database Architecture. Design a geospatial framework linking OAHP site data, parcel boundaries, zoning, and planning layers.	Consultant	CDD and HPC	Operational GIS schema for cultural resources.
Migrate Existing Data. Digitize prior survey forms (1997-1998 Historic Buildings Survey, 2000–2001 Historic Buildings Survey, 2018 Commercial Modernism, 2025 reconnaissance) and import into the new system.	Consultant	CDD and HPC	Consolidated digital inventory of all existing survey data.
Develop User Interface. Create an internal, searchable dashboard accessible to CDD staff and HPC members, scalable for future public use.	Consultant	CDD and HPC; Littleton IT Department	Interactive GIS platform compatible with City planning systems.

Action	Lead Responsibility	Supporting Partners	Outcome/Deliverable
Training and Rollout. Conduct training for staff and HPC on database use and data-entry protocols.	Consultant	CDD and HPC	Trained users and standardized data-entry workflow.

6.2 Phase II – Intensive Survey of Multi-Family Housing (Short Term, Year 2)

Goal: Complete intensive-level documentation of under-represented property types, including multi-family, mobile-home, and lower-income neighborhoods.

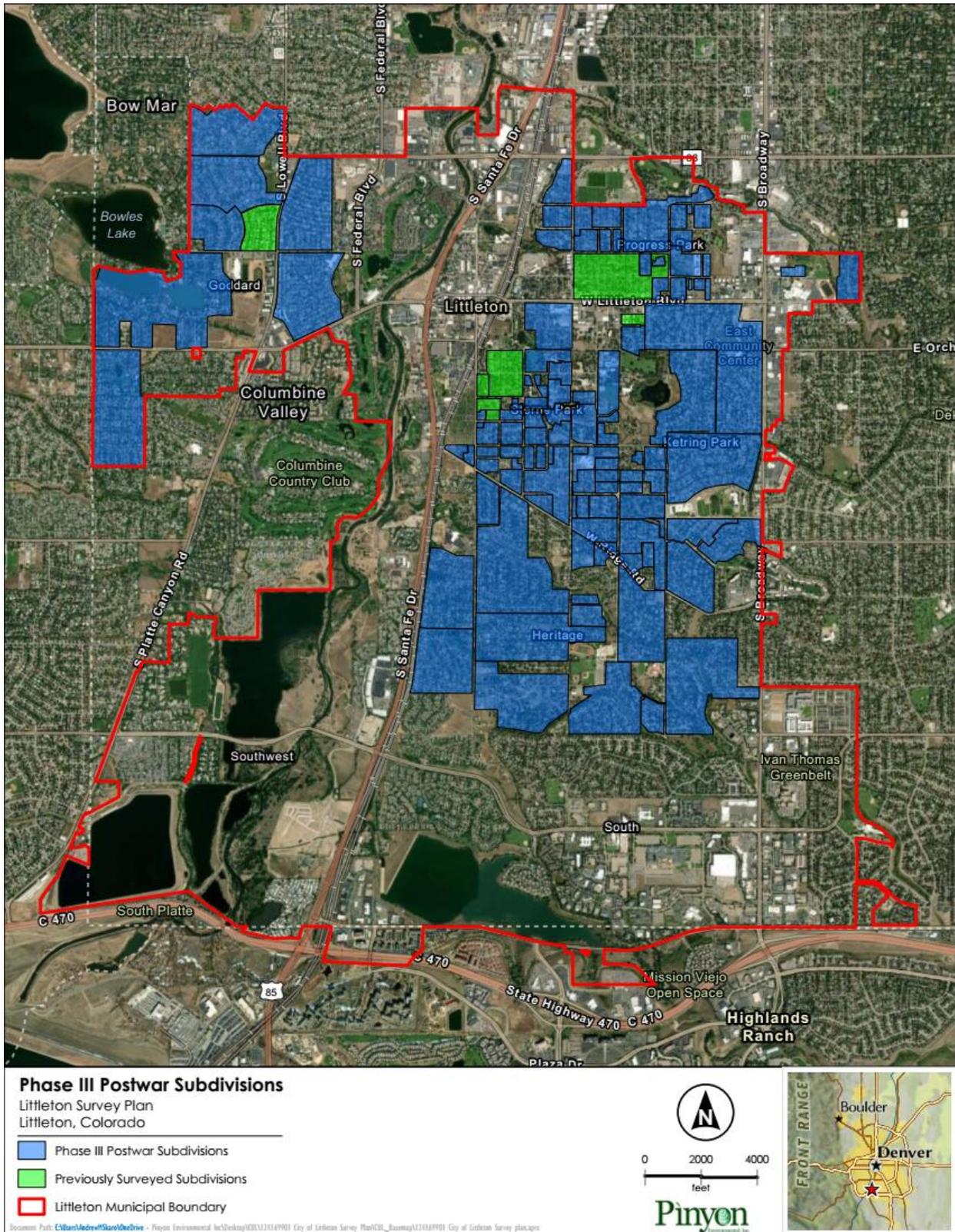
Action	Lead Responsibility	Supporting Partners	Outcome/Deliverable
Conduct Intensive Level Survey. Document high-integrity examples identified in the 2025 reconnaissance survey using OAHP Form 1403.	Consultant (Qualified Historian/Architectural Historian)	CDD; HPC	Intensive-level survey forms and photographs.
Prepare Historic Context. Develop a context titled <i>Multi-Family Housing in Littleton, 1890–1980</i> , addressing apartments, duplexes, and cooperative housing.	Consultant (Qualified Historian/Architectural Historian)	CDD staff and HPC review; OAHP coordination	Draft historic context chapter for OAHP approval.
Preliminary Integrity Mapping. Incorporate survey results into the GIS system for visualization and planning use.	Consultant (Qualified Historian/Architectural Historian)	CDD	Updated integrity map layer for multi-family resources.

6.3 Phase III – Single Family Residential Survey (Medium Term, Years 3-6)

Goal: Establish a comprehensive baseline reconnaissance of Littleton’s single-family neighborhoods and corridors, documenting both early residences and post-WWII developments (Figure 2).

Action	Lead Responsibility	Supporting Partners	Outcome/Deliverable
Define Survey Boundaries. Use GIS data to delineate neighborhoods representing each major period of development (1880s–1970s).	HPC, CDD, and Consultant	N/A	Map of target neighborhoods for survey.
Conduct Reconnaissance Survey. Record postwar single family neighborhoods using OAHP Form 1403b forms and photographic documentation.	Consultant	HPC and CDD staff volunteers	OAHP Form 1403b forms for major neighborhoods.
Develop Residential Context. Prepare a historic context chapter titled <i>Post-War Single-Family Residential Development in Littleton, 1945–1980</i> .	Consultant	CDD and HPC review; OAHP	Context document integrated with previous studies.
Update Integrity Mapping. Add survey results to the GIS database to identify potential historic districts and neighborhood patterns.	Consultant (Qualified Historian/Architectural Historian)	CDD	Integrity map for citywide residential areas.

Figure 2: Phase III Post-WWII Subdivisions

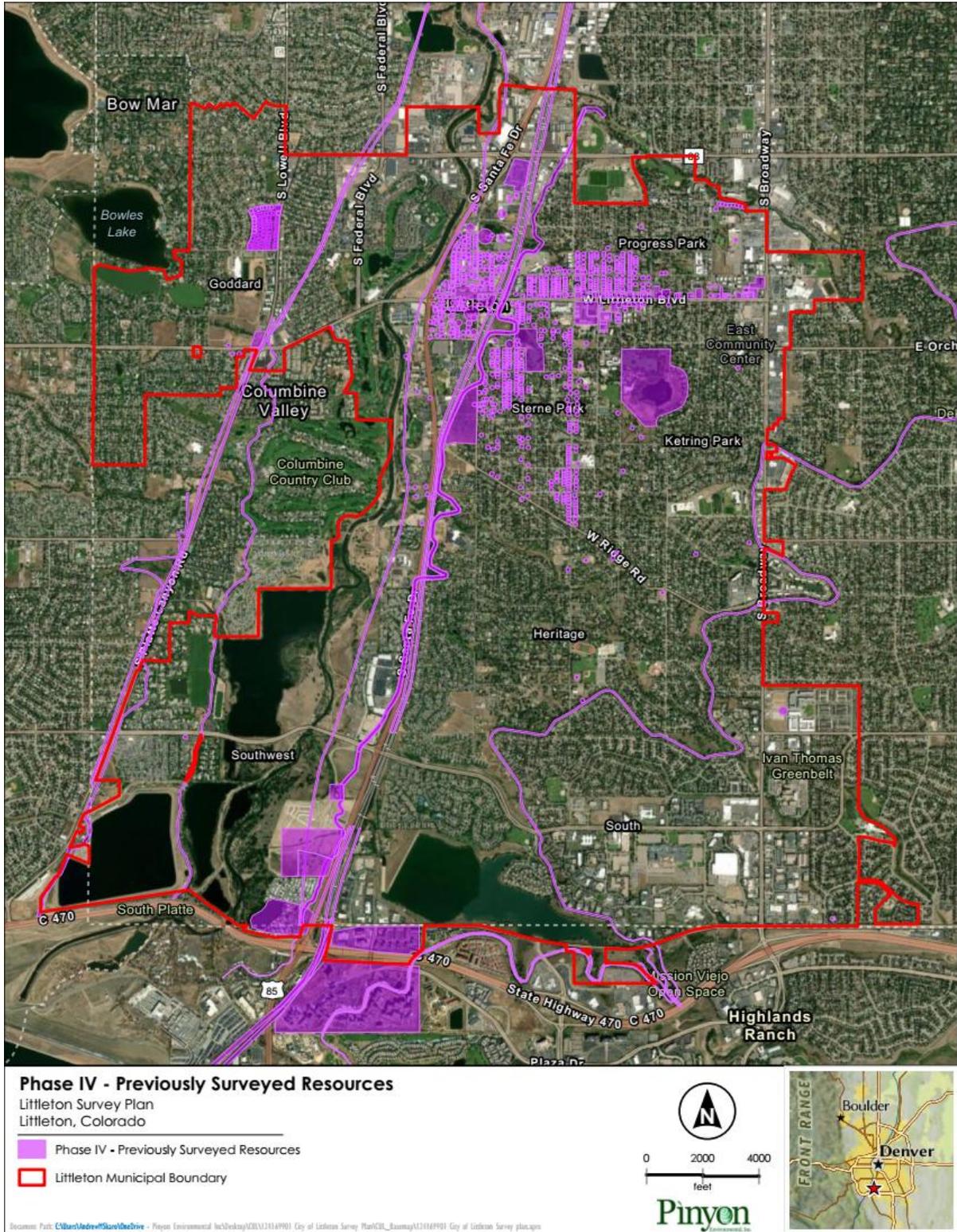


6.4 Phase IV – Update and Integration (Long Term, Years 7-10)

Goal: Re-evaluate previously surveyed resources, incorporate all new contexts, and finalize submission of complete citywide data to OAHP COMPASS and the City’s GIS system (Figure 3).

Action	Lead Responsibility	Supporting Partners	Outcome/Deliverable
Re-evaluate Existing Records. Review and update 2000–2001 survey forms and earlier entries to reflect current conditions and contexts.	Consultant	CDD Historic Preservation Planner	Updated OAHP forms and eligibility assessments.
Integrate All Survey Data. Consolidate Phase II and III findings into the GIS database for final QA/QC and mapping.	Consultant; CDD GIS Division	IT Department; HPC	Unified citywide inventory.
Submit Data to OAHP COMPASS. Confirm digital records meet state formatting and metadata standards for long-term archiving.	CDD Historic Preservation Planner	OAHP staff	Complete COMPASS submission and acceptance.
Publish Comprehensive Report. Prepare a summary of survey findings and have it be publicly accessible through the City website and archives.	Consultant and CDD	HPC	Final Citywide Survey Report and interactive GIS application.

Figure 3: Previously Surveyed Resources



6.5 Long-Term Vision

By implementing these phased actions, Littleton will evolve from discrete survey projects to a sustained, citywide preservation data program integrated with planning operations.

At completion, the City will have:

- ▶ A comprehensive GIS-based inventory of all historic resources;
- ▶ Standardized documentation aligned with OAHP requirements;
- ▶ Current, accessible data for use in planning and preservation review; and
- ▶ An engaged community and HPC with the tools to guide policy, education, and stewardship.

This phase-based, technology-enabled approach promotes preservation that will remain a dynamic component of Littleton's ongoing growth and aligns directly with the *Envision Littleton Comprehensive Plan* principles of being Anchored, Authentic, Connected, Active, and Engaged.

7. Conclusion

The *City of Littleton Survey Plan* sets in place a practical and forward-looking framework for identifying, documenting, and managing the community's historic and architectural resources. Informed by previous studies and strengthened by the findings of the 2025 reconnaissance survey, the plan outlines a methodical yet adaptable path for expanding historic resource documentation while integrating preservation principles with the City's contemporary planning and development goals. The 2025 reconnaissance survey—encompassing 30 resources, including post-WWII apartment complexes, the Meadowood Cooperative Mobile Home Park, and two early multi-family residences—provided insight into long-standing gaps in Littleton's survey record. When combined with guidance from CDD staff and the HPC, these findings shaped a phased ten-year program that will build a comprehensive understanding of Littleton's built environment. The four phases—GIS integration, intensive multi-family survey, citywide residential subdivision survey, and long-term updates culminating in submission to OAHP COMPASS—form the backbone of a coordinated preservation strategy.

Together, these efforts reflect and reinforce the guiding principles of *Envision Littleton (2019)*: a commitment to an Anchored, Authentic, Connected, Active, and Engaged community. By expanding documentation, strengthening data accessibility, and elevating underrepresented housing types and neighborhoods, the Survey Plan positions preservation as an essential tool for shaping Littleton's future. As a whole, the plan establishes the foundation for a sustainable, long-term survey program—one that embraces technological innovation, community participation, and standardized documentation practices to support responsible growth and reinforce Littleton's civic identity. Through its phased implementation and methodological framework, the City will be well positioned to steward its diverse historic resources in a way that honors the past while planning thoughtfully for the decades ahead.

Figures

Figure 1: 2025 Reconnaissance Survey

Figure 2: Single Family Residential Subdivisions

Figure 3: Previously Surveyed Resources

Appendices

Appendix A – Annotated Bibliography

Appendix B – 2025 Reconnaissance Survey Site Forms

Appendix C – Littleton Survey Plan Map

Appendix A Annotated Bibliography

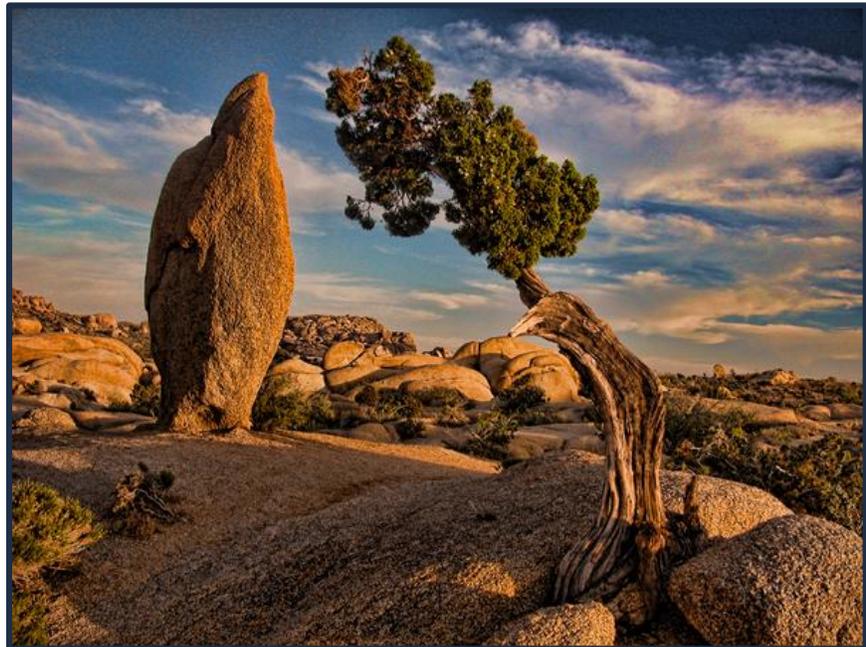
October 31, 2025

Annotated Bibliography

**City of Littleton Survey Plan
Littleton, Colorado, 80120**

Prepared for:
City of Littleton, Community Development Department
2255 West Berry Avenue
Littleton, CO 80120

Pinyon Project No.:
124169901



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1. Introduction

In the decades following World War II (WWII), Littleton's growth reflected the larger suburban expansion that transformed the Denver metro area. This annotated bibliography brings together four key Littleton studies and connects them with three broader reference contexts: a regional framework for postwar subdivisions, a tested approach to citywide surveys, and a comparative study of multi-family housing. Together, these sources explain how federal loan programs, developer practices, and new transportation routes shaped Littleton's mid-century landscape—producing curving streets, standardized lots and setbacks, and car-oriented commercial corridors. They also provide practical guidance for future survey work, including building typologies, integrity standards, and efficient documentation methods.

At the center of this research is Michael Paglia and Diane Wray Tomasso's *Commercial Modernism in the Greater West Littleton Boulevard Corridor, 1950–1980*, which documents the Modernist commercial buildings that defined Littleton's mid-century business district. The study links this corridor's development to European émigré architects, federal housing policies, and demographic shifts, and introduces a ranking system for preservation priorities that has already informed several local landmark nominations. R. Laurie and Thomas H. Simmons' *Historic Buildings Survey: Littleton, Colorado* complements this work with a citywide review of over 600 properties and a detailed decade-by-decade development history. Their findings highlight how the Glenn L. Martin Company's aerospace operations fueled population growth and suburban development in the 1950s and 1960s. Diane Wray Tomasso's *Historic Context of Littleton, Colorado: 1949–1967* provides a thematic overview of municipal expansion, commercial redevelopment, industrial growth, and suburban life, linking the GI Bill and lending programs through the Federal Housing Administration (FHA) and the Veterans Administration (VA) to explosive single-family building, rising apartment construction, and shifting land use. Finally, the *Arapaho Hills Reconnaissance Survey* records a cohesive Modernist subdivision (1955–1964) and recommends it for local historic district designation due to its strong architectural integrity and ties to postwar suburbanization.

Three additional studies extend this foundation. The regional *Denver Area Post-World War II Suburbs* Multiple Property Documentation Form (MPDF) outlines subdivision types, planning standards, and registration requirements consistent with National Park Service guidance. It shows how FHA and VA programs promoted curvilinear street layouts, cul-de-sacs, uniform lots, and fully planned neighborhoods with parks, schools, and shopping areas—while also acknowledging the inequities built into mid-century federal lending practices. A postwar survey from Boulder demonstrates a practical and repeatable method for evaluating subdivisions, combining parcel-level alteration data with a three-tier integrity system mapped through GIS to support transparent eligibility assessments. Meanwhile, Phoenix's *Historic Context Report for Post-World War II Multi-Family Housing (1945–1980)* provides useful typologies for garden-court and walk-up apartments, high-rises, and townhouses, linking their design to zoning, financing, and regional climate considerations such as shaded walkways and parking courts. Applying these models to Littleton will improve evaluations of the city's mid-century apartment and townhouse developments.

Together, these Littleton studies and comparative references create a clear and comprehensive framework for understanding, documenting, and preserving the city's mid-Twentieth Century architecture—from single-family subdivisions to Modernist commercial corridors and early multi-family housing.

2. Annotated Bibliography

2.1 Commercial Modernism in the Greater West Littleton Boulevard Corridor, 1950 - 1980

Paglia, Michael and Diane Wray Tomasso. *Commercial Modernism in the Greater West Littleton Boulevard Corridor, 1950 - 1980*. Prepared for the City of Littleton Office of Community Development, Littleton, Colorado, June 2018.

Michael Paglia and Diane Wray Tomasso's 2018 survey set out to identify and evaluate every post-WWII commercial building in the Greater West Littleton Boulevard Corridor that exhibited Modernist architectural characteristics. Their focus was on the transformation of this corridor from the 1950s through the 1970s, when West Littleton Boulevard evolved into the City's primary commercial artery. The survey area includes all Modernist commercial structures on West Littleton Boulevard stretching from South Court Street on the west to South Broadway on the east. Additionally, the authors expanded their scope to include Modernist commercial buildings located within two blocks north or south of the boulevard, as well as any eligible buildings within the West Main Street Corridor.

The authors frame this development within broader national and state trends that defined the postwar period. Following WWII, Littleton experienced rapid suburban growth driven by several intersecting factors: a housing shortage dating back to the Great Depression, the postwar baby boom, and the accessibility of VA home loans. Littleton's growth was also fueled by its proximity to Denver, the largest urban center in the region, and its own local base of defense, energy, and aerospace engineering industries. These high-tech sectors attracted a well-educated workforce, which the authors argue contributed to the City's openness to Modernist design.

The report also draws attention to the influence of European Modernist architects who immigrated to the United States before and during WWII to escape persecution under the Nazi regime. Denver, in particular, became home to a relatively high number of these émigré architects. Their presence helped introduce and normalize Modernist design principles in the region. As a result, many of the commercial buildings constructed along the West Littleton Boulevard corridor during the mid-Twentieth Century were designed by notable Modernist architects and reflect the larger architectural trends of the time.

While the report briefly addresses earlier periods of Littleton's history, including the frontier-era (1860–1900) and early Twentieth Century (1900–1950), its primary focus is on the suburban expansion that occurred between 1950 and 1980. A dedicated section explores the intersection of West Littleton Boulevard's growth and the American Modernist movement, examining how national architectural currents manifested locally. The report also includes analysis of how commercial property types evolved during this period. It highlights various business types—such as beauty salons, laundromats, dry cleaners, restaurants, gas stations, and retail outlets—and discusses how their designs reflected both functional needs and Modernist aesthetics. However, the survey notably overlooks multi-unit residential buildings and apartment complexes from the same era, despite their presence within the boundaries of the survey area.

To assess the architectural merits of the buildings identified, the authors developed a four-tier ranking system based on design quality, workmanship, and materials. They argue this system provides a more effective preservation framework than standard landmark eligibility criteria. According to the report, buildings in the first tier—along with many from the second and select properties from the third and

fourth tiers—possess architectural and/or historical significance worthy of designation at the local, state, or national level. The authors specifically recommend five first-tier buildings for inclusion in the existing Littleton Main Street Historic District and note that additional districts could be designated based on the survey findings.

The report concludes with a detailed appendix that outlines architectural styles found within the corridor, provides biographies of selected architects, and defines the project's scope and recommendations. In doing so, the authors offer a robust foundation for evaluating, preserving, and celebrating the postwar Modernist commercial architecture that helped define Littleton's mid-century identity.

2.2 Historic Buildings Survey: Littleton, Colorado, 2000 -2001

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 - 2001*. Front Range Research Associates, October 17, 2001.

In 2001, R. Laurie Simmons and Thomas H. Simmons conducted a comprehensive survey aimed at identifying properties in Littleton, Colorado, with potential eligibility for listing in the National Register of Historic Places (NRHP), the Colorado State Register of Historic Properties (SRHP), or for designation as local landmarks. The study focused on both individual buildings and groupings of buildings that might form potential historic districts at the national or local level. In total, 604 historic resources were surveyed. As a result of these evaluations, 11 individual properties and one district were recommended as eligible for the NRHP. An additional 16 resources were identified as potentially eligible for the SRHP, while 52 were considered potentially eligible for local landmark designation. The report also noted one potentially NRHP-eligible district and one potential local landmark district that warranted further study to confirm eligibility. Resources located in Downtown Littleton that had already been previously documented were excluded from the survey.

In addition to evaluating properties, the report featured a major contextual component: a detailed developmental history of Littleton that spans nearly 50 pages. This historical overview traces the City's evolution from its initial settlement, platting, and incorporation through to the early Twenty-first Century. The authors organized this history by decade to provide a timeline of Littleton's growth and to identify areas with concentrations of potentially historic resources.

The report outlines that Littleton's development during the 1940s was modest. Although the town's population grew by 50.6 percent during the decade, its physical boundaries remained unchanged from the original 1890 incorporation. However, the 1950s marked a period of dramatic transformation. The City's population quadrupled, and its land area expanded significantly—from 767 acres to 2,362 acres. While Littleton's postwar growth echoed broader national patterns of suburban expansion following WWII, the authors argue that the City's exceptional growth during the 1950s and 1960s was largely driven by local employment opportunities, especially in the defense and aerospace sectors.

A significant catalyst for this growth was the arrival of the Glenn L. Martin Company, an aerospace manufacturer. By 1956, between 800 and 900 families had relocated to the area as a result of the company's presence. By 1961, roughly 14,000 employees of the firm were living in or near Littleton. Most of the new development occurred to the south and west of the City's original boundaries. The authors also observed an increase in multi-family housing during the late 1950s, with the first purpose-built apartment complex constructed in 1955 by then-mayor Norman H. Granes. By the summer of 1958, 87 apartment units were under construction. The scale of residential development during this

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period was unprecedented, with 98 new subdivisions platted between 1950 and 1959—a level of activity unmatched before or since.

Growth continued into the 1960s, with the City’s population nearly doubling from 13,760 in 1960 to 24,466 in 1970. By that time, approximately 30 percent of residents worked for the Martin Company. In 1961, Littleton’s first fully electric apartment building was completed at South Fox Street and West Crestline Avenue and marketed for its convenience to nearby industrial employers.

The report concludes with five appendices detailing platted subdivisions (1871–2000), annexations (1890–2000), a list of architects associated with Littleton’s development, and a catalog of surveyed historic resources by street address and state site number.

2.3 Arapaho Hills Reconnaissance Survey

Tomasso Wray, Diane. *Arapaho Hills Reconnaissance Survey*. Prepared for the Office of Community Development, Littleton, Colorado, April 15, 2009.

The reconnaissance survey of the Arapaho Hills subdivision in Littleton, Colorado, was prepared by Diane Wray Tomasso on behalf of the City of Littleton to assess the potential for establishing a historic district centered on the mid-Twentieth Century neighborhood. The survey provides a concise yet informative overview of Arapaho Hills’ development from 1955 to 1964, offering context on the platting and construction of the subdivision, the architects and developers involved, and the neighborhood’s distinctive architectural styles.

The report identifies key individuals and firms responsible for designing and building the homes, highlighting the neighborhood’s embrace of Modernist residential architecture. Notable architectural styles within Arapaho Hills include the International Style and Usonian architecture, both of which are briefly described in the report’s historical context section. These styles reflect broader national trends in postwar housing design.

An early 1960s economic downturn slowed home sales, prompting one of the original developers, Clyde Mannon, to withdraw from the project. Despite this, the neighborhood retained architectural cohesion and historical integrity.

The report recommends the creation of a historic district encompassing 56 houses, the original sales office/carpentry shop, and period neighborhood signage. It finds the district eligible for local landmark designation based on its association with the widespread suburban development that characterized the post-WWII era, as well as for its architectural significance as an intact example of Modernist residential design. Each property surveyed is documented with a photograph and a brief architectural description, providing a visual and descriptive record of the neighborhood’s character.

2.4 Historic Context of Littleton Colorado, 1949 – 1967

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

Diane Wray Tomasso’s 2008 historic context study, *Historic Context of Littleton, Colorado: 1949–1967*, offers an in-depth and nuanced analysis of the City’s dramatic transformation in the post-WWII period. Divided into four thematic sections—“From Small Town to Suburb: Municipal Growth,” “From Main Street to Shopping Mall: Commercial Growth,” “From the Farm to Outer Space: Industrial

Growth,” and “Society, Community, and Family: Suburban Life”—the report explores how Littleton evolved from a modest agricultural community into a vibrant suburban city. While each section briefly references Littleton’s earlier history, the primary focus remains on the postwar period between 1949 and 1967. Across the four categories, several overlapping themes emerge, most notably the ways in which local changes reflected broader national trends.

Wray Tomasso attributes Littleton’s rapid postwar growth to a convergence of factors common across the country. Following WWII, approximately twelve million servicemen returned to a nation plagued by a severe housing shortage—a crisis exacerbated by the effects of the Great Depression and wartime restrictions on construction materials. In response, the federal government expanded access to homeownership through programs administered by the FHA and the VA, particularly through low-interest mortgage loans provided under the GI Bill. These programs, coupled with low fuel prices, a surge in automobile ownership, and the development of extensive transportation networks at every level of government, spurred widespread suburban development, including in Littleton.

The population of Littleton reflected this trend, growing from just 3,367 residents in 1950 to 13,760 in 1960, and nearly doubling again to 26,466 by 1970. This increase was driven not only by the construction of numerous single-family subdivisions within the City’s original boundaries but also by annexations from surrounding areas of Arapahoe County. Originally platted in 1872 with just 767.3 acres, Littleton had expanded to 4,092.93 acres by 1967. Wray Tomasso notes that while the majority of new housing was composed of single-family dwellings, the 1950s and 1960s also saw the introduction of apartment buildings—a notable shift in the City’s development pattern. In 1950, very few apartments existed within Littleton, and their introduction sparked debate among residents, some of whom feared that multi-family housing would attract low-income or racially diverse populations into what had historically been a predominantly white, single-family community.

To counter this perception and attract affluent tenants, developers marketed new apartment complexes as “executive apartments for a high-class clientele.” By 1958, the *Littleton Independent* declared an “Apartment Boom in Littleton,” noting the construction of 472 units across 26 brick buildings. This marked a significant expansion of housing options in the City and further diversified the local residential landscape.

Commercial growth in Littleton kept pace with residential expansion. Retail corridors developed to serve the needs of a growing suburban population, transitioning the City’s commercial core from a traditional Main Street model to include modern shopping centers. Industrial and research-based development also flourished during this period. Before WWII, only four manufacturing firms operated in or near Littleton. By the 1950s and 1960s, that number had grown significantly, and the region became a hub for research and development (R&D) industries. These firms typically employed engineers, scientists, and other professionals, many of whom chose to live in Littleton due to its proximity to major employers and its appeal as a suburban “bedroom” community.

Wray Tomasso’s context reveals that Littleton’s postwar transformation was not merely about growth in numbers but also about fundamental shifts in land use, architecture, social dynamics, and economic structure—trends that mirrored the changing face of suburban America in the mid-Twentieth Century.

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2.5 Denver Area Post-World War II Suburbs

Bunyak, Dawn; R. Laurie Simmons; and Thomas H. Simmons. Denver Area Post–World War II Suburbs: Historic Residential Subdivisions of Metropolitan Denver, 1940–1965. Colorado Department of Transportation (CDOT), 2011.

The MPDF was prepared to help agencies and researchers determine NRHP eligibility for mid-Twentieth Century neighborhoods that might be affected by transportation projects in Region 6 of the Colorado Department of Transportation, which includes Adams, Arapahoe, Broomfield, Denver, and Jefferson Counties. It lays out a regional historic context, defines associated property types, and establishes registration requirements for evaluating significance and integrity of residential subdivisions built between 1940 and 1965. The MPDF explicitly follows the NPS format and intent as a planning tool for survey, evaluation, and compliance work. The authors document extraordinary metropolitan growth—about a 146 percent population increase from roughly 408,000 residents in 1940 to just over one million by 1965—and explain how the region physically expanded through hundreds of newly platted subdivisions on former orchards, truck farms, and grazing lands at the urban fringe. They also outline how subdivision operated as a locally controlled legal process that relied on plats, municipal approvals, and frequently protective covenants, all of which structured postwar development patterns.

A central theme is the powerful role of federal policy—especially the FHA and the VA loan programs—in standardizing design and construction, expanding mortgage markets, and accelerating suburbanization. The MPDF traces how FHA guidance shaped street hierarchy and site planning, promoting curvilinear streets, loop roads, cul-de-sacs, long blocks, and minimum lot standards, and how mass-production building methods and limited model plans emerged to meet demand. At the same time, the authors squarely address inequities: FHA appraisal practices and so-called residential security maps fostered segregation through redlining, advantaging white middle-class buyers while steering disinvestment in many city neighborhoods. Transportation is treated as both cause and consequence. The report summarizes prewar traffic issues and the advent of the Interstate era, showing how improved road networks enabled dispersed residential growth while intensifying congestion within the city. This transportation context is vital for understanding subdivision siting and the rise of planned communities integrated with shopping centers, schools, and other amenities. The context portion describes how planning ideals evolved from rectilinear grids to automobile-oriented curvilinear layouts. Elongated blocks reduced intersections and through-traffic while cutting infrastructure costs. Numerous Denver-area examples demonstrate both the persistence of grid plats and the rapid adoption of curvilinear designs and cul-de-sacs after the war.

The MPDF identifies and illustrates the emergence of large merchant builders and planners who shaped the metropolitan landscape—firms capable of producing complete neighborhoods and, in some cases, entire planned suburban communities such as Northglenn and Southglenn. It also highlights marketing innovations, including model homes and “dial-a-home” option packages, which individualized mass-produced houses and made subdivisions attractive to young families. House-type and design trends receive detailed treatment. Builders initially favored Minimal Traditional forms, then shifted decisively to one-story Ranch houses. By the early 1960s, bi-levels and split-levels gained market share as buyers sought more square footage on narrower lots. The MPDF catalogs prevalent styles and types—Ranch, Split-Level, Minimal Traditional, Contemporary, and Cape Cod—and ties them to subdivision planning, landscape design, and financing practices. In its “Associated Property Types” section, the MPDF defines five subdivision subtypes: Existing, Domestic, Multiple Filing, Planned

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Suburban Community, and Specialty. It notes that more than 160,000 single-family dwellings were erected within Region 6 during the period. The document provides evaluative guidance keyed to this typology, enabling consistent application of NRHP criteria to whole neighborhoods as well as to contributing and non-contributing resources within them.

For Littleton's planning and preservation efforts, the MPDF's value lies in its clear framework. It links demographic change, federal policy, transportation investment, and private development to the physical characteristics of mid-Twentieth Century subdivisions. It offers practical tools—historical context, property types, and registration guidance—directly transferable to local survey, evaluation, and designation work across the City's postwar neighborhoods.

2.6 Historic Context and Survey of Post-World War II Residential Architecture, Boulder, Colorado

Bryant, Jennifer and Carrie Schomig. Historic Context and Survey of Post-World War II Residential Architecture, Boulder, Colorado. Prepared for the City of Boulder, Colorado. April 2010.

Bryant and Schomig's study offers a transferable model for documenting, evaluating, and interpreting mid-Twentieth-Century neighborhoods that is directly relevant to Littleton's survey efforts. The report's strength lies in its methodology—a clear, phased process for identifying neighborhood-scale character and integrity. It pairs parcel-level alteration data with subdivision-level analysis, allowing integrity to be mapped in GIS and evaluated consistently across multiple neighborhoods.

For Littleton, this approach provides a proven workflow: record integrity tiers (unchanged, moderate, major) at the parcel level; visualize neighborhood-wide conditions through GIS mapping; and use those results to target intact tracts for intensive documentation or potential district consideration. The Boulder typology of postwar house forms—particularly Minimal Traditional, Transitional Ranch, and Split-Level types—offers an adaptable reference for classifying and evaluating Littleton's tract-era housing.

Equally useful is the report's integration of environmental and landscape context into integrity assessments, highlighting how streetscape design, topography, and open-space networks contribute to neighborhood character. Applying these criteria will help Littleton assess the setting, scale, and cohesiveness of its postwar subdivisions. Finally, Boulder's example demonstrates how local and national standards can be aligned: combining National Park Service guidance with city-specific evaluation criteria ensures both regulatory compliance and contextual sensitivity.

Taken together, this report provides Littleton with a field-tested template for postwar survey design—linking digital mapping, consistent typologies, and environmental context to create clear eligibility and integrity determinations across its mid-century neighborhoods.

2.7 Post World War II Multi-Family Residential Housing (1945-1980)

Fulwood, Kasey, Allison Carlton, Courtney Mooney, and Greta Rayle. *Historic Context Report for Post World War II Multi-Family Residential Housing, 1945-1980, Phoenix, Maricopa County, Arizona*. North Wind Resource Consulting, LLC for The City of Phoenix Historic Preservation Office, October 2022.

Fulwood et al.'s metropolitan-scale study provides a model framework for how Littleton can approach its under-documented postwar multi-family resources. The Phoenix methodology emphasizes typology, site planning, and amenity patterns—defining garden-court, walk-up, townhouse, and high-rise forms and establishing integrity cues based on circulation, orientation, shade structures, parking courts, and landscape design.

For Littleton, these tools offer a practical starting point for classifying and evaluating mid-century apartment complexes and townhouse developments. The Phoenix typologies can be adapted to the Front Range context to differentiate Littleton's small garden-court groupings and low-rise buildings from later, denser forms. The report's treatment of ownership and tenure models—including cooperatives, condominiums, and rental units—suggests additional avenues for research into Littleton's social and economic development during its postwar expansion.

The Phoenix framework also underscores the importance of reading integrity at multiple scales—both site-wide (layout, circulation, amenities) and building-specific (form, materials, fenestration)—a distinction that will strengthen evaluations of Littleton's apartment and townhouse properties.

Ultimately, the report serves as a comparative guide for developing a local multi-family context: it demonstrates how to link zoning, financing, and policy to the built form, providing Littleton with a defensible structure for future reconnaissance and intensive surveys of its postwar multi-family landscape.

3. Recommendations and Conclusions

Littleton's post-WWII studies, taken together, provide a coherent and comprehensive account of the City's mid-century transformation. Read collectively, they document swift population growth, the transition from rectilinear grids to curvilinear subdivisions, the emergence of auto-oriented commercial corridors, and the social and economic forces that shaped suburban identity from the 1940s through the 1970s. Each report addresses a distinct facet—Modernist commercial development, single-family neighborhoods, or everyday suburban life—yet as a set they furnish a reliable reference for interpreting and stewarding Littleton's mid-century built environment.

However, a significant gap remains in the treatment of multi-family housing. As Littleton's population roughly quadrupled between 1950 and 1970, apartments and townhouses proliferated, but existing studies provide limited insight into who occupied these units, how such properties functioned within the broader housing market, and how they contributed to social and economic diversity. Closing this gap will require inquiry into tenure patterns, marketing and access, and barriers to single-family ownership, with careful attention to the roles of race, ethnicity, and income.

Comparative and regional models offer a practical way forward. Phoenix's postwar multi-family context supplies transferable categories—garden-court and walk-up apartments, townhouses, and high-rises—and emphasizes integrity indicators rooted in site planning, circulation, and amenities. The Denver-

area regional framework establishes a standards-aligned basis for subdivision evaluation, focusing on platting, street hierarchy, lot dimensions and setbacks, and planned amenities, while acknowledging transportation's influence and inequities embedded in federal lending. Boulder's postwar survey method demonstrates how to pair parcel-level alteration tiers with neighborhood-scale analysis and record results in GIS to support transparent decisions at both district and property scales.

Building on this foundation, Littleton should employ the regional framework as the backbone for subdivision evaluations, keeping significance and integrity judgments centered on platting, circulation, lot configuration, setbacks, and amenity networks. Corridor work should formalize the West Littleton Boulevard variables—storefront modules, glazing ratios, canopy and roof expression, landscaped setbacks, and parking configuration—to enable consistent assessments across comparable commercial nodes. For multi-family resources, the Phoenix typologies should be adapted to Front Range materials and climate so apartments and townhouses are evaluated with the same rigor applied to single-family tracts.

Implementation should follow a repeatable, visible workflow. Parcel-level alteration tiers mapped in GIS will make integrity legible at the block, subdivision, and corridor scales and will guide the selection of the most intact exemplars for intensive documentation capable of anchoring potential districts or thematic listings. A shared field key—covering prevalent postwar house types, multi-family configurations, Modernist storefront systems, and recurring character-defining elements—will keep reconnaissance notes, staff evaluations, and consultant work aligned over time.

Near-term priorities include systematic surveys of the large curvilinear tracts of the 1950s–1960s (along with earlier pockets where Minimal Traditional and early Ranch houses remain legible), extension of the corridor methodology to secondary commercial nodes, and a Citywide inventory of garden-court and walk-up apartments, early townhouses, and mixed-use clusters with meaningful open space and integrated parking. The evidentiary base should be strengthened through a consolidated database of permits, plats, builder and architect attributions, and period marketing, complemented by oral histories to refine periods of significance and potential boundaries.

Finally, policy should translate this context into day-to-day practice. Character-defining features and integrity thresholds ought to be distilled into concise design-guideline checklists for common alterations; mapped integrity should inform the identification of conservation tools or local districts where eligibility evidence is strong; and brief training should ensure that staff, commissioners, and applicants apply the adopted typologies and metrics consistently.

Together, these measures will yield clear, consistent, and defensible findings across commercial corridors, single-family neighborhoods, and multi-family complexes—providing Littleton with a standards-aligned foundation for designation, design review, and long-range planning that accurately reflects the City's mid-Twentieth Century heritage.

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Appendix B 2025 Reconnaissance Survey Site Forms

The following historical background is quoted directly from the site form prepared by Simmons and Simmons:

"This house does not appear on the 1900 Sanborn map, but is present on the 1908, suggesting that the Assessor date of 1903 is correct. The 1905 city directory indicates that this double house was occupied by F.R. Caley on one side and Casper Broemmel and W.E. Coffin on the other. Franklin R. Caley was the son of Franklin T. Caley, pioneer of the Littleton area, who was involved in prosperous mining operations, dairying, and cattle raising, and established a ranch of 618 acres called Pride of the Valley. Casper Broemmel was associated with Littleton banking and a civic leader. He was born in Illinois in 1876 and moved to Fountain, Colo., in 1903, where he became affiliated with Sam Frasier as a bookkeeper and stockholder for the Fountain First National. In 1905, he moved to Littleton, where he helped establish the First National Bank. When Sam Frasier bought majority interest in the bank, Broemmel was made cashier and executive officer. The bank closed in 1933. Mr. Broemmel worked in the County Treasurer's office until partially paralyzed by a stroke in 1935. Even after that, he was elected justice of the peace for four two-year terms. Broemmel was a volunteer fireman (chief 1911-12) and early promoter of Littleton. He later lived on Sycamore St."

Although Simmons and Simmons noted that the residence was representative of residential architecture from the early-Twentieth Century, they argued that it did not rise to the level of individual significance under National Register of Historic Places (NRHP) Criterion C. The Colorado State Historic Preservation Office (SHPO) did not concur with the assessment, and the resource is currently recorded as *Field Not Eligible*.

11. **Listed on Register:** National State None
Date Listed: N/A

12. **Condition (describe):** The Caley/Broemmel Residence is in good condition. At the time of its initial recording in 1997, Simmons and Simmons noted that the siding and balustrade were composed of replacement materials and that the shutters on the residence were not original. In the time since it was recorded in 1997, the siding was once again replaced, as was the roof. The primary entrance doors appear to be original aside from replacement hardware. The original windows remain extant on the residence and select windows have been fronted with storm window units. No additional alterations to the building are apparent since it was first recorded in 1997.

13. **Threats to Resource:** Water Erosion Wind Erosion Grazing Neglect Vandalism
Recreation Construction Other (specify):

14. **Existing Protection:** None Marked Fenced Patrolled Access controlled
Other (specify):
Comments: N/A

15. **Recorder's Management Recommendations:** N/A

16. **Known Collections, Reports, or Interviews:**

Simmons, R. L., and T. H. Simmons, "Historic Building Inventory Record: 5AH.1180 Caley/Broemmel Residence." Denver: Colorado Historical Society, 1997.

17. **Site Description/Update:** As the recorder(s) pointed out in 1997, the Caley/Broemmel Residence is representative of residential construction from the early-Twentieth Century in Littleton. The recorder(s) noted the use of overhanging eaves, twin pediments, a broad porch, and 1/1-light double-hung sash windows. The character defining features of the residence—as pointed out by Simmons and Simmons—remain extant and in fairly good condition. In the time since it was recorded in 1997, the siding was once again replaced, as was the roof. The primary entrance doors appear to be original aside from replacement hardware. The original windows remain extant on the residence and select windows have been fronted with storm window units. No additional alterations to the building are apparent since it was first recorded in 1997. Although the residence has not been altered substantially, it likely does not rise to the level of individual significance under NRHP Criterion C. However, due to the resource's use as multi-unit housing, the resource is likely significant under NRHP Criterion A for its association with multi-unit residential development in Littleton in the early-Twentieth Century, a topic which has not been explored in detail.

18. **Photograph Numbers:** 5AH.1180_1 through 5AH.1180_5 and 1 reference photograph

Digital files at: Pinyon Environmental, Inc.

19. **Artifact and Field Documentation Storage Location:** N/A

20. **Report Title:** No report

21. **Recorder(s):** Daniel W. Gilbert

Date: July 7, 2025

22. **Recorder Affiliation:** Pinyon Environmental, Inc.

Phone
Number/Email: gilbert@piny-env.com/303.980.5200

Note: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

History Colorado – Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203
303-866-3395

Site Photographs



Photo Number: 5AH.1180_1

Description: The east and primary (north) elevations of the Caley/Broemmel Residence. Note the wood window units as well as the non-original shutters.

View: Southwest



Photo Number: 5AH.1180_2

Description: Partial views of the primary (north) and west elevations of the Caley/Broemmel Residence.

View: Southeast



Photo Number: 5AH.1180_3

Description: The south and east elevations of the Caley/Broemmel Residence.

View: Northwest



Photo Number: 5AH.1180_4

Description: The primary (north) elevation of the Caley/Broemmel Residence.

View: South



Photo Number: 5AH.1180_5

Description: Detail view of the primary entrances on the north elevation of the Caley/Broemmel Residence. Note that although the hardware has been replaced and a storm door has been added to the western unit, the doors appear to be original and match each other.

View: Detail



Reference Photo 1

Description: A 1997 photograph of the Caley/Broemmel Residence from the site form completed by Simmons and Simmons of Front Range Research Associates.

Source: Simmons, R. L., and T. H. Simmons, "Historic Building Inventory Record: 5AH.1180 Caley/Broemmel Residence." Denver: Colorado Historical Society, 1997.

Explain: The Cromley/White Residence was first evaluated for National Register of Historic Places (NRHP) eligibility by Sally Pearce of the Colorado Preservation Office in 1982. According to the site form prepared by Pearce:

"This two-story wood frame house was built some time prior to 1893 according to the Littleton Building Survey. It is a two-story with gable roof and shed roof dormers on the side. Windows are double hung sash, with plain wooden surrounds. The house is divided into two halves, with a separate entrance on each side of the façade. Fenestration is symmetrical. The entrances have pedimented hoods over them and screen doors. The front section, possible the original home's porch, has a sloping roof. Little is known about this house historically."

Pearce recommended that the residence was not eligible under NRHP Criteria. However, the Colorado State Historic Preservation Office (SHPO) did not concur with the assessment and the resource remained *field not eligible*.

The resource was again recorded in 1997 by R. L. Simmons and T. H. Simmons of Front Range Research Associates, Inc. According to the Historic Building Inventory Record form prepared by Simmons and Simmons, the Cromley/White Residence was a representation of "a type, period, or method of construction." More specifically, Simmons and Simmons argued that "This building, although altered, represents early twentieth century dwelling construction through its gabled roof with overhanging eaves, drop siding, and 1/1-light double-hung sash windows with architrave surrounds."

The following historical background is quoted directly from the site form prepared by Simmons and Simmons:

"In 1889, the Littleton Independent reported that John Cromley had moved into his double house on Malinda St. (Alamo) which he shared with Richard M. White. Cromley announced that he was doing shoe repair there. The 1905 city directory listed occupants for the double house: Mrs. S.T. Cromley, dry goods, and Mrs. S.C. Fox, dry goods; and R.M. White, Surveyor. The 1920 U.S. Census listed Richard M. White, 64 year old, born in Illinois, a manager, living here with his wife, Hattie. Also here were Charles Hugins (?), merchant with a fuel and feed company, and his wife Annie and three other family members. In 1932, W.M. and Minnie Hoar, farmers, lived in one part of the dwelling, and J.W. Brumfield, a contractor, and his wife, Lou, lived in the other part. In 1939, Mr. and Mrs. Hoar were still here. Loran and Mary Stone and their children lived in the other half of the house. Mr. Stone was employed with Denver Mutual Water Works."

Simmons and Simmons also pointed out that "Sanborn maps indicate that the porch was altered to full-width between 1932 and 1949. The house originally had a small, square office between it and the street which served Cromley's cobbler shop."

Although Simmons and Simmons noted that the residence was representative of residential architecture from the early-Twentieth Century, they argued that it did not rise to the level of individual significance under National Register of Historic Places (NRHP) Criterion C. The Colorado State Historic Preservation Office (SHPO) did not concur with the assessment and the resource is currently recorded as *Field Not Eligible*.

11. **Listed on Register:** National State None
Date Listed: N/A

12. **Condition (describe):** The Caley/Broemmel Residence is in fair condition. At the time of its initial recording in 1982, Pearce did not delineate the alterations to the structure aside from the possibly enclosed porch. In 1997, Simmons and Simmons noted that the porch was altered to full width between 1932 and 1949 and enclosed at an unknown time and that a small, detached office to the north of the residence had been demolished. In the time since it was recorded in 1997, the siding was replaced with vinyl lap siding and the roof was replaced. Some windows have been replaced with aluminum window units, while other original,

wood windows remain extant. The primary entry doors have been replaced, and the duplex has been further subdivided and now contains at least four individual dwelling units.

13. **Threats to Resource:** Water Erosion Wind Erosion Grazing Neglect Vandalism
Recreation Construction Other (specify):

14. **Existing Protection:** None Marked Fenced Patrolled Access controlled
Other (specify):

Comments: N/A

15. **Recorder's Management Recommendations:** N/A

16. **Known Collections, Reports, or Interviews:**

Pearce, Sally. "Colorado Cultural Resource Survey – Inventory Record: 5AH.179 House." Denver: Colorado Preservation Office, 1982.

Simmons, R. L., and T. H. Simmons, "Historic Building Inventory Record: 5AH.179 Cromley/White Residence." Denver: Colorado Historical Society, 1997.

17. **Site Description/Update:** As the recorder(s) pointed out in 1997, the Caley/Broemmle Residence is representative of residential construction from the early-Twentieth Century in Littleton. The recorder(s) noted the use of overhanging eaves, pediment hoods, a broad porch, and 1/1-light double-hung sash windows. The character defining features of the residence have largely been replaced and the original footprint of the residence has been altered through the enclosed porch as well as the recent conversion from a duplex into a four-unit residential building. In the time since it was recorded in 1997, the siding was replaced with vinyl lap siding and the roof was replaced. Some windows have been replaced with aluminum window units while other original wood windows remain extant, and the primary entry doors have been replaced. The residence likely does not rise to the level of individual significance under NRHP Criterion C. However, due to the resource's use as multi-unit housing, the resource is likely significant under NRHP Criterion A for its association with multi-unit residential development in Littleton in the early-Twentieth Century, a topic which has not been explored in detail.

18. **Photograph Numbers:** 5AH.179_1 through 5AH.179_3 and 2 reference photographs
Digital files at: Pinyon Environmental, Inc.

19. **Artifact and Field Documentation Storage Location:** N/A

20. **Report Title:** No report

21. **Recorder(s):** Daniel W. Gilbert
Date: July 7, 2025

22. **Recorder Affiliation:** Pinyon Environmental, Inc.
Phone
Number/Email: gilbert@pinyon-env.com/303.980.5200

Note: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

History Colorado – Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203
303-866-3395

Site Photographs



Photo Number: 5AH.179_1

Description: The primary (north) and west elevations of the Cromley/White Residence. Note the replacement windows, doors, and siding.

View: Southeast



Photo Number: 5AH.179_2

Description: The west elevation and partial view of the south elevation of the Cromley/White Residence. Note the additional residential unit entryways indicating that the building has been converted from a duplex into a four-unit residential building.

View: Northeast



Photo Number: 5AH.179_3

Description: Partial view of the primary (north) elevation of the Cromley/White Residence.

View: South



Reference Photo 1

Description: A 1982 photograph of the residence from the site form prepared by Sally Pearce. Note that the siding present in the photo has since been replaced, as have the doors, windows, and roofing materials.

Source: Pearce, Sally. "Colorado Cultural Resource Survey – Inventory Record: 5AH.179 House." Denver: Colorado Preservation Office, 1982.



Reference Photo 2

Description: A 1997 photograph of the residence from the site form prepared by Simmons and Simmons. Note the replacement windows, doors, and siding.

Source: Simmons, R. L., and T. H. Simmons, "Historic Building Inventory Record: 5AH.179 Cromley/White Residence." Denver: Colorado Historical Society, 1997.

This building, previously addressed 110 N. Crocker Ave., was built in 1956 by Norman H. Granes. The building was reportedly Littleton's first apartment house. The name of the building is a combination of the first names of Mr. Granes and his wife, Marjorie. Mr. Granes served two terms as mayor of Littleton in 1954-1958. He also served on the city election commission and as vice chairman of the City Charter Commission. He was born in Texas in 1912 and came to Denver with his parents three years later. He graduated from East High and joined the Navy in World War II. He married Marjorie Hurst in 1937. As newlyweds, the couple operated the 10-cottage Hurst Tourist Court at 5857 S. Rapp Street, which was then on the main highway to Colorado Springs. He later turned this into Colorado's first mobile home park. Mr. and Mrs. Granes operated the apartment building until it was sold in 1972. Mr. Granes died in 1986.

This building is significant as the first apartment building erected in Littleton and is representative of the Modern/International style apartment buildings erected in Colorado following World War II, as reflected in the flat roof with coping, casement windows, and projecting entrance tower. The building is associated with Norman Granes, who erected and operated the building. Mr. Granes was a prominent citizen of Littleton who served as mayor for two terms.

Although Simmons and Simmons noted that the building was significant under NRHP Criteria A, B, and C, the site form also marked the building as not eligible, although an integrity statement was not included to justify this conclusion. Despite this, Simmons and Simmons noted that the property is likely eligible as a Littleton local landmark. The Colorado State Historic Preservation Office (SHPO) did not provide official concurrence with Simmons and Simmons's assessment and the resource is currently recorded as *Field Not Eligible*.

11. **Listed on Register:** National State None
Date Listed: N/A

12. **Condition (describe):** The Nor-Mar Apartments building is in good condition. At the time of its initial recording in 2001, Simmons and Simmons described the building as follows:

Two-story flat roof brick apartment building with raised basement level. Metal coping along roof. Overhanging eaves. Walls composed of yellow brick with some darker brick randomly laid. Concrete foundation. Central projecting entrance tower with flat roof and hood above entrance. Tripartite casement windows with brick sills. Concrete stoops with rounded edges. Entrance tower has one casement window on stairwell. Building faces south onto parking lot.

Simmons and Simmons did not include information on alterations to the building. In the time since it was recorded in 2001, the primary entry door has been replaced with a full-light, metal door. No additional alterations to the building are apparent since it was first recorded in 2001.

13. **Threats to Resource:** Water Erosion Wind Erosion Grazing Neglect Vandalism
 Recreation Construction Other (specify):

14. **Existing Protection:** None Marked Fenced Patrolled Access controlled
 Other (specify):

Comments: N/A

15. **Recorder's Management Recommendations:** N/A

16. **Known Collections, Reports, or Interviews:**

Simmons, R. L., and T. H. Simmons, "Historic Building Inventory Record: 5AH.1776 Nor-Mar Apartments." Denver: Colorado Office of Archaeology and Historic Preservation, 2001.

17. **Site Description/Update:** As the recorder(s) pointed out in 2001, the Nor-Mar Apartments are representative of Modern/International Style apartment buildings constructed in the post-World War II (post-WWII) period. The character defining features of the building—as pointed out by Simmons and Simmons—remain extant and in fairly good condition. Aside from a replacement entry door, no visible alterations have been made to the building since it was first recorded in 2001. Although the building has not been altered substantially, it likely does not rise to the level of individual significance under NRHP Criterion C. Although Simmons and Simmons argued that the building was significant for its association with Norman Granes, the Nor-Mar Apartments are only tangentially linked to Granes' legacy as a two-term mayor and prominent Littleton public official, and it is likely not individually significant under NRHP Criterion B. That said—due to the resource's use as multi-unit housing—the apartment building is likely significant under NRHP Criterion A for its association with multi-unit residential development in Littleton in the mid-Twentieth Century, a topic which has not been explored in detail.

18. **Photograph Numbers:** 5AH.1776_1 through 5AH.1776_4 and 1 reference photographs

Digital files at: Pinyon Environmental, Inc.

19. **Artifact and Field Documentation Storage Location:** N/A

20. **Report Title:** No report

21. **Recorder(s):** Daniel W. Gilbert

Date: July 7, 2025

22. **Recorder Affiliation:** Pinyon Environmental, Inc.

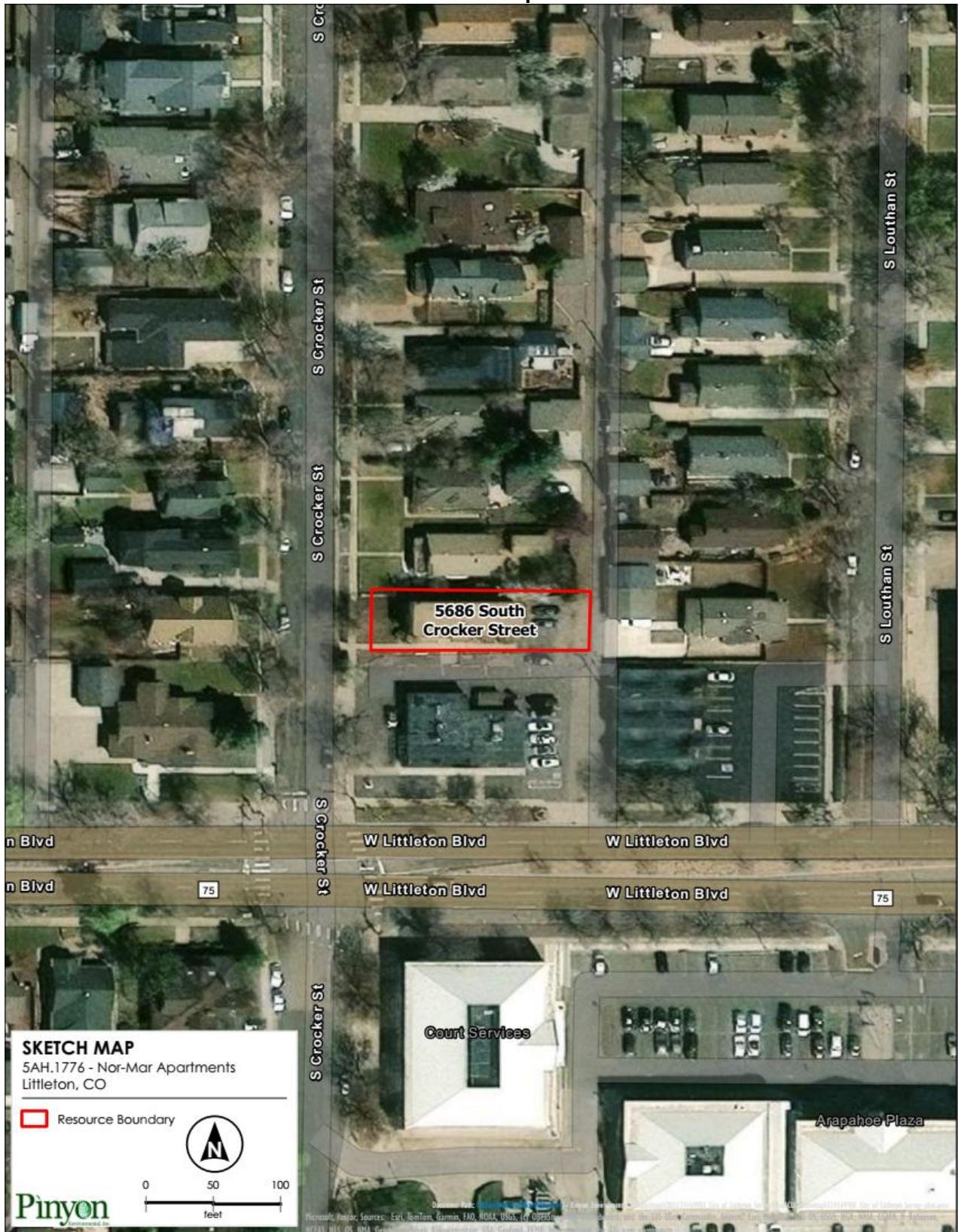
Phone

Number/Email: gilbert@pinyon-env.com/303.980.5200

Note: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

History Colorado – Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203
303-866-3395

Sketch Map



Site Photographs



Photo Number: 5AH.1776_1

Description: The west and primary (south) elevations of the Nor-Mar Apartments.

View: Northeast



Photo Number: 5AH.1776_2

Description: The primary (south) and east elevations of the Nor-Mar Apartments.

View: Northwest



Photo Number: 5AH.1776_3

Description: Partial views of the north and west elevations of the Nor-Mar Apartments.

View: Southeast



Photo Number: 5AH.1776_4

Description: Detail view of the primary entrance to the Nor-Mar Apartments. Note the replacement entry door as well as the partially visible replacement windows on the left side of the image.

View: Detail



Reference Photo 1

Description: A 2001 photograph of the Nor-Mar Apartments from the site form completed by Simmons and Simmons of Front Range Research Associates, Inc.

Source: Simmons, R. L., and T. H. Simmons, "Historic Building Inventory Record: 5AH.1776 Nor-Mar Apartments." Denver: Colorado Office of Archaeology and Historic Preservation, 2001.

1974 city directory indicated that the building had thirty-six apartments, twelve on each level. Willis S. Poynter was apparently the manager at that time.

This building is associated with the growth of Littleton in the 1970s and is representative of Modern style buildings in its flat roof with slightly taller end bays accentuated with vertical panels of aggregate, porch with lavastone balustrade, and minimal ornamentation.

Although Simmons and Simmons recommended the building was significant under NRHP Criteria A and C, an integrity statement was not included to justify this conclusion and the resource as noted as *Not Eligible*. However, the Colorado State Historic Preservation Office (SHPO) did not provide official concurrence with, and the resource is currently recorded as *Field - Not Eligible*.

11. **Listed on Register:** National State None
Date Listed: N/A

12. **Condition (describe):** In general, the Ocelot Apartments are in good condition. At the time of the resource's initial recording in 2001, the authors described the building as follows:

Three-story rectangular apartment building that is U-shaped and has a courtyard at the center rear. Flat roof with metal coping. Facade has slightly taller end bays with blank expanses of brick divided by vertical columns of two types of aggregate panels. Center portion of building has shingled overhang. Variegated brick. Concrete foundation. Center porch with flat roof has shingled mansard with pole supports atop lavastone balustrade. Entrance with double doors with multiple lights and panels. Centered above the porch are 8/8-light double-hung sash windows. Triple windows on each story between center windows and single 8/8-light double-hung sash windows toward outer ends of building. Windows have brick sills and shutters. Metal balconies face rear courtyard and there are stairs at the center, rear. Rear has sliding metal frame windows with brick sills and shutters. Parking lot at rear.

13. **Threats to Resource:** Water Erosion Wind Erosion Grazing Neglect Vandalism
Recreation Construction Other (specify):

14. **Existing Protection:** None Marked Fenced Patrolled Access controlled
Other (specify): N/A

Comments: Wood fencing delineates the northern boundary of the resource.

15. **Recorder's Management Recommendations:** N/A

16. **Known Collections, Reports, or Interviews:**

Simmons, R. L., and T. H. Simmons, "Historic Building Inventory Record: 5AH.2175 Ocelot Apartments." Denver: Colorado Historical Society, 2001.

17. **Site Description/Update:** As noted by Simmons and Simmons in 2001, the Ocelot Apartments are representative of a Modern style apartment building constructed in the post-World War II (WWII) period. Architectural features of the building—including but not limited to the tall end bays with vertical columns divided by two brick aggregate panels, and the neo-mansard aprons along the cornice and primary entryway along the primary (east) elevation—remain extant and in good condition. Field survey of the building in June 2025, and an examination of historical aerial and street photography, and historical records between 2001 and 2025, reveal that the most noticeable change has been the replacement of eight-over-eight double hung sash and six-over-six double hung sash windows, divided by muntin's, with vinyl, eight-over-eight, single hung sash and vinyl, six-over-six, single hung sash windows on all elevations. The replacement vinyl windows incorporate snap on muntins and were installed between 2022 and 2025. In addition, the lavastone balustrade located in the center of the primary (east) elevation was removed in 2018. At the same time, the shingle cladding of the hipped roof overhang and wood shingle of the neo-mansard apron along the primary (east) elevation was replaced with corrugated metal. The resource likely does not possess individual significance under NRHP Criterion C due to alterations undertaken since 2001. Yet, due to

the resource's use as multi-unit housing, the resource is likely significant under NRHP Criterion A for its association with multi-unit residential development in Littleton in the late-Twentieth Century, a topic which has not been explored in depth.

18. **Photograph Numbers:** 5AH.2175_1 through 5AH.2175_3, and 1 reference photograph

Digital files at: Pinyon Environmental, Inc.

19. **Artifact and Field Documentation Storage Location:** N/A

20. **Report Title:** No report

21. **Recorder(s):** Cameron Weishoff

Date: August 7, 2025

22. **Recorder Affiliation:** Pinyon Environmental, Inc.

Phone
Number/Email: 303.980.5200

Note: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

History Colorado – Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203
303-866-3395

Site Photographs



Photo Number: 5AH.2175_1

Description: View of the south and primary (east) elevations of the Ocelot Apartments. The photograph was taken at the northwest corner of the South Windermere Street and West Powers Avenue intersection.

View: Northwest



Photo Number: 5AH.2175_2

Description: View of the primary (east) and north elevations of the Ocelot Apartments.

View: Southwest

Photo Number: 5AH.2175_3

Description: Looking at the west and south elevations of the Ocelot Apartments.

View: Northeast



Reference Photo 1

Description: A 2001 photograph of the Ocelot Apartments from the site form completed by Simmons and Simmons of Front Range Research Associates, Inc.

Source: Simmons, R. L., and T. H. Simmons, "Historic Building Inventory Record: 5AH.2175 Ocelot Apartments." Denver: Colorado Historical Society, 2001.



COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-Visitation Form

OAHP1405

Rev. 11/10

A Re-Visitation Form can only be used when a Management Data Form and component forms have been previously filed with the land managing agency and/or the Colorado Office of Archaeology and Historic Preservation and no substantive changes to the character of the site are required as a result of the current re-visitation. Please use the Management Data Form and supporting forms (archaeological component, linear, vandalism, etc.) when changes are required to:

- Site type
- Linear resources
- Additional artifact assemblages and/or features
- Boundary size
- Vandalism
- NRHP recommendations

Official determination (OAHP use only)

- Determined Eligible NR\SR
- Determined Not Eligible NR\SR
- Nominated
- Need Data NR\SR
- Contributing to NR Dist.\SR Dist.
- Not Contributing to NR Dist.\SR Dist.
- Supports overall linear eligibility NR\SR
- Does not support overall linear eligibility NR\SR

1. **Resource Number:** 5AH.1382 2. **Temporary Resource Number:** N/A

3. **Resource Name:** Rapp Street Apartments

4. **Project Name/Number:** City of Littleton Survey Plan / 124169901

5. **Government Involvement:** Local State Federal

Agency: City of Littleton Historic Preservation Commission

6. **Site Categories:** (Check as many as apply)

Prehistoric: Archaeological site Paleontological site

In existing National Register District? Yes No Name: N/A

Local Landmark? Yes No Name: N/A

Historic: Archaeological site Building (s) Structure(s) Object(s)

In existing National Register District? Yes No Name: N/A

Local Landmark? Yes No Name: N/A

7. **Owner(s) Name and Address:** Bernard D. Small; P.O. Box 467 Littleton, CO 80160

8. **Was the site relocated?** Yes No

If no, why? (100% collected in previous recording, ground disturbance, etc.)

9. **Previous recordings:**

Simmons, R. L., and T. H. Simmons, "Historic Building Inventory Record: 5AH.1382 Rapp Street Apartments." Denver: Colorado Office of Archaeology and Historic Preservation, 1997.

10. **Most recent National Register Eligibility Assessment:** Eligible Not Eligible Need Data

Explain: Within their Historic Building Inventory Record, R. Laurie and Tom H. Simmons of Front Range Research Associates, Inc., argued that the Rapp Street Apartments did not achieve historical significance due to not being 50 years of age at the time of their assessment in 1997. Therefore, the resource was not significant under National Register of Historic Places (NRHP) Criteria. The following historical background and statement of significance are quoted directly from the site form prepared by Simmons and Simmons:

This backlot dwelling is not present on the 1914 through 1949 Sanborn fire insurance maps; earlier Sanborns do not cover this section of Littleton. The 1949 Sanborn shows two detached dwellings in the approximate location of this building. The County Assessor indicates a 1909 date of construction for the

main building (5807 S. Rapp St.), while Edward Bemis recalled that the house was built in the 1900-05 period. The main building was labelled "apartments" on the 1949 Sanborn map. By 1955, the house and associated buildings were known as the Colonial Inn with Cyrus B. Alford as the owner. This building was erected circa 1958 and was used for additional rental space.

This building is not fifty years old and has not achieved historical significance.

Simmons and Simmons recommended that the resource was *Not Eligible* for listing in the NRHP. The Colorado State Historic Preservation Office (SHPO) did not provide official concurrence with Simmons and Simmons's assessment, and the resource is currently recorded as *Field - Not Eligible*.

11. **Listed on Register:** National State None
Date Listed: N/A

12. **Condition (describe):** The Rapp Street Apartments are in fair condition. At the time of its initial recording in 1997, Simmons and Simmons described the building as follows:

One-story brick rectangular building with four apartment units. Side gable roof with composition roofing. Slab doors with concrete sills. Tripartite casement windows with brick sills. Parking immediately in front of building.

13. **Threats to Resource:** Water Erosion Wind Erosion Grazing Neglect Vandalism
Recreation Construction Other (specify):
N/A

14. **Existing Protection:** None Marked Fenced Patrolled Access controlled
Other (specify): N/A

Comments: Wood fencing is present along the west boundary of the property. A concrete wall and metal railings separates the northern property line from Little Creek.

15. **Recorder's Management Recommendations:** N/A

16. **Known Collections, Reports, or Interviews:**

Simmons, R. L., and T. H. Simmons, "Historic Building Inventory Record: 5AH.1382 Rapp Street Apartments." Denver: Colorado Office of Archaeology and Historic Preservation, 1997.

17. **Site Description/Update:** As noted by Simmons and Simmons in 1997, the Rapp Street Apartments consist of a No Style apartment building that was constructed circa 1958. The building encompasses two separate dwellings that were later joined into the current layout. Since their assessment, the resource has undergone a minor amount of modification. Surveying of the building in June 2025, and an examination of historical aerial and street photography, and historical records between 1997 and 2025, reveal that the most noticeable change has been the replacement of the tripartite casement windows on the left side of the primary (east) elevation. The tripartite casement windows were associated with units 6-8 and before they were replaced with modern, one-by-one, sliding, vinyl windows by 2011. Although Simmons and Simmons argued that the resource did not achieve 50 years of age at the time of their assessment and thus was not significant under NRHP Criteria, the building is currently approximately 67 years old and well within the typical 50-year threshold for NRHP evaluation. Even so, the resource remains not significant under NRHP Criteria. The building is No Style building that lacks cohesive architecture and is loosely associated with post-World War II (WWII) community development trends in the area. It is unlikely that the resource will provide new or innovative information that would advance the history of post-WWII development in Littleton. The resource is in a similar state to when it was last evaluated in 1997 and as such, no changes are recommended to the current NRHP eligibility status of *Not Eligible*.

18. **Photograph Numbers:** 5AH.1382_1 through 5AH.1382_5, and 1 reference photo
Digital files at: Pinyon Environmental, Inc.

19. **Artifact and Field Documentation Storage Location:** N/A

20. **Report Title:** No report

21. **Recorder(s):** Cameron Weishoff

Date: August 6, 2025

22. **Recorder Affiliation:** Pinyon Environmental, Inc.

Phone
Number/Email: 303.980.5200

Note: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

History Colorado – Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203
303-866-3395

Sketch Map



Site Photographs



Photo Number: 5AH.1382_1

Description: Context view of the primary (east) elevation of the Rapp Street Apartments.

View: Northwest



Photo Number: 5AH.1382_2

Description: Looking at the left side of the primary (east) elevation. Note the one-by-one sliding windows that replaced the tripartite casement windows noted in 1997.

View: West



Photo Number: 5AH.1382_3

Description: Looking at the right side of the primary (east) elevation.

View: Northwest



Photo Number: 5AH.1382_4

Description: View of the right side of the primary (east) and north elevations of the Rapp Street Apartments.

View: Southwest



Photo Number: 5AH.1382_5

Description: Context view of the Rapp Street Apartments from the South Rapp Street bridge crossing over Little Creek.

View: Southwest



Reference Photo 1

Description: A 1997 photograph of the Rapp Street Apartments from the site form completed by Simmons and Simmons of Front Range Research Associates, Inc.

Source: Simmons, R. L., and T. H. Simmons, "Historic Building Inventory Record: 5AH.1382 Rapp Street Apartments." Denver: Colorado Office of Archaeology and Historic Preservation, 1997.

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Unnamed Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 5320 and 5330 South Elati Street, Littleton, Colorado 80120

5. Municipality: Littleton Vicinity:

6. County: Arapahoe County

**7. USGS Quad: Highlands Ranch, CO Year: 2022 7.5'

**8. Parcel Number: 032035901

**9. Parcel Information: Lot(s): 13-12 Block: 1 Addition: Fleetwood Park Resubdivision

**10. Acreage: 0.42 Actual Estimated

11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W

NW ¼ of NE ¼ of SW ¼ of NW ¼ of section: 15

**12. Location Coordinates:

UTM reference: Zone 13S ;mE 500526.17 ;mN 4385582.29 NAD 1927 NAD 1983

or

Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

**Please check with your project sponsor to determine which fields are required, as not all locational

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
2	Bi-level	Poured concrete	Wood frame; brick veneer
Windows	Roof	Chimney	Porch
Vinyl one-by-one light sliding windows; metal two-light transom window; metal transom window	Hipped; composition shingle	N/A	Yes

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

5320 South Elati Street: The unnamed, Bi-level type apartment building at 5320 South Elati Street was constructed in 1969 according to Arapahoe County Assessor's Office records. The two-story, T-shaped building rests on a poured concrete foundation and features a wood frame structural system. The hipped roof is clad in composition shingles, and the walls are clad in brick veneer. The primary elevation faces west, and the main entrance is located through a wood paneled door with a fanlight at the center of the elevation. The entrance—located atop a concrete stoop—is flanked by three-light sidelights. A metal, two-light, transom window is located above the entrance. The typical window is a vinyl, one-by-one light, sliding window. A typical window is located on either side of the entrance on the first and second stories. The façade at the north and south ends of the elevation is set back from the façade at the center of the elevation. A typical window is located on each story at the north and south ends of the elevation. The south elevation features two typical windows on each story. The north elevation is obscured from view by mature vegetation. The east elevation is not visible from the publicly accessible right-of-way (ROW).

5330 South Elati Street: The Bi-level type apartment building at 5330 South Elati Street is nearly identical to the building at 5320 South Elati Street. The main entrance is through a metal door and the transom window above the door is a single light. Additionally, a flat roof supported by four brackets is affixed to the façade above the door, creating a porch. Metal bars shield the two windows on the first story of the south elevation.

14. Associated buildings, features, or objects:

Garage: A detached two-car garage is located approximately 8 feet east of the building at 5320 South Elati Street. Based on a review of historic aerial imagery, the garage was constructed concurrently with the apartment building. The square plan building rests on a poured concrete foundation and features a wood frame structural system. The walls are clad in vertically oriented wood siding, and the hipped roof is clad in composition shingles. The primary elevation faces south, and the two-car metal roll-up garage door is located at the center of the elevation. The north, east, and west elevations are not visible from the ROW.

15. Landscape (important features of the immediate environment):

The resource is located to the east of South Elati Street between West Prentice Avenue to the north and West Crestline Avenue to the south. Asphalt parking areas are located to the west of the buildings, and an unnamed alley bisects the property, exiting east-west to a parking lot associated with neighboring apartments. Sod landscaping is located to the east of the buildings and mature trees dot the site.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other: N/A

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multi-unit residential

Current Function/Use (if different): N/A

17. Date of Construction: 1969

Estimated Actual (include source): "032035919," Arapahoe

County Assessor's Office, accessed October 1, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-2-05-003>.

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The buildings at 5320 and 5330 South Elati Street were constructed in 1969 according to Arapahoe County Assessor's Office records. A *Cervi's Rocky Mountain Journal* article reported that Paul Y. Govin purchased 5320 and 5330 South Elati Street from Helen G. Carpenter in 1967, and he is likely responsible for the buildings' construction. The 1970 Polk's Denver Suburban Directory indicates that he was living in a unit in the building at 5330 South Elati Street. It is unclear who owned the properties throughout the 1970s; however, Arapahoe County Clerk and Recorder's Office records indicate that Frank Kowalik Jr. and Karen Kowalik owned the building at 5320 South Elati Street in 1985 when they sold the property to Donald a. and Angela U. Nardo. Twenty years later, Angela Nardo took full possession of the property. In 2016, Nardo sold the property to New Direction IRA Inc. and David Roberts. The following year, they sold the property to the Richardson Family Trust. In 2020, the current owner, 13700 E Alameda Investors LLC, purchased the property.

It is unclear who owned the building at 5330 South Elati Street throughout the 1970s; however, Arapahoe County Clerk and Recorder's Office records indicate that John A. and Mary A. Bordenkircher owned the property prior to 1983. In 1993, they sold the property to Brian J. and Phyllis M. Grimm. Phyllis Grimm took full possession of the property in 2007. The current owner, Elkhart One LLC, purchased the property from Grimm.

Upon field review, the unnamed apartment buildings are unlikely to have National Register of Historic Places (NRHP) significance. Further research may yield information connecting this property to an important trend, event, or person, but there is scant evidence in the archival record to support this. The buildings are examples of the Bi-level type, featuring a raised basement with windows above grade and a mid-level main entrance. The buildings lack an upper-level projecting façade and attached garage, and there are better

examples of the type in Littleton. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and setting, as the buildings remain where they were first constructed and the surrounding area was developed at the same time as they were constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. The integrity of design and workmanship are also intact, as few changes have been made to the building since the time of its construction. The integrity of materials has been diminished due to the replacement of the windows with vinyl units between 2019 and 2025.

23. Sources:

"Arapahoe County Real Estate Transfers," *Cervi's Rocky Mountain Journal* 19, no. 3 (October 4, 1967).

Polk's Denver Suburban Directory, 1970, <https://www.ancestry.com>.

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

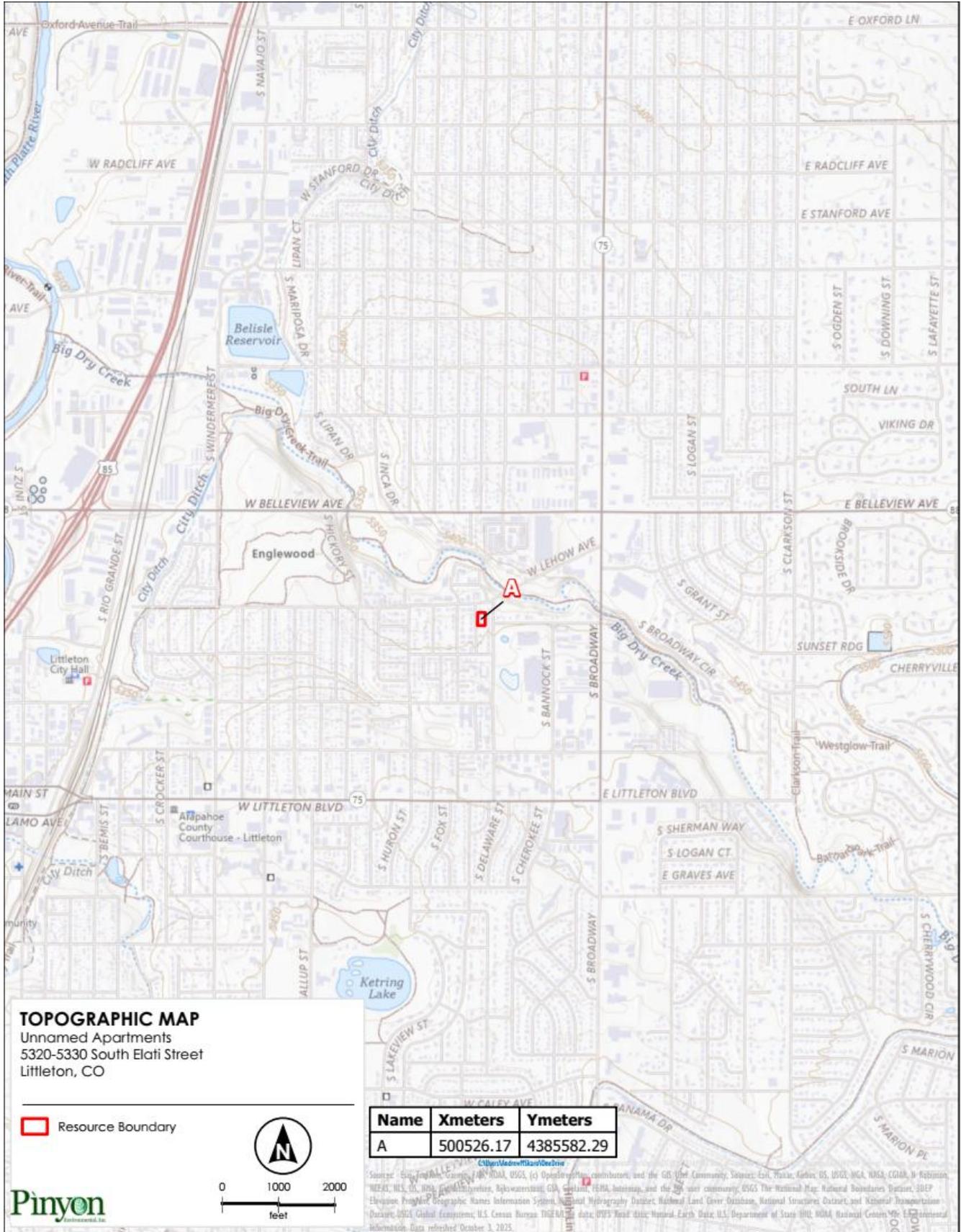
SKETCH PLAN *include approximate scale*



FIELD ELIGIBILITY RECOMMENDATION: (To be completed by surveyor)
<input type="checkbox"/> Eligible
<input checked="" type="checkbox"/> Not Eligible
<input type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
RECORDING INFORMATION
Date: <u>September 24, 2025</u>
Surveyed By: <u>Margaret G. Mulcahy</u>
Project Sponsor: <u>City of Littleton</u>
Photograph Log: <u>1-6</u>

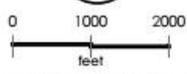
See Attachment

Topographic Map



TOPOGRAPHIC MAP
 Unnamed Apartments
 5320-5330 South Elati Street
 Littleton, CO

 Resource Boundary



Name	Xmeters	Ymeters
A	500526.17	4385582.29

Source: Esri, DeLorme, Garmin, FARN, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Intel, Kantam, US, USGS, NOAA, NASA, CGIA, N Robinson, NERIS, NLS, US, IPMA, and Mitretek, Rightwater, GSA, Collins, FEMA, Intermap, and the GIS user community, USGS The National Map, National Boundaries Dataset, SDP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset, USGS Global Ecosystems, U.S. Census Bureau TIGER/Line data, USFS Road data, National Earth Data, U.S. Department of State HRM, NOAA, National Centers for Environmental Information, Data refreshed October 3, 2023.



Site Photographs



Photo Number: 1

Description: Primary (west) elevation of the building at 5320 South Elati Street featuring the mid-level main entrance.

View: East



Photo Number: 2

Description: North elevation obscured by mature vegetation.

View: Southeast



Photo Number: 3

Description: West and south elevations featuring typical windows. South elevation of the detached garage in the background.

View: Northeast



Photo Number: 4

Description: Primary (west) elevation of the building at 5330 South Elati Street featuring the flat roof over the entrance supported by brackets.

View: East



Photo Number: 5

Description: West and north elevations featuring typical windows.

View: Southeast



Photo Number: 6

Description: South elevation featuring metal bars on the first story windows.

View: Northeast

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Unnamed Apartments Historic Current Other: N/A
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 5321 and 5331 South Delaware Street, Littleton, Colorado 80120

5. Municipality: Littleton, Colorado Vicinity:

6. County: Arapahoe County

**7. USGS Quad: Highlands Ranch, CO Year: 2022 7.5'

**8. Parcel Number: 032035978

**9. Parcel Information: Lot(s): 2 and 3 Block: 1 Addition: Fleetwood Park Resubdivision

**10. Acreage: 0.42 Actual Estimated

11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W

SW ¼ of NE ¼ of SW ¼ of NW ¼ of section: 15

**12. Location Coordinates:

UTM reference: Zone 13S ;mE 500558.32 ;mN 4385583.11 NAD 1927 NAD 1983

or

Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

**Please check with your project sponsor to determine which fields are required, as not all locational

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
2	No Style	Poured concrete	Wood frame; brick veneer
Windows	Roof	Chimney	Porch
Vinyl, one-by-one light, sliding windows; wood sidelights	Side-gable; composition shingles	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

5231 South Delaware Street: The No Style apartment building at 5231 South Delaware Street was constructed in 1972 according to Arapahoe County Assessor's Office records. The two-story, rectangular plan building rests on a poured concrete foundation and features a wood frame structural system. The walls are clad in brick veneer, and the low-pitch, side-gable roof is clad in composition shingles. The primary elevation faces east, and three entrances are located through wood doors on the below-grade first story and the second story. The northernmost entries are paired, and a concrete staircase leads down to the first floor, and an additional concrete staircase runs up the west elevation to the porch affixed to the façade. A porch is affixed to the façade under the single entrance at the south end of the elevation. A concrete staircase leads down to the single entrance on the below-grade first story. The typical window is a vinyl, one-by-one light, sliding window. Two typical windows are located between the pair of entrances and the single entrance on each story. A typical window is located on the north and south ends of the east elevation on each story. A narrow sidelight with yellow tinted glass extending the entire height of the building is located at each end of the elevation. The south elevation features three typical windows on each story. The north elevation features two typical windows on each story. A secondary entrance through a wood door is located on the first story at the west end of the elevation. The west elevation is not visible from the public right-of-way (ROW).

5331 South Delaware Street: The building at 5331 South Delaware Street is nearly identical to the building at 5321 South Delaware. The north elevation lacks the secondary entrance, and an additional entrance through a wood door is located on the below-grade first story next to the entrance at the south end of the elevation.

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment): Asphalt paved parking lots are located to the west of the buildings and an asphalt driveway extends between the parking lots and South Delaware Street to the east. Sod landscaping and mature shrubs and trees are located to the east of the buildings and concrete sidewalks extend from the center of the east elevations of the buildings to a sidewalk lining South Delaware Street.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling Current Function/Use (if different): N/A

17. Date of Construction: 1972 Estimated Actual (include source): "032035978," Arapahoe County Assessor's Office, accessed October 2, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-2-05-013>.

18. Other Significant Dates, if any:

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The buildings at 5321 and 5331 South Delaware Street were constructed in 1972 according to Arapahoe County Assessor's Office records. A *Cervi's Rocky Mountain News* article reported that Charles J. Pyne purchased the property associated with 5321 and 5331 South Delaware Street from Helen G. Carpenter in 1969. Pyne is likely responsible for the construction of the buildings. In 1979, Charles and Barbara L. Pyne sold the building at 5321 South Delaware Street to Raymond G. and Florence A. Deruiter. It is unclear who owned the property throughout the 1980s; however, Arapahoe County Clerk and Recorder's Office records indicate that C&D Properties owned the property prior to 1993. In 1993, the company sold the property to the Gaylon T. and Margaret R. Freemon 1992 Trust, with Gaylon and Margaret Freemon as trustees. In 1999, Brian J. and Phyllis M. Grimm purchased the property. Brian Grimm took full possession of the property in 2006. In 2014, Grimm sold the property to Schofield Properties 21 LLC. In 2017, Schofield Properties 21 LLC sold the property to Schofield Properties 81 LLC. The current owner, Delaware6 LLC, purchased the property in 2021.

It is unclear who Pyne sold the building at 5331 South Delaware Street to or who owned it during the decade after its construction. Arapahoe County Clerk and Recorder's Office records indicate that Jane Andrew owned the property prior to 1985. In 1985, she sold the property to Ted A. Andrew. Upon his death in 1996, Theodora Andrew sold the property to Robert F. and Shirley L. Kelley. A decade later, the Kelleys placed the property in the Robert F. Kelley Revocable Trust and the Shirley L. Kelley Revocable Trust. They continue to own the property.

Upon field review, the unnamed apartment buildings are unlikely to have National Register of Historic Places (NRHP) significance. Further research may yield information connecting this property to an important trend, event, or person, but there is scant evidence in the archival record to support this. The resource does not represent a single distinguishable architectural style. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and setting, as the buildings remain where they were first constructed and the surrounding area was developed at the same time as they were constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. The integrity of design and workmanship are also intact, as few changes have been made to the building since the

time of its construction. The integrity of materials has been diminished due to the replacement of the windows with vinyl units prior to 2007.

23. Sources:

"Arapahoe County Real Estate," *Cervi's Rocky Mountain Journal* 21, no. 8 (November 5, 1969).

"Charles J. Pyne," *Arizona Daily Star* (June 8, 2008).

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

"032035978," Arapahoe County Assessor's Office, accessed October 2, 2025,
<https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-2-05-013>.

SKETCH PLAN *include approximate scale*



FIELD ELIGIBILITY RECOMMENDATION: (To be completed by surveyor)
<input type="checkbox"/> Eligible
<input checked="" type="checkbox"/> Not Eligible
<input type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
RECORDING INFORMATION
Date: October 2, 2025
Surveyed By: <u>Margaret G. Mulcahy</u>
Project Sponsor: <u>City of Littleton</u>
Photograph Log: <u>1-7</u>

See Attachment																			
-----------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Site Photographs



Photo Number: 1

Description: Primary (east) elevation of the building at 5321 South Delaware Street featuring the entrances on the below-grade first story and second story.

View: West



Photo Number: 2

Description: North elevation featuring the secondary entrance. Additionally, the sidelight is present at the north end of the east elevation.

View: Southwest



Photo Number: 3

Description: South elevation featuring three typical windows on each story.

View: Northwest



Photo Number: 4

Description: Primary (east) elevation of the building at 5331 South Delaware Street featuring the additional entrance on the first story next to the entrance at the south end of the elevation.

View: West



Photo Number: 5

Description: North elevation featuring two typical windows on each story.

View: Southwest



Photo Number: 6

Description: Detail of the sidelight at the south end of the east elevation.

View: Northwest



Photo Number: 7

Description: South elevation of the building featuring three typical windows on each story.

View: Northwest

5361 South Delaware Street: The Colonial Revival Style apartment building at 5361 South Delaware Street is nearly identical to the building at 5351 South Delaware Street. However, the building lacks the fenestration on the north elevation.

5381 South Delaware Street: The Colonial Revival Style apartment building at 5381 South Delaware Street is nearly identical to the building at 5351 South Delaware Street. However, the building features two typical windows without shutters located on each story of the south elevation. No fenestration is located on the north elevation.

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment):

Asphalt paved parking lots are located to the west of the buildings and an asphalt driveway extends between the parking lots and South Delaware Street to the east. Sod landscaping and mature shrubs and trees are located to the east of the buildings and concrete sidewalks extend from the center of the east elevations of the buildings to a sidewalk lining South Delaware Street.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other: N/A

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling

Current Function/Use (if different): N/A

17. Date of Construction: 1970

Estimated Actual (include source): "New Utilities

Connected," *Cervi's Rocky Mountain Journal* 22, no. 6 (October 21, 1970).

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The apartment buildings at 5351 through 5381 South Delaware Street were constructed in 1970 according to a *Cervi's Rocky Mountain Journal* article that reported that utilities were turned on at 5361 and 5381 South Delaware Street for John Weiman. The article lists them as apartments. Weiman was born circa 1923 and worked as a home builder. That same year, Lum Jenkins purchased lots 4 and 5 of block 1 in the Fleetwood Park Resubdivision from Weiman, which consisted of the three apartment buildings. Jenkins was born circa 1929 in Tennessee, and he eventually became the president of prominent Denver woman's wear shop Cates First Avenue. It is unclear who owned the buildings between 1970 and 1992. Adams County Assessor's Office records indicate that Dorothe Bence owned the buildings at 5361 and 5381 South Delaware Street in 1992, when she sold the building at 5381 South Delaware Street to Fereshteh Khodadad Lewis. In 1999, Lewis sold the property to Steven W. Hickox and Christopher T. Sayre. That same year, they sold the property to Sek Chhay and Kim Tim. They sold the property to Brian J. Grimm in 2007. The current owner, Schofield Properties 81 LLC, purchased the property in 2014.

Dorothe Bence sold the property at 5361 South Delaware Street to Jeanette J. and Gisla E. Hofer in 1992. In 1994, they sold the property to Barney L. Mallet and Mary Helen Capri Mallett. The following year, they sold the property to Karen S. Schnuerle. In 1996, Schnuerle also acquired the building at 5351 South Delaware Street. The building had been owned by Danald L. and Karen W. Lampus prior to 1996. In 2007, Karen Pfeiffer—also known as Karen Schnuerle—sold the two buildings to Dawn S. and Jeffery R. Kelley. In 2013, the Kelleys sold the buildings to Brian J. Grimm. The following year, he sold the buildings to Schofield Properties 51-61 LLC. In 2017, Schofield Properties 81 LLC took possession of the two buildings. The company still owns all three buildings.

Upon field review, the unnamed apartment complex at 5351 through 5381 South Delaware Street is unlikely to possess significance under National Register of Historic Places (NRHP) Criteria. Further research may yield information connecting this property to an important trend, event, or person, but there is scant evidence in the archival record to support this. The buildings are a low-style

example of the Colonial Revival style, featuring a broken pediment, fluted Doric pilasters, and shutters. The buildings lack character defining features such as eight-over-eight light, hung sash windows, a portico, true columns, or dormers. Additionally, the resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Therefore, the resource is not significant under Criterion C. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and setting, as the building remains where it was first constructed and the area around the building was developed at the same time as it was constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. The integrity of design and workmanship are also intact, as few changes have been made to the building since the time of its construction. The integrity of materials has been diminished due to the replacement of the windows with vinyl units prior to 2007, and the replacement of the roofs between 1984 and 2011 based on a review of Google Street View and historical aerial images.

23. Sources:

"Arapahoe County Real Estate," *Cervi's Rocky Mountain Journal* 22, no. 3 (September 30, 1970).

"Exclusive Denver Women's Specialty Shop is Purchased," *Rocky Mountain News (Daily)* 110, no. 288 (February 4, 1969).

"New Utilities Connected," *Cervi's Rocky Mountain Journal* 22, no. 6 (October 21, 1970).

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

United States Federal Census, 1950, <https://www.ancestry.com>.

"032036028," Adams County Assessor's Office, accessed October 10, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-2-05-018>.

Sketch Map



SKETCH MAP
Unnamed Apartments
Littleton, CO

 Resource Boundary



0 50 100
feet



Document Path: \\Pinyon\Projects\2014\20140901_City of Littleton Survey Plan\GIS_Layout\1114149901_City of Littleton Survey plan.aprx
Interior Sources: Esri, Garmin, Garmin, FAA, NOAA, USGS (4) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, BSX65, NOAA, NASA, IGN, and Robinson.
© 2014, ESRI, NOAA, Geodata.com (2) Pinyon Environmental, Inc., FEMA, Mercury, and the GIS user community.

Site Photographs



Photo Number: 1

Description: Primary (east) elevation of the building at 5351 South Delaware Street featuring the central main entry

View: West



Photo Number: 2

Description: North elevation and east elevation featuring the typical windows and the pilaster with a Doric capital.

View: Southwest



Photo Number: 3

Description: East and south elevation featuring no fenestration.

View: Northwest



Photo Number: 4

Description: Primary (east) elevation of the building at 5361 South Delaware Street featuring typical windows on each floor.

View: West



Photo Number: 5

Description: North elevation featuring no fenestration.

View: Southwest



Photo Number: 6

Description: South elevation featuring no fenestration.

View: Northwest



Photo Number: 7

Description: Primary (east) elevation of the building at 5381 South Delaware Street.

View: West



Photo Number: 8

Description: North elevation featuring no fenestration.

View: Southwest



Photo Number: 9

Description: South elevation featuring vinyl one-by-one light sliding windows and a tall wood fence.

View: Northwest

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

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Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Amity Plaza LLC Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 200 West Sterne Parkway
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Highlands Ranch, CO Year: 2022 7.5'
- **8. Parcel Number: 2007-27-2-11-016

****Please check with your project sponsor to determine which fields are required, as not all locational**

- **9. Parcel Information: Lot(s): W 361.80 Ft of Lot 2 Block: 5 Addition: Broadridge Plaza 2nd Filing
- **10. Acreage: 4.24 Actual Estimated
11. PLSS information: Principal Meridian: 6th Township: 5S nRange: 68W
NW ¼ of SW ¼ of NE ¼ of NW ¼ of section: 27
- **12. Location Coordinates:
 UTM reference: Zone 13S ; mE 500771.73; mN 4382518.16 NAD 1927 NAD 1983
 or
 Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
7+	Rectangular plan Multiple-Unit Dwelling	Poured concrete	Brick veneer; exposed aggregate concrete panels
Windows	Roof	Chimney	Porch
Metal, one-by-one light, sliding windows	Flat; concrete	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The 180-unit Amity Plaza assisted living facility at 200 West Sterne Parkway was constructed in 1978 according to Arapahoe County Assessor's Office records. The seven story, irregularly shaped, rectangular-plan building rests on a poured concrete foundation and features a steel frame structural system. The walls are clad in a combination of brick veneer and exposed aggregate concrete panels. The flat roof is concrete. The main entrance—located through double glass doors—bisects the primary (southeast) elevation. The north and south elevations feature a stepped plan of three offset bays. The bay directly north of the main entrance consists of three units on each floor. Two recessed balconies divided by a brick wall are located at the south end of the bay. A glass sliding door opens onto each balcony. The set of balconies are flanked by a typical window, consisting of a metal, one-by-one light, sliding window. The north end of the bay features a small balcony at the northeast corner of each floor. A sliding glass door opens onto the balcony from the southeast elevation, and a typical window looks onto the balcony from the northeast elevation. The bays at the north and south ends of the building are identical to each other. The middle bay of the north third of the building features two units per floor. A small, recessed balcony is located at the center of the bay on each floor. A sliding glass door opens onto each balcony. A typical window is located south of the balconies. A balcony is located on the northeast corner of each floor of the bay. A sliding glass door opens onto the

balcony on the southeast elevation. A typical window looks onto the balcony from the northeast elevation. The southeast elevation of the northernmost bay is clad in concrete aggregate panels and features no fenestration.

The southeast elevation of the south third of the building features three bays. The bay directly south of the entrance features three units on each floor. A small balcony is located on the northeast corner of each floor of the bay. A sliding glass door opens onto the balcony on the southeast elevation. A typical window looks onto the balcony from the northeast elevation. Two recessed balconies divided by a brick wall are located at the south end of the bay. A glass sliding door opens onto each balcony. The set of balconies are flanked by typical windows. The middle bay of the south portion of the building features three units on each floor. A small balcony is located on the northeast corner of each floor of the bay. A sliding glass door opens onto the balcony on the southeast elevation. A small, recessed balcony is located at the center of the southeast elevation of the bay. A glass sliding door opens onto each balcony. A typical window is located south of each of these balconies. A small balcony is located on the southwest corner of each floor. A sliding glass door opens onto each balcony on the southeast elevation. A typical window looks onto each balcony from the southwest elevation. The southeast elevation of the southernmost bay is clad in concrete aggregate panels and features no fenestration.

The southwest elevation of the building features two units on each floor. Two recessed balconies divided by a brick wall are located at the center of the elevation on each floor. A glass sliding door opens onto each balcony. The set of balconies are flanked by typical windows.

The northwest elevation mirrors the southeast elevation, and the northeast elevation mirrors the southwest elevation.

14. Associated buildings, features, or objects:

Secondary Building: A one-story building is located approximately 20 feet southeast of the assisted living facility. The rectangular plan building is approximately 50 feet by 23 feet. The building rests on a poured concrete foundation and features a wood and steel frame structural system. The flat roof is concrete, and the walls are clad in a mixture of brick veneer and stucco. The primary elevation faces southeast, and the main entrance is located through a metal door. Three metal, fixed pane windows are located south of the entrance. Six metal clerestory windows are along the façade above the entrance. Three tall, metal, fixed pane windows are located at the north end of the elevation. The northeast elevation features three tall, metal, fixed pane windows and two metal clerestory windows. The northwest and southwest elevations are not visible from the publicly accessible right-of-way (ROW). The southwest elevation is connected to the main building via a covered passageway.

15. Landscape (important features of the immediate environment): Sod landscaping and mature vegetation are located to the north of the building as well as throughout the parking lot to the south. An asphalt paved parking lot occupies the southern half of the property, which can be accessed via a driveway extending north along the east side of the property boundary and connecting to West Sterne Parkway to the north.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling

Current Function/Use (if different):

17. Date of Construction: 1978

Estimated Actual (include source): "032185872" Arapahoe County Assessor's Office, accessed August 25, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-27-2-11-016>.

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Amity Plaza assisted living home was constructed in 1978. The First Denver Mortgage Company obtained a \$3.9 million mortgage to construct the 180-unit senior citizens housing complex. The loan was placed through the Colorado Housing Finance Authority. In 2003, the Littleton Assisted Living Building sold the property to the Housing Authority City of Littleton. In 2022, the current owner, Amity Plaza LLC, purchased the property from the Housing Authority City of Littleton. The building is still known as the Amity Plaza and continues to operate as an assisted living facility. The building has remained largely unchanged since the time of its construction. Between 1980 and 1984, the secondary building was constructed parallel to the main building on the south elevation.

Upon field review, Amity Plaza is unlikely to possess significance under National Register of Historic Places (NRHP) Criteria. The assisted living facility is a No Style building that is somewhat evocative of Brutalist style architecture. While it features aggregate concrete panels, geometric shapes, and a monumental scale, there are better examples of Brutalism in Littleton and Colorado more broadly. The building was constructed in 1978 and paid for using a loan through the Colorado Housing Finance Authority. The resource is not associated with a specific event, developmental trend, or individual significant to local or regional history. Additionally, there are not likely to be undiscovered historical materials associated with the site. The property retains its integrity of location and association, as the building remains where it was first constructed and it remains an assisted living facility. Similarly, the resource retains its integrity of design, materials, and workmanship, as the building has been largely unchanged since the time of its construction. The resource does not maintain its integrity of setting and feeling. The area around the facility was developed throughout the 1990s, heavily altering the surrounding area.

23. Sources:

"First Denver Mortgage Co.," *Rocky Mountain News (Daily)* 120, no. 65 (June 26, 1978).

"Historic Aerials," NETROnline, accessed August 25, 2025, <https://www.historicaerials.com/viewer>.

"Mobile Post Office to Stop in Area," *Douglas County News-Press* 91, no. 43 (December 1, 1982).

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

"032185872" Arapahoe County Assessor's Office, accessed August 25, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-27-2-11-016>.

SKETCH PLAN *include approximate scale*



FIELD ELIGIBILITY RECOMMENDATION: (To be completed by surveyor)
<input type="checkbox"/> Eligible
<input checked="" type="checkbox"/> Not Eligible
<input type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<input type="checkbox"/> Local Landmark
RECORDING INFORMATION
Date: <u>August 25, 2025</u>
Surveyed By: <u>Margaret G. Mulcahy</u>
Project Sponsor: <u>City of Littleton</u>
Photograph Log: <u>1-3</u>

See Attachment																			
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Site Photographs



Photo Number: 1

Description: Primary (southeast) elevation of the Amity Plaza assisted living facility featuring the secondary building.

View: North



Photo Number: 2

Description: Northeast and northwest elevations of the buildings featuring the balconies on each floor.

View: South



Photo Number: 3

Description: Northwest elevation of the Amity Plaza assisted living facility.

View: Southeast

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

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Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Broadmoor Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 192 West Ida Avenue
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Highlands Ranch, CO Year: 2022 7.5'
- **8. Parcel Number: 2077-15-3-21-001
- **9. Parcel Information: Lot(s): 1 Block: 2 Addition: Broadmoor
- **10. Acreage: 0.80 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
NE ¼ of SW ¼ of SE ¼ of SW ¼ of section: 15
- **12. Location Coordinates:
 UTM reference: Zone 13S; mE 500797.8; mN 4384627.11 NAD 1927 NAD 1983
 or
 Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

****Please check with your project sponsor to determine which fields are required, as not all locational**

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
2	L-Shaped plan multiple-unit dwelling	Concrete slab	Wood or steel frame; brick veneer
Windows	Roof	Chimney	Porch
Vinyl sliding windows and picture windows	Cross-gabled; composition shingle	N/A	Porch running along the west and north elevations of the interior of the L-shape plan

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The Broadmoor Apartment building was constructed in 1959 according to Arapahoe County Assessor's Office records. The two-story, L-shaped building rests on a concrete slab foundation and features a wood frame structural system. The walls are clad in brick veneer, and the cross-gable roof with overhanging eaves is clad in composition shingles. The primary elevation of the 12-unit building faces west. A set of concrete steps with a metal railing leads up to the porch that runs along the second story of the west and north elevations of the interior of the L-shape plan. A metal railing runs along the perimeter of the porch. The main entrances to the four units on the second story of the west elevation are located in pairs through wood doors fronted by glass storm doors. A large vinyl picture window is located north of northernmost door, and a narrow, vinyl, one-by-one light, sliding window is located at the north end of the west elevation. Two vinyl, one-by-one light, sliding windows and a vinyl picture window are located between the two pairs of doors. A vinyl picture window is located south of the southernmost door. The west elevation of the below-grade first story mirrors the second story. The west elevation of the south portion of the L-shape plan features two vinyl, one-by-one light, sliding windows on the second story and a narrow, vinyl, picture window on the below-grade first story. The north-facing portion of the L-shape plan features two units on each floor. The entrances to the units are through wood doors fronted by glass storm doors. A vinyl picture window is located between

the doors, and another vinyl picture window is located at the west end of the elevation on both stories. Three vinyl, one-by-one light, sliding windows are located on each story on the north elevation. The east elevation features ten vinyl, one-by-one light, sliding windows on each floor. A recessed secondary entrance bisects the south elevation of the apartment building. Two vinyl, one-by-one light, sliding windows are located west of the entrance and three vinyl, one-by-one light, sliding windows are located to the east of the entrance.

14. Associated buildings, features, or objects:

Shed: An approximately 5-foot by 15-foot shed is located at the southeast corner of the building. The shed rests on the asphalt parking lot and features a wood frame structural system. The walls are clad in plywood, and the front gable roof is clad in shingles. The primary elevation faces west, and an entrance through double wood doors is located on the west elevation. The south portion of the shed is topped with a flat roof clad in shingles. No fenestration is located on the south elevation. The north and east elevations are not visible from the publicly accessible right-of-way (ROW).

15. Landscape (important features of the immediate environment):

The resource is located in the southeast quadrant of the intersection of West Ida Avenue and South Bannock Street. Asphalt paved parking lots are located to the north and south of the building. Sod landscaping and mature trees are located to the west of the building and concrete sidewalks line West Ida Drive to the north and South Bannock Street to the west.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling

Current Function/Use (if different):

17. Date of Construction: 1959

Estimated Actual (include source): "032041510," Arapahoe County Assessor's Office, accessed August 26, 2025, <https://parcelsearch.arapahoe.gov/PPINum.aspx?PPINum=2077-15-3-21-001>.

18. Other Significant Dates, if any:

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Broadmoor Apartments building was constructed in 1959 according to Arapahoe County Assessor's Office records. It is unclear who constructed the building or who first owned it; however, a *Cervi's Rocky Mountain Journal* article from 1969 reported that James L. Adams purchased the property from McDougal-Burton Co. for \$95,000., Angela and Zoraide Scordo acquired the property at an undetermined point prior to 2014, when they sold the property to the current owner, 192 West Ida Avenue LLC. An examination of business directories, historic newspapers, and property records did not yield evidence suggesting the owners of the property were individually significant to local or regional history. The building has remained largely unchanged since the time of its construction, however, the windows were replaced with vinyl units circa 2007 based on a review of Google Street View.

Upon field review, the Broadmoor Apartments building is unlikely to possess significance under National Register of Historic Places (NRHP) Criteria. Further research may yield information connecting the property to an important trend, event, or person, but there is scant evidence in the archival record to support this. Additionally, the apartment building does not represent a single distinguishable architectural style, although it is somewhat evocative of the Ranch type, with its low-pitched roof, wide overhanging eaves, and picture windows. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship.

Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and setting, as the building remains where it was first constructed and the area around the building was developed at the same time as it was constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. Additionally, the resource retains its integrity of design and workmanship. The resource does not retain integrity of materials, as the windows were replaced with vinyl units around 2007.

23. Sources:

"Arapahoe County Real Estate Transfers," *Cervi's Rocky Mountain Journal* 20, no. 40 (June 18, 1969).

"Historic Aerials," NETROnline, accessed August 26, 2025, <https://www.historicaerials.com/viewer>.

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

Site Photographs



Photo Number: 1

Description: Primary (west) and north elevations of the Broadmoor Apartments building.

View: East



Photo Number: 2

Description: Detail of the stairs leading up to the porch along the second story.

View: East



Photo Number: 3

Description: North and east elevations of the building featuring vinyl one-by-one light sliding windows on the second story.

View: South

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

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Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Broadmoor Plaza Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 1151 West Ida Avenue
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Littleton, CO Year: 2022 7.5'
- **8. Parcel Number: 2077-16-4-23-003

****Please check with your project sponsor to determine which fields are required, as not all locational**

- **9. Parcel Information: Lot(s): East ½ of lot 2 & all of lot 3 Block: N/A Addition: Broadmoor Plaza
- **10. Acreage: 2.34 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
SW ¼ of NW ¼ of SE ¼ of SE ¼ of section: 16

- **12. Location Coordinates:
- UTM reference: Zone 13S ;mE 499874.64 ;mN 4384656.77 NAD 1927 NAD 1983
- or
- Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
3	No Style	Poured concrete	Wood frame
Windows	Roof	Chimney	Porch
Metal picture windows; Metal, one-by-one light, sliding windows; Metal nine-light, fixed-pane window	Concrete	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The Broadmoor Plaza Apartments building was constructed in 1960 according to Arapahoe County Assessor's office records. The No Style, three-story, rectangular plan building rests on a poured concrete foundation and features a wood frame structural system. The walls are clad in blonde brick veneer, and the flat roof is concrete. The primary elevation faces south, and the main entrance is located through a pair of full-light, metal doors at the center of the elevation. The façade surrounding the entrance and extending up past the roofline projects slightly and is clad in decorative, thin, red bricks. A metal awning is cantilevered over the entrance and a metal, nine-light, fixed-pane window is located above the awning. A metal picture window and a metal, one-by-one light, sliding window are located west of the entrance on each floor. The east side of the south elevation mirrors the west side. Three metal picture windows are located at the center of each floor on the west elevation. A large, metal, one-by-one light, sliding window is located on either side of the group of picture windows on each floor. Two small, metal, one-by-one light, sliding windows are located at the north and south ends of the south

elevation. A decorative cornice is located at the roof-wall junction of the west elevation. The east elevation mirrors the west elevation. The north elevation is not visible from the right-of-way (ROW).

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment):

The resource is located one parcel deep on the northeast quadrant of the intersection of West Ida Avenue and South Gallup Street. Asphalt paved parking lots are located on the east, north, and west sides of the building. Sod landscaping and mature trees are located to the south of the building and concrete sidewalks extend from the center of the south elevation east to the parking lot and south to connect with a sidewalk lining West Ida Avenue.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling Current Function/Use (if different):

17. Date of Construction: 1960 Estimated Actual (include source): "032056517," Arapahoe County Assessor's Office, accessed August 26, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-16-4-23-003>.

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Broadmoor Plaza Apartments building was constructed in 1960 according to Arapahoe County Assessor's Office records. A *Cervi's Rocky Mountain Journal* article reported that Carroll Quelland and William L. Adams purchased lots 1 through 10 of the Broadmoor Plaza Addition from Charles and Melva E. See for \$5,365. Quelland and Adams are likely responsible for the construction of the 21-unit Broadmoor Plaza Apartments building, which is located on lot 2 of the addition. In 1965, the American Mortgage Investments (AMI) Company, headed by Bob Hofmann, purchased the property from William M. Shanahan for \$150,000. It is unclear who owned the property throughout the second half of the Twentieth Century, however, Arapahoe County Clerk and Recorder's Office records indicate that Mitchmoor LTD owned it prior to 2001 when the current owner, Broadmoor Plaza LLC, purchased the property. It continues to be used as an apartment building and is still known as the Broadmoor Plaza Apartments.

Upon field review, the Broadmoor Plaza Apartments building is unlikely to possess significance under National Register of Historic Places (NRHP) Criteria. Further research may yield information connecting the property to an important trend, event, or person, but there is scant evidence in the archival record to support this. Additionally, the apartment building does not represent a single distinguishable architectural style, although it is somewhat evocative of the Art Deco style, with its linear composition and polychromatic materials. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and setting, as the building remains where it was first constructed and the area around the building was developed at the same time as it was constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. Additionally, the resource retains its integrity of design, materials, and workmanship. The windows and doors are original, and no significant changes have been made to the building since the time of its construction.

23. Sources:

"Arapahoe County Real Estate News," *Cervi's Rocky Mountain Journal* 8, no. 47 (August 15, 1957).

"Apartment Building Sold," *Cervi's Rocky Mountain Journal* 16, no. 40 (June 16, 1965).

"Historic Aerials," NETROnline, accessed August 27, 2025, <https://www.historicaerials.com/viewer>.

"Hofmann Purchased Apartment Building, Opens Headquarters," *Cervi's Rocky Mountain Journal* 16, no. 30 (April 7, 1965).

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

Sketch Map



Site Photographs



Photo Number: 1

Description: Primary (south) elevation featuring the main entrance and the large, wood nine-light fixed pane windows. West elevation.

View: Northeast



Photo Number: 2

Description: Detail of the main entrance double glass doors featuring a sign reading "Broadmoor Plaza."

View: North



Photo Number: 3

Description: East elevation of the building beyond the parking lot.

View: Northwest

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

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Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Broadmoor Village Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 137 West Broadmoor Drive
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Highlands Ranch, CO Year: 2022 7.5'
- **8. Parcel Number: 2077-15-3-25-COM
- **9. Parcel Information: Lot(s): N/A Block: N/A Addition: Broadmoor
- **10. Acreage: 0.58 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
 NW ¼ of SE ¼ of SE ¼ of SW ¼ of section: 15
- **12. Location Coordinates:
 UTM reference: Zone 13S ;mE 500853.23 ;mN 4384579.52 NAD 1927 NAD 1983
 or
 Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

****Please check with your project sponsor to determine which fields are required, as not all locational**

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
3	No Style	Poured concrete	Steel frame; concrete block; brick
Windows	Roof	Chimney	Porch
Vinyl, one-by-one light, sliding windows	Flat; asphalt	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The Broadmoor Village Apartments building at 137 West Broadmoor Drive was constructed in 1962 according to Arapahoe County Assessor's Office records. The three story, T-shaped apartment building rests on a poured concrete foundation and features a steel frame structural system. The walls are clad in a mixture of brick veneer and concrete block, and the flat roof, which has wide overhanging eaves and exposed rafter ends, is clad in asphalt. The T-shape plan consists of two buildings attached at the roofline. The building has two primary elevations, facing north and east. At the north side of the intersection of the T-shape plan, metal staircases lead up to the second and third floors, creating a breezeway. Exterior corridors with metal railings extend along the north and east elevations, leading to the entrances to the apartment units. The east portion of the building—with the primary elevation facing north—features four units per floor, and each floor is identical. Each floor features four entrances spaced evenly along the north elevation through wood doors fronted by glass storm doors. The typical window is a vinyl, one-by-one light, sliding window. A typical window is located at the east and west ends of the elevation. Two small typical windows are located between the two doors at the east and the two doors at the west end of the elevation. A large typical window flanked by two additional typical windows are located between the entrances at the center of the elevation. Metal staircases leading to the exterior corridors on each floor are located at the east end of

the north elevation. Exposed rafter ends are affixed under each exterior corridor. The north elevation of the west portion of the building features three typical windows on each floor. An entrance through a wood door fronted by a glass storm door is located on each floor of the north elevation at the south end of the west portion of the building.

The east elevation is identical on each floor and exterior corridors with metal railings are located on each floor. The roof extends over the third floor and features exposed rafter ends, and each exterior corridor is underlined by exposed rafter ends. The east elevation of the west portion of the building features three entrances through wood doors fronted by glass storm doors on each floor. Three typical windows are located north of the northernmost door. A large typical window flanked by small typical windows are located south of the northernmost door. Two small typical windows are located between the middle door and the southernmost door. Two typical windows are located at the south end of the east elevation. The east elevation of the east portion of the building features decorative concrete block. A typical window is located at the north end of the elevation on each floor. Covered balconies make up the south half of the elevation.

The three floors on the south elevation of the east portion of the building are identical. Four balconies with wood dividers between the units are located on each floor. Each balcony features a glass sliding door and two typical windows. Four decorative concrete block pillars are affixed to the balconies, shading the sliding doors. Exposed rafter ends underline each balcony. The south elevation of the west portion of the building features decorative concrete block. A typical window is located at the east end of the elevation on each floor. Covered balconies make up the west portion of the elevation.

The three stories on the west elevation are identical. Four balconies with wood dividers between the units are located on each floor. Each balcony features a glass sliding door and two typical windows. Four decorative concrete block pillars are affixed to the balconies, shading the sliding doors. Exposed rafter ends underline each balcony.

Few significant changes have been made to the building since the time of its construction. The windows were replaced with vinyl units between 2012 and 2016 based on a review of Google Street View.

14. Associated buildings, features, or objects: A wood sign in a concrete block planter is located approximately 15 feet south of the building.

15. Landscape (important features of the immediate environment): Asphalt paved parking areas are located to the north and east of the building. Sod landscaping and mature trees are located to the south and west of the building and a concrete sidewalk extends east-west along the southern property boundary, lining West Broadmoor Drive to the south.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling Current Function/Use (if different):

17. Date of Construction: 1962 Estimated Actual (include source): "034333746," Arapahoe County Assessor's Office, accessed August 28, 2025, <https://parcelsearch.arapahoe.gov/PPINum.aspx?PPINum=2077-15-3-25-014>.

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Broadmoor Village Apartments building was constructed in 1962 according to Arapahoe County Assessor's Office records. It is unclear who constructed the building or who originally owned it; however, Arapahoe County Clerk and Recorder's Office records indicate that UACWAP Company owned the property prior to 2002 when they quit-claimed the property to LSMFT LLC. That same day, LSMFT LLC sold the property to Five DS Investments LLC. In 2011, they sold the property to Moore Acquisitions LLC. The current owner, Malibu Manor LLC, purchased the property from Moore Acquisitions LLC in 2022. The building is currently known as the Broadmoor Village Apartments.

Upon field review, the Broadmoor Village Apartments building is unlikely to possess significance under National Register of Historic Places (NRHP) Criteria. Further research may yield information connecting the property to an important trend, event, or person, but there is scant evidence in the archival record to support this. Additionally, the apartment building does not represent a single distinguishable architectural style. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and setting, as the building remains where it was first constructed and the area around the building was developed at the same time as it was constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. Additionally, the resource retains its integrity of design and workmanship, as few changes have been made since the time of its construction. The resource does not retain integrity of materials, as the windows were replaced with vinyl units between 2012 and 2016.

23. Sources:

"Historic Aerials," NETROnline, accessed August 27, 2025, <https://www.historicaerials.com/viewer>.

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

"034333746," Arapahoe County Assessor's Office, accessed August 28, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-3-25-014>.

SKETCH PLAN *include approximate scale*



FIELD ELIGIBILITY RECOMMENDATION: (To be completed by surveyor)
<input type="checkbox"/> Eligible
<input checked="" type="checkbox"/> Not Eligible
<input type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<input type="checkbox"/> Local Landmark
RECORDING INFORMATION
Date: <u>August 28, 2025</u>
Surveyed By: <u>Margaret G. Mulcahy</u>
Project Sponsor: <u>City of Littleton</u>
Photograph Log: <u>1-4</u>

See Attachment																			
-----------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Site Photographs



Photo Number: 1

Description: Primary (north and east) elevations of the Broadmoor Village Apartments building.

View: West



Photo Number: 2

Description: East elevation of the east portion of the building featuring the decorative concrete block.

View: Northwest



Photo Number: 3

Description: South elevation of the building featuring the four balconies on each floor.

View: North



Photo Number: 4

Description: West elevation of the apartment building.

View: Northeast

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Courtyard at Weston Ridge Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 5904 through 5914 South Datura Street, Littleton, Colorado 80120

5. Municipality: Littleton, Colorado Vicinity:

6. County: Arapahoe County

**7. USGS Quad: Littleton, CO Year: 2022 7.5'

**8. Parcel Number: 032087561

**9. Parcel Information: Lot(s): 1-2 Block: 1 Addition: Wind Heights 1st Addition

**10. Acreage: 0.55 Actual Estimated

11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W

NW ¼ of NE ¼ of NW ¼ of NE ¼ of section: 21

**12. Location Coordinates:

UTM reference: Zone 13S ;mE 499650.01 ;mN 4384389.31 NAD 1927 NAD 1983

or

Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

****Please check with your project sponsor to determine which fields are required, as not all locational**

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
2	No Style	Poured concrete	Wood frame; brick veneer; stucco
Windows	Roof	Chimney	Porch
Metal, one-by-one light, sliding windows	Side gable; composition shingle	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The Courtyard at Weston Ridge Apartments consists of the two buildings at 5904 and 5914 South Datura Street. The buildings were constructed in 1960 according to Arapahoe County Assessor’s Office records. The building at 5914 South Datura Street mirrors the building at 5904 South Datura Street. The No Style buildings are two stories and have an L-shape plan. The buildings rest on a poured concrete foundation and feature a wood frame structural system. The primary elevations of the building at 5904 South Datura Street face west and south. The west elevation features a pair of entrances through wood doors fronted by glass storm doors are located on each floor. The typical window is a metal, one-by-one light, sliding window. Three typical windows—one larger than the others—are located south of each pair of entrances. One typical window is located north of the entrances. The south elevation features a pair of entrances through a wood door fronted by glass storm doors near the center of the elevation on each floor. An additional entrance with the same doors is located at the east end of the elevation. The east entrances are flanked by typical windows. Three typical windows are located west of the pair of entrances on each floor. A metal staircase running parallel to the south elevation leads up to the exterior corridor running the length of the second floor on the south and west elevations. An additional metal staircase runs up the south elevation at the end of the L-shape plan to the second floor.

The north elevation features three balconies separated by brick partitions on the second floor. A glass sliding door opens onto each balcony. A typical window is located on the east and west ends of the elevation. The fenestration on the first floor mirrors the second floor. The east elevation features two balconies separated by brick partitions on the second floor. An entrance through a glass sliding door opens onto each balcony. A typical window is located at the north and south ends of the elevation. The fenestration on the first floor mirrors the second floor. A tall wood fence runs along the first floor of the east elevation. The south and west elevations at the ends of the L-shaped plan features no fenestration.

14. Associated buildings, features, or objects: Two large metal carports shielding multiple parking places are located east of the buildings.

15. Landscape (important features of the immediate environment): Asphalt paved parking areas and a pair of multi-car carports are located to the east of the buildings and accessed via an unnamed alleyway connecting to West Shepperd Avenue to the north. Sod landscaping and mature vegetation surround the buildings on the north, west, and south and concrete sidewalks extend from each building to the west to connect with a sidewalk lining South Datura Street.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other: N/A

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling

Current Function/Use (if different): N/A

17. Date of Construction: 1960

Estimated Actual (include source): "032087561," Arapahoe

County Assessor's Office, accessed September 29, 2025, <https://parcelsearch.arapahoe.gov/PPINum.aspx?PPINum=2077-21-1-02-001>.

18. Other Significant Dates, if any:

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Courtyard at Weston Ridge Apartments buildings at 5904 and 5914 South Datura Street were constructed in 1960 according to Arapahoe County Assessor's Office records. It is unclear who constructed the buildings or who owned the property throughout the second half of the Twentieth Century. However, Arapahoe County Clerk and Recorder's Office records indicate that Josephine Eisel Ryan, and Marie V. and Michael E. Prentiss owned the property prior to 2004. In 2005, they sold the property to the Stuart and Toria Craft Family Trust, Nita Coulter, and Mershon and Richard F. Discoe. In 2007, the Discoes bought out Coulter and the Stuart and Toria Craft Family Trust and took full possession of the property. Five years later, the Discoes sold the property to South Datura Apartments LLC. In 2015, Datura Six Holdings LLC purchased the property. The current owner, Grace Rose Properties 4 LLC, purchased the property in 2020.

Upon field review, the Courtyard at Weston Ridge Apartments is unlikely to possess significance under National Register of Historic Places (NRHP) Criteria. Further research may yield information connecting this property to an important trend, event, or person, but there is scant evidence in the archival record to support this. Additionally, apartment buildings do not represent a single distinguishable architectural style. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and association, as it remains where it was first constructed and continues to operate as an apartment complex. Additionally, the resource retains its integrity of feeling, design, materials, and workmanship, as few alterations have been

made since the time of its construction. The integrity of setting has been diminished due to the residential development in the area through the 1980s.

23. Sources:

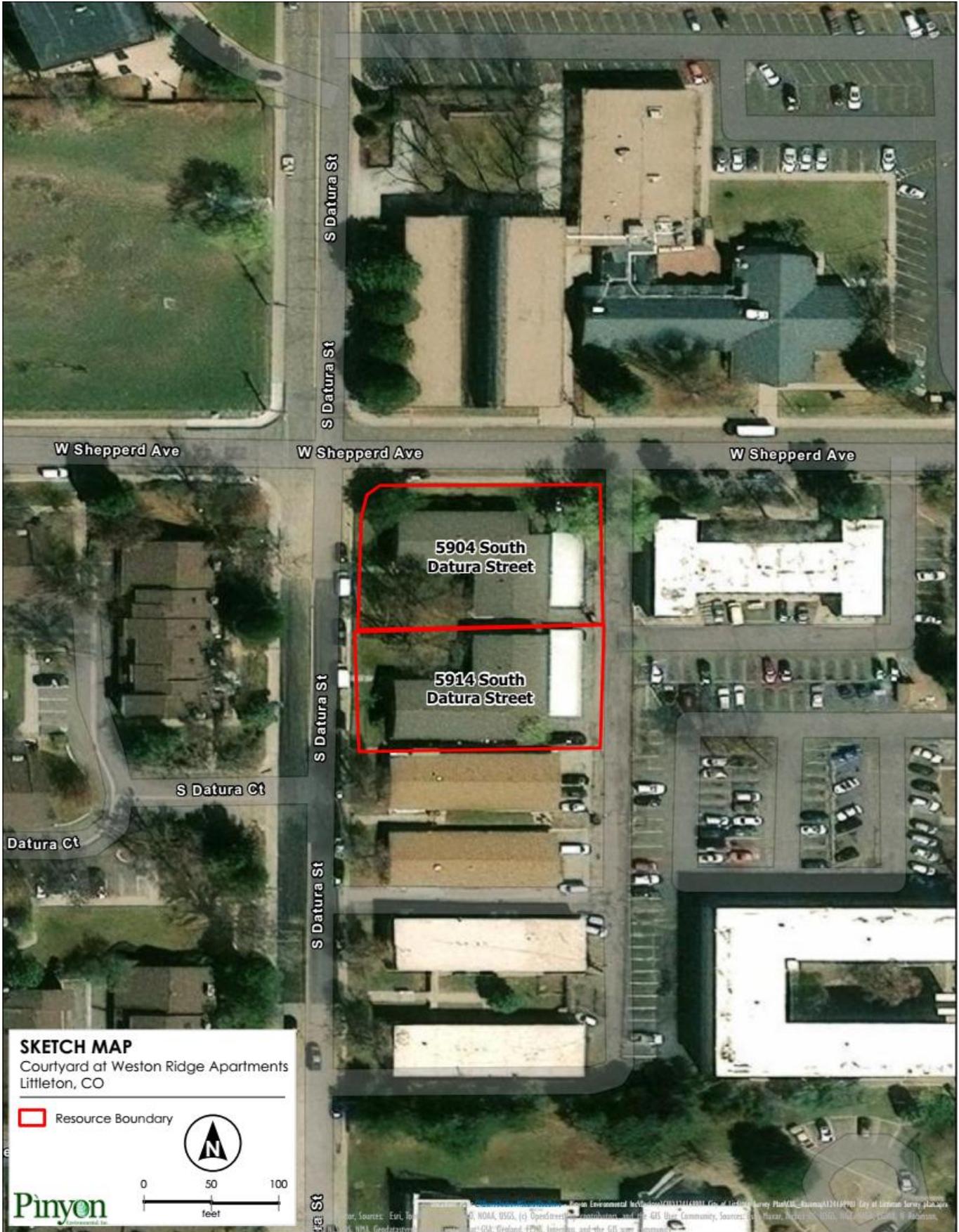
Colorado Historic Newspapers Collection, accessed September 30, 2025, <https://www.coloradohistoricnewspapers.org/>.

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

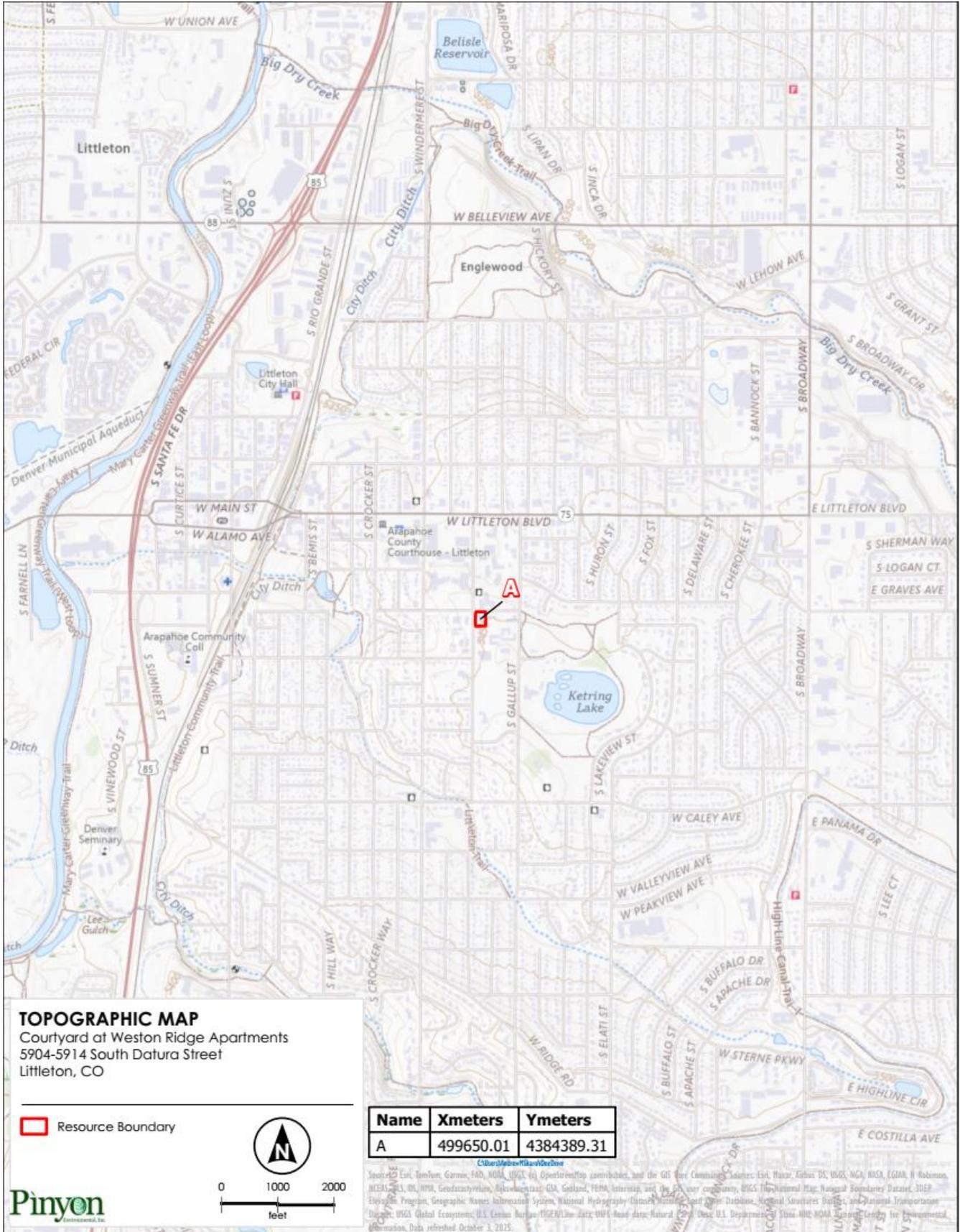
Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

"032087561," Arapahoe County Assessor's Office, accessed September 29, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-21-1-02-001>.

Sketch Map

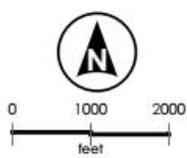


Topographic Map



TOPOGRAPHIC MAP
 Courtyard at Weston Ridge Apartments
 5904-5914 South Datura Street
 Littleton, CO

 Resource Boundary



Name	Xmeters	Ymeters
A	499650.01	4384389.31

City of Littleton, Colorado
 Sources: Esri, DeLorme, Garmin, FAD, NOAA, USGS (a) OpenStreetMap contributors, and the GIS User Community; Sources: Esri, Maxar, Airbus DS, NOAA, NGA, NASA, Esri, B. Robinson, HERE, DeLorme, NPS, Gerdex/Geotitles, Agropur/Geotitles, CIA, Geotitles, FEMA, Intermap, and the GIS User Community; USGS National Map Accuracy Standards; 3D Elevation Program; Geographic Names Information System; National Hydrography Dataset; National Wetlands Inventory; National Transportation Database; USGS Digital Elevation; U.S. Census Bureau; HERE; Mapbox; OpenStreetMap contributors; USGS; U.S. Department of State; NOAA; National Center for Environmental Information; Data refreshed October 1, 2025.



Site Photographs



Photo Number: 1

Description: Primary elevations (west and south) of the Courtyard at Weston Ridge Apartments building at 5904 South Datura Street featuring the exterior corridor on the second floor.

View: Northeast



Photo Number: 2

Description: West elevation featuring the metal staircase leading to the second floor.

View: East



Photo Number: 3

Description: North elevation featuring three balconies on the second floor.

View: South



Photo Number: 4

Description: East elevation behind the metal carports.

View: Southwest



Photo Number: 5

Description: Primary (north and west) elevations of the building at 5914 South Datura Street featuring the metal staircase leading up to the second floor.

View: East



Photo Number: 6

Description: West elevation featuring no fenestration.

View: East

Photo Number: 7

Description: South elevation featuring three balconies on the second floor.

View: East



COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

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Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Elati on the Park Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 5360-5390 South Elati Street
5. Municipality: Littleton, Colorado Vicinity:
6. County: Arapahoe County
- **7. USGS Quad: Highlands Ranch, CO Year: 2022 7.5'
- **8. Parcel Number: 2077-15-2-05-005, 2077-15-2-05-006, 2077-15-2-05-007
- **9. Parcel Information: Lot(s): 8-10 Block: 1 Addition: Fleetwood Park Resubdivision

****Please check with your project sponsor to determine which fields are required, as not all locational**

- **10. Acreage: 0.64 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
SE ¼ of NE ¼ of SW ¼ of NW ¼ of section: 15
- **12. Location Coordinates:
 UTM reference: Zone 13S ;mE 500525.78 ;mN 4385484.39 NAD 1927 NAD 1983
 or
 Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
2	No Style	Poured concrete	Wood frame; brick veneer; vertically oriented wood siding
Windows	Roof	Chimney	Porch
Vinyl one-by-one light sliding windows; vinyl three-light sliding windows	Flat; asphalt	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

5360 South Elati Street: The Elati on the Park Apartments building at 5360 South Elati Street was constructed in 1961 according to building permits listed in a *Cervi's Rocky Mountain Journal* article. The No Style, two-story, rectangular plan apartment building rests on a poured concrete foundation and features a wood frame structural system. The walls are clad in a combination of brick veneer and vertically oriented wood siding, and the flat roof is clad in asphalt. The primary elevation faces north, and four entrances through wood doors fronted by glass storm doors are located on each story. The entrances are paired at the east and west ends of the north elevation. Two vinyl, three-light, sliding windows are located at the center of the elevation between the two pairs of doors on each story. A vinyl, three-light, sliding window is located at the east and west ends of the elevation. Two metal staircases lead up to the metal breezeway affixed to the second story of the north elevation. The roof projects over the breezeway, and metal poles support the roof. A vinyl, one-by-one light, sliding window flanked by shutters is located at the center of the west elevation on each story. Six vinyl, one-by-one light, sliding windows are evenly spaced across the second story of the south elevation. Four vinyl, one-by-one light, sliding windows are located on the first story. A secondary entrance through a metal door is located at the east end of the south elevation. The east elevation is not visible from the right-of-way (ROW).

5380 South Elati Street: The building at 5380 South Elati Street is nearly identical to the building at 5360 South Elati Street. However, the windows are the original metal and the windows on the west elevation are not flanked by shutters. Additionally, the primary elevation faces south.

5890 South Elati Street: The building at 5890 South Elati Street is nearly identical to the building at 5360 South Elati Street. However, the windows are the original metal and the windows on the west elevation are not flanked by shutters. Additionally, the breezeway and staircases on the north elevation are wood rather than metal.

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment): Asphalt paved parking lots are located to the west of the buildings as well as between 5360 and 5380 South Elati Street and to the south of 5390 South Elati Street. Sod landscaping and mature shrubs and trees are located between the buildings and concrete sidewalks extend from the buildings to a sidewalk lining South Elati Street.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling

Current Function/Use (if different): N/A

17. Date of Construction: 1961

Estimated Actual (include source): "Littleton Building

Permits," Cervi's Rocky Mountain Journal 12, no. 48 (August 16, 1961).

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Elati on the Park Apartments complex at 5360 through 5390 South Elati Street was constructed in 1961 according to building permits published in a *Cervi's Rocky Mountain Journal* article, which reported that Don Carpenter was the owner and builder of the buildings at 5360 and 5380 South Elati Street. Don Carpenter was born circa 1913 in Missouri, and his wife Helen G. Carpenter was born circa 1915 in Iowa. In 1968, Helen Carpenter sold the building at 5360 South Elati Street to the Western Development & Investment Corporation. It is unclear who owned the building over the next decade. Prior to 1979, Ezio and Vito G. Dallagiacoma owned the building, and they sold it to Michael and Mary Ann Utenick in 1979. In 1992, the Utenicks sold the building to Amzel P. Dyer. The following year, Dyer sold the building to Roger and Kathleen Rieger, and John and Sharon Ouimet. The Riegers sold the building to Nicstrec LLC in 1999. In 2000, John P. Lodato purchased the building. That same year, Lodato sold the building to 500 Water LLC. In 2001, the company sold the building to Michael D. Hill. Hill sold the building to Mclean Holdings LLC in 2004. A decade later, the company sold the building to Prentice Ave Apartments LLC. In 2018, Thelen Properties LLC purchased the building. The current owner, Old Town Apartments LLC, purchased the building in 2024.

It is unclear who owned the buildings at 5380 and 5390 South Elati Street during the two decades after their construction. Glen D. and Diane K. Szollosi owned the buildings prior to 1985, when they sold them to Holly S. and Leonard C. Stahl. In 1993, the Stahls sold the buildings to Pierce V. and Joyce W. Ostrander, trustees of the Ostrander Trust. In 2009, they sold the buildings to the current owner, Elati 58 LLC.

Upon field review, the Elati on the Park Apartments complex is unlikely to possess significance under National Register of Historic (NRHP) Criteria. Further research may yield information connecting this property to an important trend, event, or person, but there is scant evidence in the archival record to support this. Additionally, the apartment buildings do not represent a single distinguishable

architectural style. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and setting, as the building remains where it was first constructed and the area around the building was developed at the same time as it was constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. The integrity of design and workmanship are also intact, as few changes have been made to the building since the time of its construction. The integrity of materials has been diminished due to the replacement of the windows on 5360 South Elati Street with vinyl units between 2012 and 2019. Additionally, the wood staircases and breezeways on 5360 and 5380 South Elati Street were replaced with metal at the same time.

23. Sources:

"Arapahoe County Real Estate," *Cervi's Rocky Mountain Journal* 19, no. 26 (March 13, 1968).

"Littleton Buildings Permits," *Cervi's Rocky Mountain Journal* 12, no. 48 (August 16, 1961).

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

SKETCH PLAN *include approximate scale*

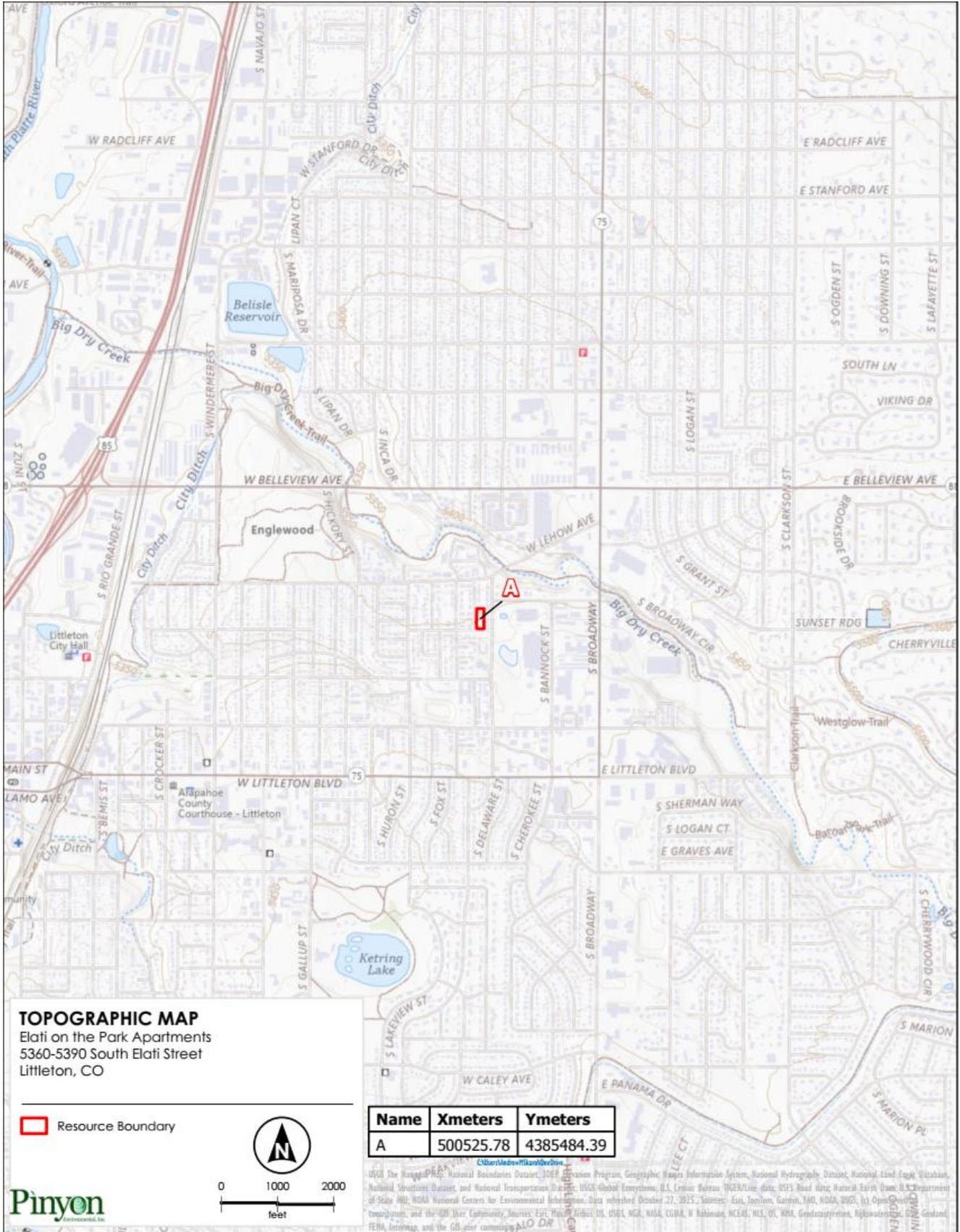


FIELD ELIGIBILITY RECOMMENDATION: (To be completed by surveyor)
<input type="checkbox"/> Eligible
<input checked="" type="checkbox"/> Not Eligible
<input type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
RECORDING INFORMATION
Date: <u>October 13, 2025</u>
Surveyed By: <u>Margaret G. Mulcahy</u>
Project Sponsor: <u>City of Littleton</u>
Photograph Log: <u>1-9</u>

Sketch Map



Topo Map



Site Photographs



Photo Number: 1

Description: Primary (north) elevation of the building at 5360 South Elati Street featuring the replacement windows and replacement staircases and breezeway.

View: Southeast



Photo Number2

Description: West elevation featuring replacement windows flanked by shutters.

View: East



Photo Number: 3

Description: West and south elevations of the building featuring the replacement vinyl one-by-one light sliding windows.

View: Northeast



Photo Number: 4

Description: West elevation of the building obscured by mature vegetation.

View: East



Photo Number: 5

Description: Primary (south) elevation of the building at 5360 South Elati Street featuring the replacement metal staircases.

View: Northeast



Photo Number: 6

Description: North elevation featuring original metal windows.

View: Southeast



Photo Number: 7

Description: West elevation obscured by mature vegetation.

View: East



Photo Number: 8

Description: Primary (north) elevation of the building on 5390 South Elati Street featuring a wood breezeway and staircases.

View: Southeast



Photo Number: 9

Description: South elevation obscured by mature vegetation.

View: North

half-wall of vertical wood board-and-batten siding. The two buildings are identical in design and face one another across a shared fenced courtyard. Each contains four units per story, accessed through individual wood doors, some fronted by metal storm doors. The typical window consists of a replacement vinyl picture window flanked by horizontal sliding units. The primary elevations contain eight typical windows—one for each apartment—while the east and west elevations feature two replacement vinyl one-by-one sliding window units. The rear elevations each display twelve evenly spaced one-by-one sliding windows across both floors. Staircases connect the units to the courtyard; at 5389 the staircases extend perpendicularly from the building, while at 5369 they run parallel to the façade. Asphalt parking lots are located directly north of 5369 and south of 5389, with concrete sidewalks extending east and west to connect with sidewalks lining South Fox and South Elati streets.

Buildings 3 and 4 on South Fox Street are also two-story, rectangular-plan apartment buildings with flat roofs and covered porches along their primary façades—the south elevation of 5368 and the north elevation of 5388. These buildings mirror one another and face across an open courtyard landscaped with sod. Fenestration is consistent with that of Buildings 1 and 2: each primary façade contains eight typical vinyl picture windows flanked by horizontal sliders, one per apartment. The east and west elevations contain two secondary one-by-one sliding window units—one at the garden level and one on the upper floor—while the north and south elevations display twelve secondary window units evenly spaced across both stories. Asphalt parking lots are located north of the buildings, and concrete sidewalks extend from the porch staircases to the east and west, connecting with the public sidewalks on South Fox and South Elati streets.

Building 5, located at 593 West Crestline Avenue, is a one-story, rectangular-plan, No-Style multiple-dwelling structure that rests on a poured-concrete foundation and features a wood- or steel-stud frame clad in brick veneer. The building measures approximately 76 feet by 47 feet and is capped by a flat roof with a covered porch extending the full length of the primary (south) elevation. Each of the eight apartments is accessed through a simple wood door, some fronted by metal storm doors. The typical window configuration matches that of the two-story buildings—a replacement vinyl picture window flanked by horizontal sliders. The east and west elevations contain two secondary one-by-one sliding windows each, while the north elevation features twelve secondary window units evenly spaced across the façade.

Together, these five buildings form a cohesive mid-Twentieth-Century apartment complex unified by their modest scale, brick-veneer cladding, flat roofs, repetitive fenestration patterns, and simple covered porches oriented around small courtyards and associated asphalt parking areas.

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment): Asphalt parking lots are located north and south of the buildings, and concrete sidewalks extend from the porch staircases to the east and west, connecting with the public sidewalks on South Fox and South Elati streets. Sod landscaping is present between buildings facing each other.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multi-unit residential

Current Function/Use (if different): Multi-unit residential

17. Date of Construction: 1962 - 1964
Assessor's Office

Estimated Actual (include source): Arapahoe County

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Paglia, Michael and Diane Wray Tomasso. *Commercial Modernism in the Greater West Littleton Boulevard Corridor, 1950 - 1980*. Prepared for the City of Littleton Office of Community Development, Littleton, Colorado, June 2018.

Tomasso Wray, Diane. *Arapahoe Hills Reconnaissance Survey*. Prepared for the Office of Community Development, Littleton, Colorado, April 15, 2009.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 - 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2001 -2001*. Front Range Research Associates, October 17, 2001.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes: The Fox Street Apartments were developed in the early 1960s as part of Littleton's rapid postwar suburban expansion. The property was originally platted in 1960 by Don E. and Helen Grace Carpenter, a husband-and-wife development team. Don Carpenter, who also served as a district judge in Colorado's Eighth Judicial District during this period, oversaw the subdivision and construction of a small complex of brick, flat-roofed apartment buildings between 1962 and 1964. Early newspaper accounts identify the development as the Meadow Lark Apartments, one of several modest multi-family projects that appeared in Littleton during the city's 1960s housing boom. By the early 1970s, the property had been renamed the Fleetwood Apartments, reflecting a common trend of rebranding apartment complexes as Littleton's rental market matured. Following Don Carpenter's death around 1965, ownership transferred to Helen Grace Carpenter, who sold the property to Harold P. Stehle in 1966. Over the next two decades, the complex passed through several private owners, including Charles W. Blood and Robert W. and Donna H. Brown, who sold it in 1997 to Connie A. and Lyle V. Everson. The Eversons, operating through Lycon LLC, acquired nearly all of Block 2 of the Fleetwood Park Resubdivision between 1970 and 1997, consolidating ownership of both the Fox Street Apartments and the adjacent Sun Valley Apartments to the north. Under their management, the properties remained a stable component of Littleton's mid-century multi-family housing stock. The Eversons sold the individual buildings within the Fox Street Apartments to multiple owners beginning in 2003. The five buildings within the original complex are currently owned by multiple owners including Future & Hope LLC, Fox Street Apartments LLC, and the Kurasaki Family Trust.

Upon field review, the Fox Street Apartments are unlikely to have National Register of Historic Places (NRHP) significance. Further research may yield information connecting this property to an important trend, event, or person, but there is scant evidence in the archival record to support this. Additionally, apartment buildings do not represent a single distinguishable architectural style. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site.

23. Sources:

"5389 S Elati Street." Arapahoe County Assessor's Office. Parcel Number 207715206009. Accessed July 24, 2025.

<https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-2-06-009>.

"5369 S Elati Street." Arapahoe County Assessor's Office. Parcel Number 207715206010. Accessed July 24, 2025.

<https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-2-06-010>.

"5368 South Fox Street." Arapahoe County Assessor's Office. Parcel Number 207715206005. Accessed July 4, 2025.

<https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-2-06-005>.

"5388 South Fox Street." Arapahoe County Assessor's Office. Parcel Number 207715206006. Accessed July 4, 2025.

<https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-2-06-006>.

"593 West Crestline Avenue." Arapahoe County Assessor's Office. Parcel Number 207715206007. Accessed July 4, 2025.

<https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-2-06-007>.

"General History." Littleton Museum. Accessed July 27, 2025. <https://www.museum.littletonco.gov/Research/Littleton-History/General-History>.

"Native American in the History of Littleton: The Ute, Arapaho, and Cheyenne Indian Tribes." Littleton Museum. Accessed July 27, 2025. <https://www.museum.littletonco.gov/Research/Littleton-History/Other-Topics/Native-Americans>.

Abbott, Carl, Stephen J. Leonard, and Thomas J. Noel. Colorado: *A History of the Centennial State*. 5th ed. University Press of Colorado, 2013.

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Rev. ed. Alfred A. Knopf, 2023.

Tomasso Wray, Diane. Historic Context of Littleton Colorado, 1949 – 1967. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

Site Photographs



Photo Number: 1

Description: Looking at the primary (south) and west elevations of the building at 5368 South Fox Street.

View: Northeast



Photo Number: 2

Description: Looking at the west and north elevations of the building at 5368 South Fox Street.

View: Southeast



Photo Number: 3

Description: Looking at the primary (north) and west elevations of the building at 5388 South Fox Street.

View: Southeast



Photo Number: 4

Description: Looking at the west and south elevations of the building at 5388 South Fox Street.

View: Northeast



Photo Number: 5

Description: Looking at the primary (south) elevation of the building at 593 West Crestline Avenue.

View: North



Photo Number: 6

Description: Looking at the north and west elevations of the building at 593 West Crestline Avenue.

View: Southeast

Photo Number: 7

Description: Looking at the primary (north) and east elevations of the building at 5389 South Elati Street.

View: Southwest



Photo Number: 8

Description: Looking at the south and east elevations of the building at 5389 South Elati Street.

View: Northwest





Photo Number: 9

Description: Looking at the primary (south) and east elevations of the building at 5369 South Elati Street.

View: Northwest



Photo Number: 10

Description: Looking at the east and north elevations of the building at 5369 South Elati Street.

View: Southwest

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Grace Landings Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 5929 and 5924 South Datura Street, Littleton, Colorado 80120
5. Municipality: Littleton Vicinity:
6. County: Arapahoe County
- **7. USGS Quad: Littleton, CO Year: 2022 7.5'
- **8. Parcel Number: 2077-21-1-02-003 and 2077-21-1-02-004

****Please check with your project sponsor to determine which fields are required, as not all locational**

- **9. Parcel Information: Lot(s): 3 and 4 Block: 1 Addition: Windermere Heights 1st Addition
Resubdivision
- **10. Acreage: 0.32 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
SW ¼ of NE ¼ of NW ¼ of NE ¼ of section: 21

- **12. Location Coordinates:
- UTM reference: Zone 13S ;mE 499649.2 ;mN 4384341.92 NAD 1927 NAD 1983
- or
- Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
2	No Style	Poured concrete	Wood frame; brick veneer
Windows	Roof	Chimney	Porch
Vinyl, one-by-one light, sliding windows; vinyl, three-light, sliding windows	Side-gable; asphalt shingles	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The Grace Landings Apartments buildings located at 5924 and 5934 South Datura Street were constructed in 1960 according to Arapahoe County Assessor’s Office records. The building at 5934 South Datura Street is a mirror image of the building at 5924 South Datura Street. The primary elevation faces north, and the architectural features are the same. The No Style, two-story, rectangular plan buildings rest on poured concrete foundations, and feature wood frame structural systems. The walls are clad in brick veneer, and the side-gable roofs are clad in asphalt shingles. The primary elevation of the building at 5924 South Datura Street faces south. The east end of the building is built into a hill, and the second story is at-grade, while the first story on the west end of the elevation is slightly below-grade. A brick retaining wall supports the lawn that abuts the south elevation of the second story, and brick steps lead up to the lawn. Two entrances through wood doors fronted by glass storm doors are located at the center of the south elevation on the second story, recessed under the roof. The façade bumps out at the east and west ends of the elevation, and entrances through wood doors fronted by glass storm doors are located on the east and west elevation of the façade bump-out. The typical window is a vinyl, one-by-

one light, sliding window. A typical window is located on either side of the doors at the center of the elevation. A vinyl, three-light, sliding window and a typical window are located at the east and west ends of the south elevation of the second story. The south elevation of the below-grade first story features an entrance through a wood door at the west end of the elevation. Concrete steps lead down to the entrance, a metal awning projects from the façade over the stairs, and a brick wall bounds the stairs on the south and east. A typical window is located west of the entrance and a vinyl, three-light, sliding window is located east of the entrance.

The west elevation features three typical windows on each floor. The gable end is clad in horizontally oriented wood siding. Articulated bricks decorate the façade.

The north elevation features four secondary entrances through wood doors fronted by glass storm doors on the second story. A typical window is located at the west end of the elevation. Two typical windows are located between the two westernmost entrances. Three typical windows are located between the doors at the center of the elevation, and a typical window is located on either side of the easternmost entrance. A typical window is located on the below-grade first story at the west end of the north elevation. A wrought iron railing lines the brick steps that lead to the second story. The east elevation is not visible from the public right-of-way (ROW).

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment): Asphalt paved parking lots are located to the east of the buildings which can be accessed via a driveway to the south of the complex or an unnamed alleyway connecting with West Shepperd Avenue to the north. Sod landscaping and mature trees and shrubs are located between the buildings and to the west of them. A concrete sidewalk extends east-west between the buildings, connecting the complex to the parking lot to the east and to a sidewalk lining South Datura Street to the west.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling

Current Function/Use (if different): N/A

17. Date of Construction: 1960

Estimated Actual (include source): "032087587," Arapahoe

County Assessor's Office, accessed October 17, 2025, <https://parcelsearch.arapahoeqov.com/PPINum.aspx?PPINum=2077-21-1-02-003>.

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Grace Landings Apartments were constructed in 1960 according to Arapahoe County Assessor's Office records. It is unclear who originally constructed or owned the buildings; however, *Cervi's Rocky Mountain Journal* article reported that Dale A. Tarum purchased the buildings from Wayne A. Barton in 1967. Barton was born circa 1906 in Illinois and Tarum was born circa 1924 in South Dakota. Dale Tarum and his wife Lorna J. Tarum owned the property for over two decades before they sold it to Harold A. and Opal C. Schou, and William A. and Juanita W. Gehrke in 1980. In 1986, they sold the property to John Beck. Beck sold the building at 5934 South Datura Street to the Exchange Accomodator Corporation, who sold it to Gary L. McCullough that same day. The Exchange Accomodator Corporation acquired the building at 5924 South Datura Street from Beck separately and sold it to McCullough several days later. In 2012, McCullough sold both buildings to Richard F. and Merson Discoe. Two years later, the Discoes sold the property to South Datura Courtyard Apts. LLC. In 2015. They sold the property to Datura Six Holdings LLC. In 2020, the current owner, Grace Rose Properties 4 LLC, purchased the property.

Upon field review, the Grace Landings Apartments are unlikely to possess significance under National Register of Historic Places (NRHP) Criteria. Further research may yield information connecting this property to an important trend, event, or person, but there is scant evidence in the archival record to support this. Additionally, the apartment buildings do not represent a single distinguishable architectural style. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location, and feeling association, as it remains where it was first constructed and continues to operate as an apartment complex. The integrity of design, materials, and workmanship have been diminished due to the replacement of the original metal casement windows with vinyl sliding windows between 2020 and 2025 based on a review of Google Street View. Additionally, the integrity of setting has been diminished due to the residential development in the area through the 1980s.

23. Sources:

"Arapahoe County Real Estate," *Cervi's Rocky Mountain Journal* 18, no. 49 (August 23, 1967).

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

"032087587," Arapahoe County Assessor's Office, accessed October 17, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-21-1-02-003>.

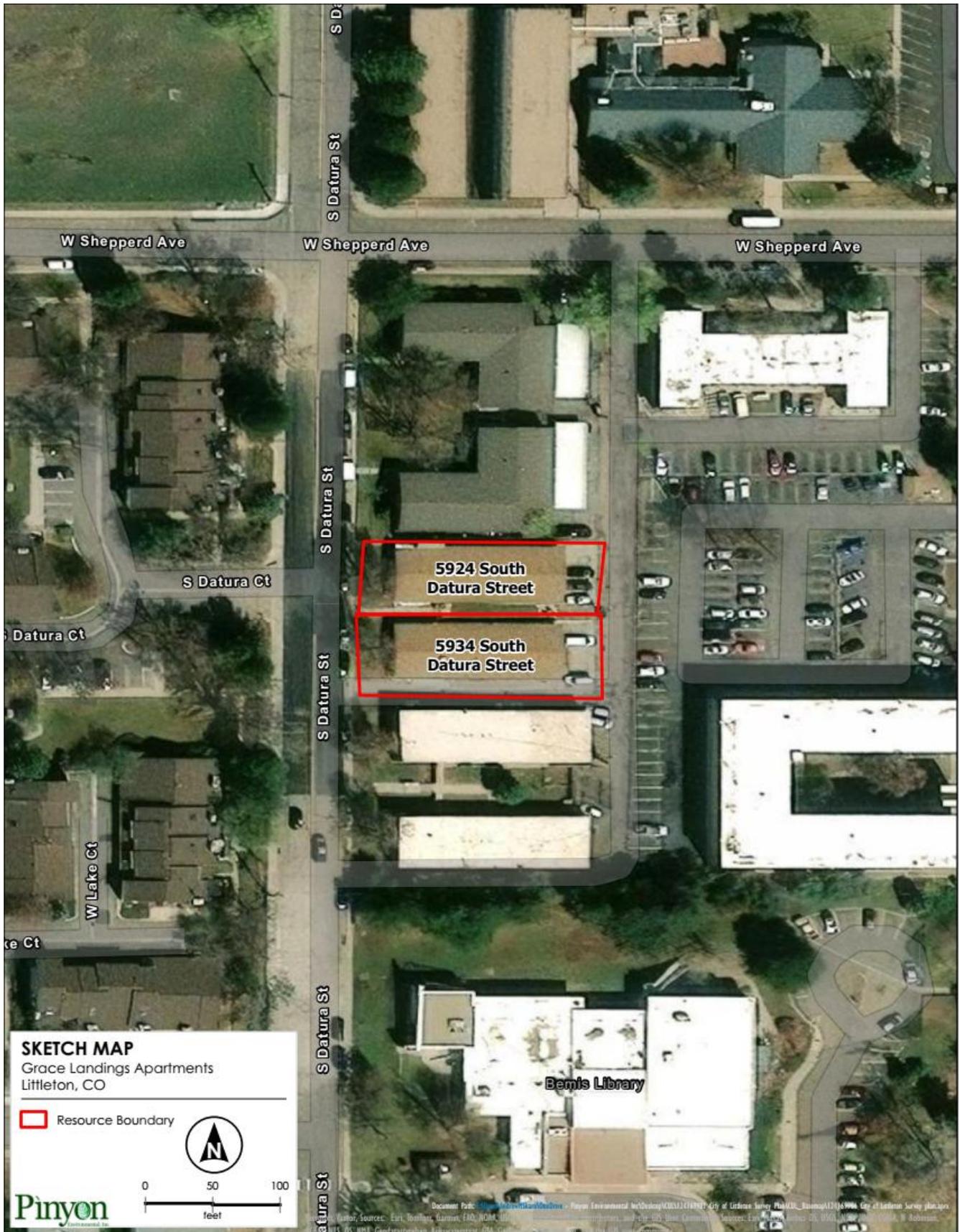
SKETCH PLAN *include approximate scale*



FIELD ELIGIBILITY RECOMMENDATION: (To be completed by surveyor)
<input type="checkbox"/> Eligible
<input checked="" type="checkbox"/> Not Eligible
<input type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
RECORDING INFORMATION
Date: <u>October 17, 2025</u>
Surveyed By: <u>Margaret G. Mulcahy</u>
Project Sponsor: <u>City of Littleton</u>
Photograph Log: <u>1-6</u>

See Attachment																			
-----------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Sketch Map



Site Photographs



Photo Number: 1

Description: Primary (south) elevation of the building at 5924 South Datura Street featuring the retaining wall supporting the lawn abutting the second story, and the below-grade first story.

View: Northeast



Photo Number: 2

Description: West elevation featuring typical windows and the articulated brick decorating the façade.

View: East



Photo Number: 3

Description: North elevation featuring the secondary entrances on the second story and the typical window on the first story.

View: Southeast



Photo Number: 4

Description: Primary (north) and west elevation of the building at 5934 South Datura Street featuring typical windows and the awning above the stairs leading to the below-grade first story.

View: Southeast



Photo Number: 5

Description: West elevation featuring typical windows and articulated brick decorating the façade.

View: East



Photo Number: 6

Description: South elevation featuring the secondary entrances.

View: Northeast

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Ida Park Plaza Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 172 West Ida Avenue
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Highlands Ranch, Colorado Year: 2022 7.5'
- **8. Parcel Number: 2077-15-3-21-025

****Please check with your project sponsor to determine which fields are required, as not all locational**

- **9. Parcel Information: Lot(s): 2-3 Block: 2 Addition: Broadmoor
- **10. Acreage: 0.35 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
SW ¼ of NE ¼ of SW ¼ of SE ¼ of section: 15

- **12. Location Coordinates:
- UTM reference: Zone 13S ;mE 500824.25 ;mN 4384629.31 NAD 1927 NAD 1983
- or
- Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
2	No Style	Concrete slab	Wood frame; brick veneer
Windows	Roof	Chimney	Porch
Vinyl, one-by-one light, sliding windows; vinyl picture windows	Flat; asphalt	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The 22-unit Ida Park Plaza Apartments building was constructed in 1960 according to Arapahoe County Assessor's Office records. The two-story, U-shaped building rests on a concrete slab foundation and features a wood frame structural system. The walls are clad in brick veneer, and the flat roof is clad in asphalt. The primary elevations face north, east, and west within the interior of the U-shape plan. The below-grade first story of the building mirrors the second story. Three metal staircases with metal railings lead up to the exterior corridors lining the second story of the north, east, and west elevations. Five entrances through wood doors are located on the east second story of the east elevation. Four of the entrances are paired and a single entrance is located at the south end of the elevation. The typical window unit is a replacement, vinyl, one-by-one, sliding window unit. A vinyl picture window and a typical window are located at the north end of the elevation. A vinyl picture window and a typical window are located north of the single entrance. Two vinyl sliding windows and a typical window are located between the two pairs of doors. The west elevation on the interior of the U-shape plan mirrors the east. One entrance is located on the second story of the north elevation of the interior of the U-shape plan. A vinyl picture window and two typical windows are located east of the entrance. The roof projects over each entrance.

Three typical windows are located on each story of the north elevation on the southern tips of the U-shaped plan. Ten typical windows are located on each story of the west elevation on the exterior of the U-shaped plan. The east elevation mirrors the west. The south elevation is not visible from the public right-of-way (ROW).

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment): The U-shaped building is located one parcel deep in the southeast quadrant of the intersection of South Bannock Street and West Ida Avenue. An asphalt paved parking area is directly north of the building and a sheltered courtyard with sod landscaping is located within the interior of the U-shaped plan. Sod landscaping and mature trees are located to the south and east of the building.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multi-unit residential Current Function/Use (if different):

17. Date of Construction: 1960 Estimated Actual (include source): "032041714," Arapahoe County Assessor's Office, accessed September 3, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-3-21-025>.

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes: The Ida Park Plaza Apartments building was constructed in 1960 for Bannock Management Company. The following year, Lynn Manor Inc.—owned by Bert Kaufmann and Jack Greenwald—purchased the 22-unit apartment building for \$140,000. In 1963, Kaufmann and Greenwald traded the property to Werner Livingston in exchange for two acres of apartment land in Arvada. A 1965 *Cervi's Rocky Mountain News* article reported that the American Mortgage and Investment Company purchased the property from the Republic Land Corporation for \$170,000. It is unclear who owned the property over the next decade; however, Arapahoe County Assessor records indicate that Radine Schaffer owned the property prior to 1979. In 1979, she added Joseph Schaffer to the deed. In 1983, Hedwig Schaffer sold the property to Radine and Joseph Schaffer. That same year the Schaffers sold the property to Robert R. Gallagher Jr. and Shirley J. Gallagher. Robert Gallagher Jr. served as the district attorney for the 18th Judicial District, which encompassed Arapahoe, Douglas, Elbert, and Lincoln counties, for approximately three decades. In 1974, he was elected president of the Colorado District Attorney's Association. In 1987, the Gallaghers sold the property to Bannock Properties Inc. Ida Park Plaza LLP purchased the property from Bannock Properties in 2002. The following year in May, Ida Park Plaza LLP sold the property to Five DS Investments LLC, Kyle Banning Herren, and Merrill R. Jacobson. That same day, they sold the property to John P. and Lisabeth A. Jui. Later that month, the current owners, Laj & Associates LLC, purchased the property from the Juis.

Upon field review, the Ida Park Plaza Apartments building is unlikely to have National Register of Historic Places (NRHP) significance. Further research may yield information connecting the property to an important trend or event, but there is scant evidence in the archival record to support this. While Robert R. Gallagher Jr. is a locally significant individual due to his work as the district attorney for the 18th Judicial District, his work is not associated with the apartment building. Additionally, the apartment building does not represent a single distinguishable architectural style. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and setting, as the building remains where it was first constructed and the area around the building was developed at the same time as it was constructed. The resource also maintains its integrity of association and feeling

since it remains an apartment complex and the area has not seen further development. Additionally, the resource retains its integrity of workmanship, as few changes have been made since the time of its construction. The resource's integrity of design and materials has been diminished due to the replacement of windows with vinyl units, some of which were transformed from picture windows into one-by-one light sliding windows. The windows were replaced between 2011 and 2015 based on a review of Google Street View.

23. Sources:

- "Apartment Sale," *Cervi's Rocky Mountain Journal* 12, no. 51 (September 6, 1961).
- "Arapahoe County Real Estate: 20 Homes Involved in Foreclosure," *Cervi's Rocky Mountain Journal* 16, no. 20 (January 27, 1965).
- "Gallagher Announces Bid for Re-Election," *Douglas County News-Press* 8, no. 8 (October 14, 1992).
- "Gallagher Elected Head of DAs Group," *Rocky Mountain News (Daily)* 115, no. 176 (October 15, 1973).
- "Historic Aerials," NETROnline, accessed September 4, 2025, <https://www.historicaerials.com/viewer>.
- "Real Estate Trade," *Cervi's Rocky Mountain Journal* 15, no. 11 (November 27, 1963).
- Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.
- Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.
- "032041714," Arapahoe County Assessor's Office, accessed September 3, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-3-21-025>.

Site Photographs



Photo Number: 1

Description: Primary (north) elevation featuring the courtyard at the center of the U-shape plan.

View: South



Photo Number: 2

Description: West elevation at the center of the U-shape plan featuring the metal staircase leading to the second story and the roof extending over the entrances.

View: Southeast



Photo Number: 3

Description: East elevation at the center of the U-shape plan featuring the metal staircase leading to the second story and the roof extending over the entrances.

View: Southwest



Photo Number: 4

Description: West elevation featuring vinyl one-by-one light sliding windows.

View: Southeast

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Ida Terrace Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 102 West Ida Avenue
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Highlands Ranch, CO Year: 2022 7.5'
- **8. Parcel Number: 2077-15-3-21-028
- **9. Parcel Information: Lot(s): 7 Block: 2 Addition: Broadmoor 6th Filing
- **10. Acreage: 0.16 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
SW ¼ of NE ¼ of SE ¼ of SW ¼ of section: 15

****Please check with your project sponsor to determine which fields are required, as not all locational**

- **12. Location Coordinates:
- UTM reference: Zone 13S ;mE 500894.31 ;mN 4384625.48 NAD 1927 NAD 1983
- or
- Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
2	No Style	Poured concrete	Wood frame; brick veneer
Windows	Roof	Chimney	Porch
Vinyl, one-by-one light, sliding windows; vinyl picture windows	Side gable; composite shingle	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The Ida Terrace Apartments building was constructed in 1959 according to Arapahoe County Assessor's Office records. The two-story, rectangular plan building rests on a poured concrete foundation and features a wood frame structural system. The walls are clad in brick veneer, and the low-pitched side-gable roof is clad in composite shingles. The primary elevation faces east, and five apartment units are located on each floor. The below grade first story mirrors the second story. A metal staircase leads from the parking lot north of the building up to the exterior corridor on the second story. The roof extends over the second story exterior corridor. Five entrances through wood doors with a fixed pane light are located along the façade. Three vinyl picture windows and two vinyl, one-by-one light, sliding windows are located on each story. The north elevation features three vinyl, one-by-one light, sliding windows on each story. Nine vinyl, one-by-one light, sliding windows of varying sizes are located on each story of the west elevation. The south elevation is not visible from the publicly accessible right-of-way (ROW).

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment):

Small concrete parking areas are located directly north and south of the building. Sod landscaping and mature trees are located on the east of the building and an unassociated apartment building is located directly west. West Ida Avenue extends east-west across the northern property boundary and a small, unnamed alleyway winds across the southern property boundary between West Broadmoor Drive to the south and South Broadway to the east.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling Current Function/Use (if different): N/A

17. Date of Construction: 1959 Estimated Actual (include source): "032041749," Arapahoe County Assessor's Office, accessed September 4, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-3-21-028>.

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Ida Terrace Apartments building was constructed in 1959 according to Arapahoe County Assessor's Office records. It is unclear who constructed the building or who originally owned it. Andrew P. and Susan M. Andersen and Charles E. and Jelayne E. Jorgenson owned the property prior to 1984 according to Arapahoe County Clerk and Recorder's Office records. In 1984, the Andersens and Jorgensons sold the property to Mary Rose Helten and Ronald J. Helten. The Helten sold the property to William J. and Zamie A. Studt in 1997. Five years later in 2002, they sold the property to Renee A. and Robert J. Helten. In 2007, Robert Helten took full ownership of the property. In 2021, the current owner, Ida Terrace LLC, purchased the property from Helten.

Upon field review, the Ida Terrace Apartments building is unlikely to possess significance under National Register of Historic Places (NRHP) Criteria. Further research may yield information connecting the property to an important trend, event, or person, but there is scant evidence in the archival record to support this. Additionally, the apartment building does not represent a single distinguishable architectural style. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and setting, as the building remains where it was first constructed and the area around the building was developed at the same time as it was constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. Additionally, the resource retains its integrity of workmanship, as few changes have been made since the time of its construction. The resource's integrity of design and materials has been diminished due to the replacement of windows with vinyl units, some of which were transformed from picture windows into one-by-one light sliding windows. The windows were replaced between 2017 and 2018 based on a review of Google Street View.

23. Sources:

"Historic Aerials," NETROnline, accessed September 4, 2025, <https://www.historicaerials.com/viewer>.

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

"032041749," Arapahoe County Assessor's Office, accessed September 4, 2025,
<https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-3-21-028>.

SKETCH PLAN *include approximate scale*



FIELD ELIGIBILITY RECOMMENDATION: (To be completed by surveyor)
<input type="checkbox"/> Eligible
<input checked="" type="checkbox"/> Not Eligible
<input type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<input type="checkbox"/> Local Landmark
RECORDING INFORMATION
Date: <u>September 4, 2025</u>
Surveyed By: <u>Margaret G. Mulcahy</u>
Project Sponsor: <u>City of Littleton</u>
Photograph Log: <u>1-3</u>

See Attachment																			
-----------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Sketch Map



Site Photographs



Photo Number: 1

Description: Primary (east) and north elevations of the Ida Terrace Apartments. The vinyl replacement windows are visible.

View: Southwest



Photo Number: 2

Description: North elevation of the building and the parking lot abutting the north elevation.

View: South



Photo Number: 3

Description: North and west elevations featuring the sliding windows or various sizes.

View: Southeast

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

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Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Kirkmoore Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 5944 and 5954 South Datura Street
5. Municipality: Littleton, Colorado Vicinity:
6. County: Arapaho County
- **7. USGS Quad: Littleton, CO Year: 2022 7.5'
- **8. Parcel Number: 2077-21-1-02-005
- **9. Parcel Information: Lot(s): N/A Block: North half of 2 Addition: Windermere Heights 1st Addition
- **10. Acreage: 0.5 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
SW ¼ of NE ¼ of NW ¼ of NE ¼ of section: 21

****Please check with your project sponsor to determine which fields are required, as not all locational**

- **12. Location Coordinates:
- UTM reference: Zone 13S ;mE 499652.12 ;mN 4384302.27 NAD 1927 NAD 1983
- or
- Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
3	No style	Poured concrete	Wood frame; brick veneer
Windows	Roof	Chimney	Porch
Metal, one-by-one light, sliding windows	Flat; concrete	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The Kirkmoore Apartments buildings at 5944 and 5954 South Datura Street were constructed in 1962 according to Arapahoe County Assessor's Office records. The building at 5954 South Datura Street is nearly identical to the building at 5944 South Datura Street, however, the primary elevation faces north. The No Style, three-story, rectangular plan buildings rest on a poured concrete foundation and feature wood frame structural systems. The walls are clad in blonde brick veneer, and the flat roofs are concrete. The primary elevation of the building at 5944 South Datura Street faces south, and five entrances through wood doors fronted by glass storm doors on the second and third stories. The typical window is a metal, one-by-one light, sliding window. Typical windows are located between the entrances, and a metal staircase leads to the breezeway on the third story. Five metal posts support the breezeway and the roof that projects over it. Two typical windows are located on each floor at the west end of the elevation.

The west elevation features decorative red brick set in a stack bond pattern at the south end of the elevation. Two typical windows are located on the west elevation of each floor at the north end of the elevation. The north elevation features twelve typical windows of varying sizes on each story. The east elevation is not visible from the publicly accessible right-of-way (ROW).

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment): The buildings are built into a hill located to the east and a brick retaining wall supports the hill, creating a lawn that abuts the second story. Concrete steps lead up to the lawn. Asphalt paved parking lots are located to the east of the buildings which can be accessed via driveways to the north and south of the complex or via an unnamed alleyway connecting with West Shepperd Avenue to the north. Sod landscaping and mature trees and shrubs are located between the buildings and to the west of them. A concrete sidewalk extends east-west between the buildings, connecting the complex to the parking lot to the east and to a sidewalk lining South Datura Street to the west.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling Current Function/Use (if different): N/A

17. Date of Construction: 1962 Estimated Actual (include source): "032087609," Arapahoe County Assessor's Office, accessed October 22, 2025, <https://parcelsearch.arapahoeqov.com/PPINum.aspx?PPINum=2077-21-1-02-005>.

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Kirkmoore Apartments were constructed in 1962 according to Arapahoe County Assessor's Office records. A 1960 *Cervi's Rocky Mountain Journal* article reported that the Arapahoe Building Company purchased the north 1/2 of block two of the Windermere Heights 1st Addition from Ruie Waufle, and it is likely that they are responsible for the construction of the apartment buildings two years later. At some point after their construction, Dr. Robert A. Huffer and his wife purchased the property. In 1968, they sold the 26-unit building at 5944 South Datura Street to Mrs. William Grigs. It is unclear who owned the property during the 1970s, however, John T. McGraw owned the property prior to 1985. In 1985, McGraw added Joseph A. Haugland and George Shaefer to the deed. That same day, they sold the property to Kirkmoore LTD. In 1993, the company sold the property to Steven M. and Michael W. Speas and Kenneth F. Miller. Three years later, they sold the property to 820 South Federal Limited Partnership. In 1998, the company sold the property to Fox II LLC. That same day, they sold the property to Ronald J. and Lorraine G. Mogab. The following year, the Mogabs sold the property to Datura Properties LLC. In 2016, the current owner, JMA Denver 3 LLC, purchased the property.

Upon field review, the Kirkmoore Apartments are unlikely to possess significance under National Register of Historic Places (NRHP) Criteria. Further research may yield information connecting this property to an important trend, event, or person, but there is scant evidence in the archival record to support this. Additionally, apartment buildings do not represent a single distinguishable architectural style. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location, and feeling association, as it remains where it was first constructed and continues to operate as an apartment complex. The integrity of design, materials, and workmanship remain intact as the windows remain the original metal, and few changes have been made since the time of its construction. Additionally, the integrity of setting has been diminished due to the residential development in the area through the 1980s.

23. Sources:

"Arapahoe County Real Estate News," *Cervi's Rocky Mountain Journal* 11, no. 43 (July 13, 1960).

"Real Estate News," *Cervi's Rocky Mountain Journal* 19, no. 46 (July 31, 1968).

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

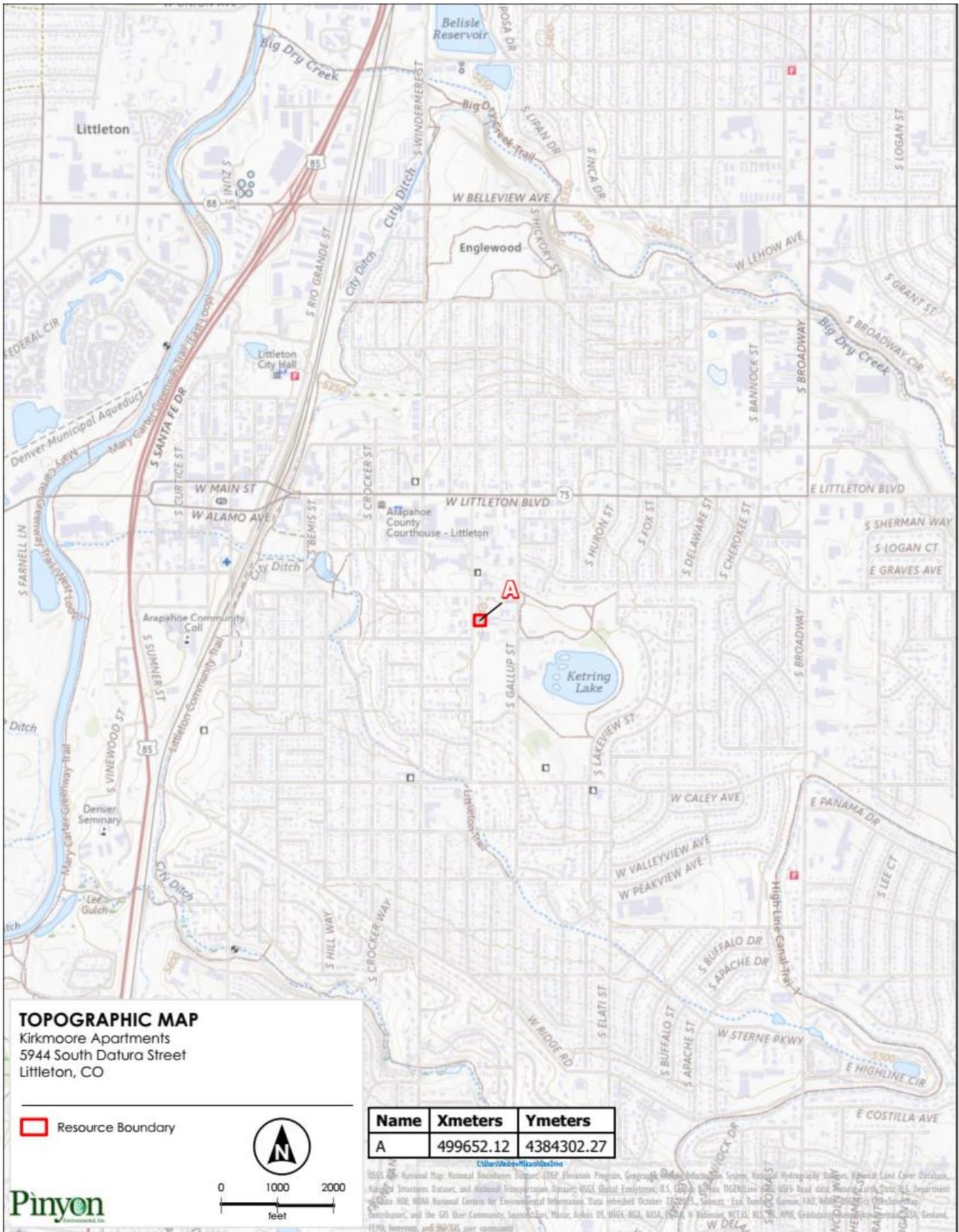
"032087609," Arapahoe County Assessor's Office, accessed October 22, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-21-1-02-005>.

SKETCH PLAN *include approximate scale*



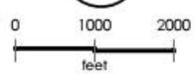
FIELD ELIGIBILITY RECOMMENDATION: (To be completed by surveyor)
<input type="checkbox"/> Eligible
<input checked="" type="checkbox"/> Not Eligible
<input type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
RECORDING INFORMATION
Date: <u>October 22, 2025</u>
Surveyed By: <u>Margaret G. Mulcahy</u>
Project Sponsor: <u>City of Littleton</u>
Photograph Log: <u>1-5</u>

Topographic Map



TOPOGRAPHIC MAP
 Kirkmoore Apartments
 5944 South Datura Street
 Littleton, CO

 Resource Boundary



Name	Xmeters	Ymeters
A	499652.12	4384302.27

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Site Photographs



Photo Number: 1

Description: Primary (south) elevation of the building at 5944 South Datura Street featuring the original metal windows. Concrete steps lead up to the terraced yard.
View: Northeast



Photo Number: 2

Description: West and north elevations of the building featuring typical windows and the decorative red brick on the west elevation.
View: Southeast



Photo Number: 3

Description: Primary (north) elevation of the building at 5954 South Datura Street featuring metal windows and metal staircase leading to the breezeway on the second story.

View: Southeast



Photo Number: 4

Description: West elevation featuring typical windows and decorative red brick.

View: East



Photo Number: 5

Description: South elevation featuring typical windows.

View: East

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Lara Lea Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 5560 South Elati Street
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Highlands Ranch, CO Year: 2022 7.5'
- **8. Parcel Number: 2077-15-3-03-017
- **9. Parcel Information: Lot(s): 11-14 Block: N/A Addition: Castle Heights
- **10. Acreage: 0.67 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
E 1/2 of NE 1/4 of NW 1/4 of section: 15

****Please check with your project sponsor to determine which fields are required, as not all locational**

- **12. Location Coordinates:
- UTM reference: Zone 13S ;mE 500524.62 ;mN 4385129.91 NAD 1927 NAD 1983
- or
- Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
3	Neo-Mansard	Poured concrete	Wood frame; brick veneer
Windows	Roof	Chimney	Porch
Vinyl picture; vinyl, six-over-six light, single-hung sash; vinyl, one-over-one light, sliding windows	Mansard; composite shingle	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The Neo-Mansard Style Lara Lea Apartments building was constructed in 1972 according to Arapahoe County Assessor's Office records. The three-story, rectangular plan building rests on a poured concrete foundation and features a wood frame structural system. The walls are clad in brick veneer, and the mansard roof is clad in composite shingles. The primary elevation faces west, and 13 apartment units are located on each floor. A concrete and metal staircase leading to the second and third stories is located at the north end and the south end of the west elevation. An exterior corridor lined by a metal railing lines the second and third stories. A group of three vinyl, six-over-six light, single hung sash windows flanked by shutters are located on the first and second stories north of the northern staircase and south of the southern staircase. A group of three vinyl, six-over-six light, single hung sash windows is located within the mansard roof on the third story at each end of the elevation. An entrance through a wood door fronted by a glass and wrought iron storm door leads into the units on each floor from the staircases on the north and south end of the building. Five pairs of entrances and a single entrance at the south end of the elevation are located on each floor. The entrances are through wood doors fronted by glass and metal storm doors. Two vinyl picture windows are located between each pair of doors and adjacent to the single

door. Two vinyl, one-by-one light, sliding windows are located on each story of the north elevation. The windows on the first and second stories are flanked by shutters. Metal security bars are affixed to the windows on the first story. The south elevation mirrors the north elevation without the shutters or security bars. The east elevation is not visible from the publicly accessible right-of-way (ROW).

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment):

An asphalt paved parking lot is located to the east of the building and can be accessed via driveways extending west along the north and south sides of the building to connect with South Elati Street to the west. Sod landscaping and mature trees are located to the west of the building and concrete sidewalks extend from the staircases westward to connect with a concrete sidewalk running north-south and lining South Elati Street.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other: N/A

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling Current Function/Use (if different): N/A

17. Date of Construction: 1972 Estimated Actual (include source): "032038683," Arapahoe County Assessor's Office, accessed September 4, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-3-03-017>.

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Lara Lea Apartments building was constructed in 1972 according to Arapahoe County Assessor's Office records. It is unclear who constructed the building or who originally owned it. Kenneth C. and Barbara J. Decker owned the property prior to 1993 based on a review of Arapahoe County Clerk and Recorder's Office records. Kenneth Decker was born circa 1938 in New York and graduated from Rensselaer Polytechnic Institute. Barbara Decker was born circa 1943 in North Carolina and graduated from the University of Bridgeport. In 1993, the Deckers sold the property to the Lara Lea Corporation, of which Kenneth Decker was president. In 2005, the Lara Lea Corporation sold the property to South Elati Venture LLC. That same year, the current owner, Lara Lea Apartments LLLP, purchased the property.

Upon field review, the Lara Lea Apartments building is unlikely to possess significance under National Register of Historic Places (NRHP) Criteria. Further research may yield information connecting the property to an important trend, event, or person, but there is scant evidence in the archival record to support this. The building is low-style example of the Neo-Mansard style featuring a faux mansard roof and recessed windows located in the roof. The building is a relatively late example of the style and there are better examples within Arapahoe County. The resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and setting, as the building remains where it was first constructed and the area around the building was developed at the same time as it was constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. Additionally, the resource retains its integrity of design and workmanship, as few changes have been made since the time of its construction. The resource's integrity of materials has been diminished due to the replacement of windows with vinyl units between 2007 and 2011.

23. Sources:

"Historic Aerials," NETROnline, accessed September 4, 2025, <https://www.historicaerials.com/viewer>.

"Miss Barbara Swift, Mr. Decker Engaged," *Boston Globe* (February 27, 1966).

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

"032038683," Arapahoe County Assessor's Office, accessed September 4, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-3-03-017>.

SKETCH PLAN *include approximate scale*



FIELD ELIGIBILITY RECOMMENDATION: (To be completed by surveyor)
<input type="checkbox"/> Eligible
<input checked="" type="checkbox"/> Not Eligible
<input type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<input type="checkbox"/> Local Landmark
RECORDING INFORMATION
Date: <u>September 4, 2025</u>
Surveyed By: <u>Margaret G. Mulcahy</u>
Project Sponsor: <u>City of Littleton</u>
Photograph Log: <u>1-5</u>

See Attachment																			
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Sketch Map



Site Photographs



Photo Number: 1

Description: North and primary (west) elevations of the Lara Lea Apartments building. A metal sign reading "Lara Lea" is affixed to the west elevation.

View: Southeast



Photo Number: 2

Description: Primary (west) elevation featuring vinyl picture windows.

View: Northeast



Photo Number: 3

Description: Primary (west) elevation.

View: Southeast



Photo Number: 4

Description: Detail of one of the metal mesh columns.

View: East



Photo Number: 5

Description: South elevation featuring vinyl one-by-one light sliding windows.

View: Northeast

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Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Meadowood Cooperative Mobile Home Park Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 6705 South Santa Fe Drive
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Littleton, CO Year: 2022 7.5'

****Please check with your project sponsor to determine which fields are required, as not all locational**

- **8. Parcel Number: 2077-20-4-16-002
- **9. Parcel Information: Lot(s): 2 Block: 1 Addition: 6705 South Santa Fe Drive Addition
- **10. Acreage: 12 Actual Estimated
11. PLSS information: Principal Meridian: 6th Township: 5S Range: 68W
 S ½ of S ½ of SW ¼ of SE ¼ of section: 20
 N ½ of N ½ of NW ¼ of NE ¼ of section: 29

- **12. Location Coordinates:
- UTM reference: Zone 13S ;mE 497905.46 ;mN 4382936.09 NAD 1927 NAD 1983
- UTM reference: Zone 13S ;mE 498151.11 ;mN 4382938.29
- UTM reference: Zone 13S ;mE 498126.63 ;mN 4382740.18
- UTM reference: Zone 13S ;mE 497891.55 ;mN 4382733.41
- or
- Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
1	Prefabricated mobile homes	Concrete	Wood or metal frame with wood siding (horizontally or vertically oriented)
Windows	Roof	Chimney	Porch
Typical Window: Replacement, vinyl, one-over-one, hung sash	Flat roofs clad in metal or rolled rubber; Gabled roofs clad in shingles	N/A	Small front stoops; some units feature small patios

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The Meadowood Cooperative Mobile Home Park consists of approximately 100 individual mobile home units arranged along a pair of looped internal drives. The units exhibit several variations of mid- to late-Twentieth Century mobile home design, including examples of the Typical Style as well as units with visible alterations or additions that modify the original form.

Typical Style: The typical example rests on a pier and beam foundation and features a metal frame structural system. Exterior walls are clad in horizontal aluminum siding, and the roof is a low-pitched side gable form clad in standing-seam metal. The main entrances are located on the side elevation, perpendicular to the loop roads and are often accessed by a small wood deck and stairs with a

projecting shed roof canopies supported by simple posts. Windows are generally replacement, vinyl, one-over-one hung sash or one-by-one, sliding sash units. The majority of the park's trailers exhibit additions or modifications that extend the side gable form or enclose former porches.

Type 2: Another variant consists of a metal slip-stream trailer surrounded by later wood-frame enclosures. The original trailer body is discernible at the core of the structure, while the additions expand the plan into an irregular rectangle. The additions are clad in wood siding and topped with a shallow-pitched shed or flat metal roof. The typical window is a one-by-one vinyl sliding sash.

Type 3: Type 3 trailers feature flat or slightly arched metal roofs and aluminum-clad walls. Entrances are typically located on the long elevation facing the internal street and are sheltered by small, flat-roofed porches or carports of light-frame metal construction. Windows are one-over-one vinyl sash or small awning-style openings. Several Type 3 trailers have been heavily modified with gable or shed roof additions, full-length enclosed porches, and replacement siding.

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment): A total of 99 trailers are located within the Meadowood Cooperative Mobile Home Park. 51 trailers line exterior perimeter of Meadowood Cooperative and 48 trailers are located within the interior islands within the mobile home park. A road extends around the park in a loop; the loop is bisected by an east-west access road, creating two loops forming internal islands or blocks of trailers. Units are positioned on narrow parcels defined by gravel or asphalt driveways with minimal setbacks from internal drives. Most units include small yard areas and accessory structures such as metal carports and prefabricated storage sheds. Mature deciduous trees line the drives and provide shade throughout the park.

- Garden
- Mature Plantings
- Designed Landscape
- Walls
- Parking Lot
- Driveway
- Sidewalk
- Fence
- Seating
- Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Residential

Current Function/Use (if different): Residential

17. Date of Construction: 1969
Assessor's Office Database

Estimated Actual (include source): Arapahoe County

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Paglia, Michael and Diane Wray Tomasso. *Commercial Modernism in the Greater West Littleton Boulevard Corridor, 1950 - 1980*. Prepared for the City of Littleton Office of Community Development, Littleton, Colorado, June 2018.

Tomasso Wray, Diane. *Arapaho Hills Reconnaissance Survey*. Prepared for the Office of Community Development, Littleton, Colorado, April 15, 2009.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2001 -2001*. Front Range Research Associates, October 17, 2001.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Meadowood Cooperative Mobile Home Park, located in Littleton, Colorado, was developed during the late 1960s, amid a period of rapid suburban growth in Arapahoe County. The 1969 assessor construction date corresponds with contemporary newspaper accounts that identify the community as Meadowood Village upon its establishment. Advertisements published in *Cervi's Rocky Mountain Journal* in May 1968 promoted the park as a modern, well-planned mobile home community catering to Denver's expanding suburban workforce. This development period coincided with the proliferation of mobile and manufactured home parks throughout the Denver metropolitan area, reflecting national trends toward affordable suburban living for middle- and working-class families.

The park's earliest units were manufactured by Vindale Homes, a well-known national mobile home producer based in Elkhart, Indiana. Advertisements from *The Rocky Mountain News* in December 1969 highlighted Vindale's "Expando Living Room" models—two-

bedroom, two-bath units featuring extendable living spaces and attached two-car carports—emphasizing comfort, convenience, and affordability. By 1979, Meadowood Village was described as an “all-adult park,” offering 12-by-60-foot units for sale by owner, signaling a maturing, established residential community rather than a transient trailer court.

From 1973 through 1987, the property was managed by Marjorie E. Griffin. Classified advertisements in *The Rocky Mountain News* during this period promoted Meadowood Village as a desirable residence for employees of the nearby Martin Marietta aerospace facility, reflecting Littleton’s transition into a hub for high-technology and defense-related industries. In 1987, rental rates averaged \$175 per month—an affordable option within the increasingly expensive Denver suburban housing market.

Originally platted and operated under the name Meadowood Village, the property was later held by Meadowood Corporation, then sold to Sunset Colorado LLC in 2016, and finally transferred to the resident-owned Meadowood Cooperative in January 2025. The cooperative conversion reflects broader statewide trends in preserving affordable manufactured housing through resident ownership initiatives supported by nonprofit housing organizations and local governments.

The Meadowood Cooperative Mobile Home Park is recommended not eligible for individual listing in the NRHP. Developed in the late-1960s as Meadowood Village, the park reflects broader trends in suburban residential expansion and the popularity of manufactured housing in the Denver metropolitan area but does not demonstrate a direct or distinctive association with significant historical events or persons. The Vindale mobile homes originally placed within the park were mass-produced and have been extensively altered or replaced, resulting in diminished integrity of design, materials, and workmanship. The park’s layout and infrastructure are typical of mobile home developments of the period and do not embody distinctive planning or architectural qualities. Although the community illustrates the evolution of manufactured housing from speculative development to cooperative ownership, it lacks sufficient significance and integrity to meet National Register Criteria.

23. Sources:

“6705 South Santa Fe Drive.” Arapahoe County Assessor’s Office. Parcel Number 207720416002. Accessed October 28, 2025. <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-20-4-16-002>.

Abbott, Carl, Stephen J. Leonard, and Thomas J. Noel. *Colorado: A History of the Centennial State*. 5th ed. University Press of Colorado, 2013.

“Atten: Martin Marietta Employees.” *Rocky Mountain News (Daily)* 129, no. 119 (August 19, 1987).

“Littleton Building Permits.” *Cervi’s Rocky Mountain Journal* 19, no. 37 (May 29, 1968).

“Marjorie E. Griffin.” *Rocky Mountain News (Daily)* 129, no. 37 (May 29, 1987).

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. Rev. ed. Alfred A. Knopf, 2023.

Tomasso Wray, Diane. Historic Context of Littleton Colorado, 1949 – 1967. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

“Untitled Advertisement.” *Rocky Mountain News (Daily)* 121, no. 157 (September 26, 1979).

“Vindale.” *Rocky Mountain News (Daily)* 111, no. 228 (December 6, 1969).

Sketch Map



SKETCH MAP
Meadowood Cooperative
Littleton, CO

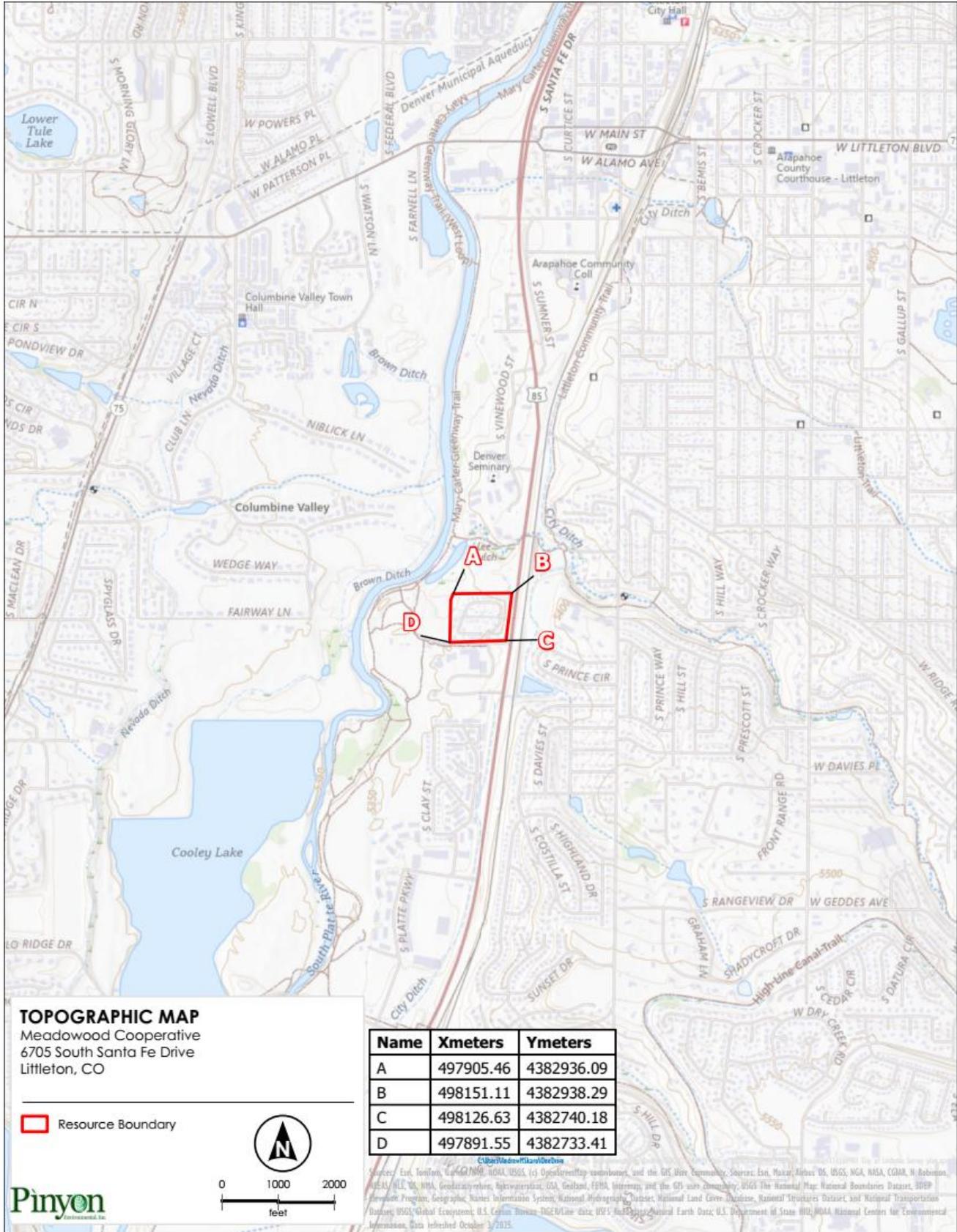
□ Resource Boundary

0 100 200
feet

Pinyon

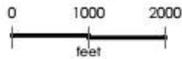
December, 2018
Microsoft, Yahoo!, Google, Bing, and OpenStreetMap contributors, and the GIS User Community. Sources: Esri, DeLorme, GeoEye, IGN, GEBCO, USGS, NGA, NASA, CIGIAR, Nippon, NCEAS, NLS, OpenStreetMap contributors, Swatch, and the GIS User Community.

Topographic Map



TOPOGRAPHIC MAP
 Meadowood Cooperative
 6705 South Santa Fe Drive
 Littleton, CO

 Resource Boundary



Name	Xmeters	Ymeters
A	497905.46	4382936.09
B	498151.11	4382938.29
C	498126.63	4382740.18
D	497891.55	4382733.41

City of Littleton, Colorado
 Sources: Esri, TomTom, Garmin, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CNES, N. Robinson, HERE, BIL, US, NIMA, Geonames, Esri, DeLorme, FERA, Intermap, and the GIS user community, USGS The National Map, National Boundaries Dataset, 3DEP Hydrographic Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, National Transportation Database, USGS Global Elevation, U.S. Census Bureau, TIGER/Line data, USGS National Earth Data, U.S. Department of State, NOAA National Centers for Environmental Information, Data collected October 1, 2015.

Site Photographs



Photo Number: 1

Description: An example of a Typical Style trailer within the Meadowood Cooperative Mobile Home Park.

View: North



Photo Number: 2

Description: The primary (south) and west elevations of a Typical Style Trailer. Note the replacement windows.

View: Northeast

Photo Number: 3

Description: Two typical style trailers within the Meadowood Cooperative Mobile Home Park.

View: South



Photo Number: 4

Description: A modified typical style trailer which features a large front porch and a double-wide footprint.

View: East





Photo Number: 5

Description: An example of a Type 2 trailer in the Meadowood Cooperative Mobile Home Park. Note the metal siding and the slightly arched roof form as well as the side porch.

View: North



Photo Number: 6

Description: An example of a Type 3 trailer at the Meadowood Cooperative. Note the alterations surrounding the bay window.

View: North

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Historical and Architectural Reconnaissance

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Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Park Vista Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 293 West Powers Place
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Highlands Ranch, CO Year: 2022 7.5'
- **8. Parcel Number: 2077-15-3-09-004
- **9. Parcel Information: Lot(s): 15 & 16 Block: 2 Addition: Lincoln Subdivision
- **10. Acreage: 3.25 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
N 1/2 of SW 1/4 of NE 1/4 of SW 1/4 of section: 15

****Please check with your project sponsor to determine which fields are required, as not all locational**

- **12. Location Coordinates:
- UTM reference: Zone 13S ;mE 500724.11 ;mN 4384982.03 NAD 1927 NAD 1983
- or
- Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
3	No Style	Poured concrete	Wood frame; brick; sandstone
Windows	Roof	Chimney	Porch
Vinyl, one-by-one light, sliding windows; metal and glass panels	Flat; concrete	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The complex of apartment buildings consists of ten buildings. The buildings fall into three types, although materials such as wall cladding, and window operations vary.

Type 1: There are three Type 1 buildings in the complex (293 West Powers Place, 338 West Powers Avenue, and 368 South Powers Avenue). The No Style, Type 1, Park Vista Apartments buildings were constructed in 1960 based on a review of Arapahoe County Assessor's Office records. The three-story, rectangular plan buildings rest on a poured concrete foundation and feature wood frame structural systems. The walls are clad in brick set in a running bond pattern set with rustic mortar and the flat roofs are concrete. The main entrance to each building is located in a projected vestibule at the center of the primary elevations. The entrances are through a glass door with a sidelight, and the vestibule is clad in rough cut sandstone. The façade above the vestibule is clad in rough cut sandstone and extends past the roof. Twenty-one metal, fixed-pane windows extend up the façades. The typical window is a vinyl, one-by-one light, sliding window. Single, small, typical windows flanked by larger typical windows are located on each floor on either side of the sandstone cladding at the center of the primary elevations. Metal awnings shade the windows on the north and south ends of the

elevations. Three typical windows look into the basement level on either side of the entry vestibule. The corners of the buildings are clad in sandstone and a metal railing lines the roofline. The rear elevations somewhat mirror the primary elevations; however, they lack the projecting entryway vestibule.

Eight typical windows are evenly spaced across each floor on the south elevations. Metal awnings are located over the windows at the east and west ends of the elevation. The east and west corners of the elevation are clad in rough cut sandstone. A metal railing lines the roofline. The north elevation mirrors the south elevation.

Type 2: There are two Type 2 buildings in the complex (343 West Powers Place and 5665 South Bannock Street). The No Style apartment building at 343 West Powers Place is representative of Type 2. The three-story rectangular plan building rests on a poured concrete foundation and features a wood frame structural system. The walls are clad in blonde brick set with rustic mortar, and the flat roof is concrete. The primary elevation faces east, and the main entrance is located in a projected vestibule at the center of the elevation. The entrance is through a glass door with a sidelight, and the vestibule is clad in rough cut sandstone. The façade above the vestibule is clad in rough cut sandstone and extends past the roof. Twenty-one metal, fixed-pane windows extend up the façade. The typical window is a vinyl, one-by-one light, sliding window. A small typical window flanked by larger typical windows is located on each floor on either side of the sandstone cladding at the center of the elevation. A metal awning shades the windows on the north and south ends of the elevation. Three typical windows look into the basement level on either side of the vestibule. A fourth story with two typical windows on the east elevation is located on the north end of the building. The corners of the west elevation are clad in sandstone and a metal railing lines the roofline. The west elevation somewhat mirrors the east elevation, although it lacks the entry vestibule. Two large, metal, four-light, fixed-pane windows are located above the secondary entrance. Two awning windows are located beneath the fixed pane windows. The south elevation features four recessed balconies with glass sliding doors leading onto the balconies. Four typical windows are located on each floor. A metal awning is located above the windows on the east and west ends of the elevation. A projecting fourth story is located at the center of the elevation. Two vinyl picture windows are located on the south elevation of the fourth story. The north elevation somewhat mirrors the south elevation; however, the fourth story is set back from the façade on the east end of the elevation.

Type 3: There are five Type 2 buildings in the complex (5605 South Bannock Street, 5635 South Bannock Street, 258 West Powers Avenue, 298 West Powers Avenue, and 398 West Powers Avenue). The No Style apartment building at 5605 South Bannock Street is representative of Type 3. The three-story, rectangular plan building rests on a poured concrete foundation and features a wood frame structural system. The walls are clad in brick veneer, and the flat roof is concrete. The primary elevation faces east, and the main entrance is located through a glass door with a sidelight. The façade around the entrance is clad in rough faced brick. A gable roof projects from the façade over the entrance. Rough faced brick runs up the façade above the entrance. A vinyl, two-light, fixed-pane window is located over the gable roof. The typical window is a vinyl, one-by-one light, sliding window. Two typical windows are located on either side of the entry on each floor. The west elevation mirrors the east elevation but lacks the rough faced brick cladding. Nine typical windows are located on the south elevation on each floor. The façade at the east and west end of the elevation is clad in rough faced brick. The north elevation mirrors the south elevation.

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment):

The apartment complex features minimalist landscaping, and the property is largely dominated by asphalt parking lots located between the individual buildings. Mature trees dot portions of the property. The resource is bounded by West Powers Avenue to the north, South Delaware Street to the west, West Powers Place to the south, and South Bannock Street to the east.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other: N/A

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling

Current Function/Use (if different): N/A

17. Date of Construction: 1960

Estimated Actual (include source): "032039299," Arapahoe

County Assessor's Office, accessed September 11, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-3-09-004>.

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Park Vista Apartments were constructed in 1960 according to Arapahoe County Assessor's Office records. Newspaper records indicate that the buildings were likely constructed by Corroll Quelland and William L. Adams, local real estate developers. In 1961, they sold the buildings at 338 and 368 West Powers Avenue—Powers Apartments—to David F. O'Keefe Jr. and Sidney H. Sellers for \$210,000 each. Later that year, they sold the building at 398 West Powers Avenue to Robert D. Castenholz for \$161,000. In 1964, a group of investors led by Maryon Miller traded the 25-unit building at 5665 South Bannock Street to Harlan Juds for two residential properties. It is unclear who owned the buildings throughout much of the second half of the Twentieth Century; however, Dorothy E. and Ronald T. Stecker owned the building at 293 West Powers Place prior to 1997. In 1997, they sold the building to the Ritz Apartments No. 1 LLC., which sold interest in the building to J. Jeffery Riggs and Eric D. Siph. In 1999, Michael J. Swartz took full possession of the property. Swartz transferred the property into the Michael J. Swartz Living Trust in late March of 1999. In 2003, the trust sold the property to the Robert and Delores Cronin Living Trust. The property was foreclosed on in 2008, and the Washington Mutual Bank took possession. The following year, the JP Morgan Chase Bank National Association purchased the property from the Federal Deposit Insurance Corporation and Washington Mutual Bank. That same day, the current owner, Sugarberry Holdings LLC, purchased the property.

Upon field review, the Park Vista Apartments are unlikely to possess significance under National Register of Historic Places (NRHP) Criteria. Further research may yield information connecting this property to an important trend, event, or person, but there is scant evidence in the archival record to support this. Additionally, the apartments do not represent a single distinguishable architectural style, although they are evocative of the Art Deco style with polychromic materials and stepped fronts. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and setting, as the buildings remain where they were first constructed and the area around the building was developed at the same time as it was constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. The integrity of design, materials, and workmanship have been diminished due to the replacement of windows and doors during the early 2000s based on a review of Google Street View.

23. Sources:

"Arapahoe County Real Estate: Market Active in \$3 Million Week," *Cervi's Rocky Mountain Journal* 12, no. 10 (November 22, 1961).

"Arapahoe County Real Estate: Market Makes it with \$1.7 Million," *Cervi's Rocky Mountain Journal* 13, no. 6 (October 25, 1961).

"Arapahoe County Real Estate: Market Steady at \$2 ½ Million," *Cervi's Rocky Mountain Journal* 13, no. 4 (October 11, 1961).

"Real Estate Units' Swap Announced," *Rocky Mountain News (Daily)* 106, no. 39 (May 31, 1964).

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

Site Photographs



Photo Number: 1

Description: Primary (east) elevation and south elevation of the building at 293 West Powers Place featuring the replacement windows. This is an example of Type 1.

View: North



Photo Number: 2

Description: West elevation featuring the secondary entrance.

View: Northeast



Photo Number: 3

Description: Primary (east) elevation and south elevation of the building at 343 West Powers Place. Four balconies are located on each floor of the south elevation. An example of Type 2.

View: North



Photo Number: 4

Description: West elevation featuring the secondary entrance.

View: Northeast



Photo Number: 5

Description: Primary (east) elevation of the Type 3 building at 5635 South Bannock Street featuring the replacement windows.

View: West



Photo Number: 6

Description: Primary elevation and south elevation of the building.

View: Northwest



Photo Number: 7

Description: North elevation of the building.

View: West



Photo Number: 8

Description: Primary (east) and south elevations of the building at 5605 South Bannock Street featuring replacement windows.

View: Northwest



Photo Number: 9
Description: North and west elevations of the building.
View: Southeast



Photo Number: 10
Description: Primary (north) elevation of the building at 258 West Powers Avenue featuring replacement windows.
View: south



Photo Number: 11

Description: Primary and east elevations of the building.

View: Southwest



Photo Number: 12

Description: West elevation of the building.

View: Southeast



Photo Number: 13

Description: Primary (north) elevation of the building at 298 West Powers Avenue featuring replacement windows.

View: South



Photo Number: 14

Description: North and east elevations of the building.

View: Southwest



Photo Number: 15

Description: Primary and west elevations of the building.

View: Southeast



Photo Number: 16

Description: Primary (north) elevation of the building at 338 West Powers Avenue.

View: Southeast



Photo Number: 17

Description: Primary and east elevations of the building.

View: Southwest



Photo Number: 18

Description: West elevation of the building.

View: Southeast



Photo Number: 19

Description: Primary (north) elevation of the building at 336 West Powers Avenue featuring replacement windows.

View: South



Photo Number: 20

Description: Primary and west elevations of the building.

View: Southeast



Photo Number: 21

Description: Primary and east elevations of the building.

View: Southwest

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Parkway Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 6061 South Sterne Parkway
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Littleton, CO Year: 2022 7.5'
- **8. Parcel Number: 2077-21-2-13-050
- **9. Parcel Information: Lot(s): N/A Block: 20 Addition: Replatted Windermere-Gallup's Suburban Homes Subdivision
- **10. Acreage: 1.1 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
SW ¼ of SW ¼ of NE ¼ of NW ¼ of section: 21
- **12. Location Coordinates:
 UTM reference: Zone 13S ;mE 499085.69 ;mN 4384067.85 NAD 1927 NAD 1983
 or
 Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

****Please check with your project sponsor to determine which fields are required, as not all locational**

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
1	No Style	Poured concrete	Wood frame; wood siding; concrete masonry units (CMU)
Windows	Roof	Chimney	Porch
Vinyl, one-over-one light, single-hung sash windows; vinyl fixed-pane windows	Side gable; metal	N/A	Yes

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The Parkway Apartments building at 6061-6095 South Sterne Parkway was constructed in 1963 according to Arapahoe County Assessor's Office records. The single-story, L-shaped building rests on a poured concrete foundation and features a wood frame structural system. The walls are clad in a mixture of horizontally oriented wood siding and concrete masonry units (CMU). The primary elevations face south and west on the exterior of the L-shape plan. Eleven entrances through wood paneled doors with four lights are located on the west elevation. Several of the doors are fronted by glass storm doors. The typical window is a vinyl, one-over-one light, single-hung sash window. Two typical windows are located at the south end of the west elevation. Two patterns of windows alternate between the entrances. The first pattern is a pair of typical windows at the center, flanked by large, vinyl, fixed-pane windows, with a typical window on either side of them. The other pattern consists of two typical windows.

The south elevation features six entrances through wood paneled doors with four lights fronted by glass storm doors. The pattern of windows is the same as the west elevation. The roof projects over the façade, shading the entrances and windows. No fenestration is located on the north and east elevations at the ends of the L-shape plan.

The north elevation of the interior of the L-shape plan features five secondary entrances through wood paneled doors. The three westernmost doors are fronted by glass storm doors. Each door is flanked by a typical window and a large, vinyl, fixed-pane window on one side, and a narrow, vinyl, fixed-pane window flanked by two typical windows on the alternate side.

Ten secondary entrances through wood paneled doors fronted by glass storm doors are located on the east elevation at the interior of the L-shape plan. Each door is flanked by a typical window and a large, vinyl, fixed-pane window on one side and a typical window in combination with a narrow, vinyl, fixed-pane window on the other side. The roof extends over the doors and windows, creating a porch along the length of the elevation.

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment): An asphalt alleyway and parking area is located to the south and west of the building which can be accessed via an unnamed alleyway extending west to connect with South Spotswood Street to the west or via driveway tie-ins connecting the parking lot to South Sterne Parkway to the east. Sod landscaping and mature trees are located within the interior of the L-shape plan to the northeast of the building.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other: N/A

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling Current Function/Use (if different): N/A

17. Date of Construction: 1963 Estimated Actual (include source): "032091142," Arapahoe County Assessor's Office, accessed September 25, 2025, <https://parcelsearch.arapahoe.gov/PPINum.aspx?PPINum=2077-21-2-13-050>.

18. Other Significant Dates, if any:

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Parkway Apartments building at 6061-6095 South Sterne Parkway was constructed in 1963 according to Arapahoe County Assessor's Office records. The apartment complex was designed by Eugene D. Sternberg, however it is unclear who constructed the building or who owned the property throughout the late Twentieth Century. However, Arapahoe County Clerk and Recorder's Office records indicate that Parkway Apartments, owned by Allen E. Keesen and Glenn H. Kooi, owned the property prior to 2007 when they sold the property to Beverly D. and Raymond L. McCrillis. That same day, the McCrillises sold the property to Parkway Apartments LLC. In 2012, Darlene A. and Randolph E. Siebert purchased the property before selling it to Darlene A. and Randolph E. Siebert that same day. Two years later, the Sieberts sold the property back to Parkway Apartments LLC. In 2018, Lambros Gianos purchased the property. Two years later, Gianos sold the property to Highland Properties 3520 LLC. The current owner, Sterne 15 LLC, purchased the property in 2021.

Upon field review, the Parkway Apartments building is likely to possess significance under National Register of Historic Places (NRHP) Criterion C for its association with Eugene D. Sternberg, a prominent Littleton-based architect who designed the building. Additional Sternberg-designed buildings in Littleton include but are not limited to the Courthouse Building, Geneva Village, the Bemis Public

Library, and some buildings within Arapahoe Community College. The resource retains its integrity of location and setting, as the building remains where it was first constructed and the area around the building was developed at the same time as it was constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. The integrity of design and workmanship are also intact, as few changes have been made to the building since the time of its construction. The integrity of materials has been diminished due to the replacement of the windows with vinyl units prior to 2007.

23. Sources:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

"032091142," Arapahoe County Assessor's Office, accessed September 25, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-21-2-13-050>.

SKETCH PLAN *include approximate scale*



FIELD ELIGIBILITY RECOMMENDATION: (To be completed by surveyor)
<input checked="" type="checkbox"/> Eligible
<input type="checkbox"/> Not Eligible
<input type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<input type="checkbox"/> Local Landmark
RECORDING INFORMATION
Date: <u>September 25, 2025</u>
Surveyed By: <u>Margaret G. Mulcahy</u>
Project Sponsor: <u>City of Littleton</u>
Photograph Log: <u>1-3</u>

See Attachment																			
-----------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Site Photographs



Photo Number: 1

Description: Primary (south) elevation featuring the roof projecting over the entrances.

View: Northwest



Photo Number: 2

Description: Typical windows and vinyl fixed pane windows located on the north elevation at the interior of the L-shape plan.

View: Southwest



Photo Number: 3

Description: North and east elevations featuring the roof extending over the entrance at the north end of the east elevation.

View: Southwest

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Regal Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 5531 South Delaware Street
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Highlands Ranch, CO Year: 2022 7.5'
- **8. Parcel Number: 2077-15-3-03-018
- **9. Parcel Information: Lot(s): 3-4 Block: N/A Addition: Castle Heights
- **10. Acreage: 1.0 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
SW ¼ of NE ¼ of NW ¼ of SW ¼ of section: 15

****Please check with your project sponsor to determine which fields are required, as not all locational**

- **12. Location Coordinates:
- UTM reference: Zone 13S ;mE 500555.45 ;mN 4385128.55 NAD 1927 NAD 1983
- or
- Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
2	No Style	Poured concrete	Wood frame; brick veneer
Windows	Roof	Chimney	Porch
Vinyl, one-by-one light, sliding window	Side gable; composite shingle	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The apartment complex consists of four buildings. The buildings mirror the Regal Apartments building at 5531 South Delaware Street, although some materials vary.

5531 South Delaware Street: The No Style Regal Apartments building at 5531 South Delaware Street was constructed in 1962 according to Arapahoe County Assessor's Office records. The two-story, rectangular plan building rests on a poured concrete foundation and features a wood frame structural system. The low-pitched side gable roof is clad in composite shingles and the walls are clad in brick veneer. The primary elevation faces south, and three entrances to individual units are located on each floor. The entrances are through wood-framed doors fronted by glass and metal storm doors. The typical window is a vinyl, one-by-one light, sliding window. Six typical windows are located on each floor. The windows on the below-grade first floor are protected by iron security bars. Metal and concrete stairs at the east and west ends of the elevation lead up to the exterior corridor on the second floor, and the roof extends over the entrances on the second story. Concrete steps lead down to the units on the below grade first story. The east elevation features a small typical window flanked by larger typical windows on each floor. Security bars shield the windows on the first floor. Mature

vegetation obscures the north elevation from view from the public right-of-way (ROW). The west elevation is not visible from the publicly accessible ROW.

5541 South Delaware Street: The building at 5541 South Delaware Street mirrors the building at 5531 South Delaware Street, although the primary elevation faces north. The north elevation is not visible from the public ROW, and the south elevation is obscured from view by mature vegetation.

5551 South Delaware Street: The building at 5551 South Delaware Street mirrors the building at 5531 South Delaware Street. However, the wood doors are fronted by glass storm doors, and the steps and railings are wood. Additionally, there are no security bars on the windows of the first story.

5561 South Delaware Street: The building at 5561 South Delaware Street mirrors the building at 5541 South Delaware Street. However, rather than the exterior corridor extending the length of the north elevation on the second story, two concrete porches with metal staircases lead to the entrances on the second floor. Additionally, a concrete staircase leads to the units on the below grade first floor. There are no security bars on the windows on the first floor.

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment):

The resource is located to the west of South Delaware Street between West Berry Avenue to the north and West Powers Avenue to the south. Asphalt paved parking lots are located between the northern two buildings as well as between the two southern buildings. Sod landscaping and mature trees are located to the east of the buildings, and a concrete sidewalk extends north-south along the property boundary lining South Delaware Street.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling

Current Function/Use (if different): N/A

17. Date of Construction: 1961

Estimated Actual (include source): "Littleton Building

Permits," Cervi's Rocky Mountain Journal 12, no. 37 (May 31, 1961).

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Regal Apartments were constructed by E. R. Kiapianen in 1961 according to an article in *Cervi's Rocky Mountain Journal*. Eddy Roy Kiapianen was born in 1903 in Minnesota and worked as a building contractor. He built the building at 5561 South Delaware Street for \$35,000. Donald E. Schulze acquired the property at an undetermined point prior to 1996, when he sold the property to Phil Miesinger. Miesinger sold the property to J. Emerson Graham that same day. In 1999, John T. McGraw et al purchased the property from Graham. It is unclear who owned the property at 5531 South Delaware Street after its construction. Jake R. and Jannie M. Morse owned the property prior to 1992, when they sold the buildings at 5531 and 5541 South Delaware Street to W'stead Holmhurst LTD LIA. In 1995, the company sold the property to George W. and Helfa Kuybus. They sold the property to Marylou and Randall G. Oberkramer and Cynthia L. and Todd L. Rapp in 2002. In 2010, the current owner, Regal Apartments LLC, purchased the property. Upon field review, the Regal Apartments are unlikely to possess significance under National Register of Historic Places (NRHP) Criteria. Further research may yield information connecting this property to an important trend, event, or person, but there is scant

evidence in the archival record to support this. Additionally, the apartment does not represent a single distinguishable architectural style, although it is evocative of Ranch Type architecture featuring an asymmetrical façade, a low-pitched roof, and overhanging eaves. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and setting, as the building remains where it was first constructed and the area around the building was developed at the same time as it was constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. The integrity of design, materials, and workmanship have been diminished due to the replacement of windows and porches between 2007 and 2011 based on a review of Google Street View.

23. Sources:

"Arapahoe County Real Estate," *Cervi's Rocky Mountain Journal* 17, no. 42 (July 6, 1966).

"Arapahoe County Real Estate: Trading Shoots up in Arapahoe County," *Cervi's Rocky Mountain Journal* 20, no. 52 (September 10, 1969).

"Littleton Building Permits," *Cervi's Rocky Mountain Journal* 12, no. 37 (May 31, 1961).

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

Site Photographs



Photo Number: 1

Description: Primary (south) and east elevations of the Regal Apartments building at 5531 South Delaware Street.

View: Northwest



Photo Number: 2

Description: East elevation featuring overhanging eaves and replacement windows.

View: West



Photo Number: 3

Description: Primary (north) and east elevation of the building at 5541 South Delaware Street.

View: Southwest



Photo Number: 4

Description: East elevation and a portion of the south elevation obscured from view by mature vegetation.

View: Northwest



Photo Number: 5

Description: Primary (south) and east elevation of the building at 5551 South Delaware Street.

View: Northwest



Photo Number: 6

Description: Primary (north) and east elevations of the building at 5561 South Delaware Street.

View: West



Photo Number: 7

Description: East and a portion of the south elevation of the building.

View: Northwest

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Royal Garden Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 143-154 West Powers Circle
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Highlands Ranch, CO Year: 2022 7.5'
- **8. Parcel Number: 2077-15-3-01-005

****Please check with your project sponsor to determine which fields are required, as not all locational**

- **9. Parcel Information: Lot(s): 3 Block: N/A Addition: Royal Gardens
- **10. Acreage: 3.1 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
SW ¼ of NE ¼ of NE ¼ of SW ¼ of section: 15

- **12. Location Coordinates:
- UTM reference: Zone 13S ;mE 500899.43 ;mN 4385086.37 NAD 1927 NAD 1983
- or
- Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
3	No Style	Poured concrete	Wood frame; brick veneer
Windows	Roof	Chimney	Porch
Vinyl picture windows; vinyl, one-by-one light, sliding windows	Flat; concrete	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The Royal Garden Apartment complex consists of six buildings (143, 123, 163, 183, 103, 154 West Powers Circle). Each building mirrors the building at 143 West Powers Circle, although materials vary.

The Royal Garden Apartments were constructed in 1960 according a *Cervi's Rocky Mountain Journal* article. The No Style, three story, rectangular plan building at 143 West Powers Circle rests on a poured concrete foundation and features a wood frame structural system. The walls are clad in brick veneer, and the flat roof is concrete. The primary elevation faces south, and the main entrance is located near the west end of the elevation. The entrance is through a glass door with a sidelight. A flat roof projects over the entrance, supported by decorative wrought iron posts. An elaborate wrought iron sign reading "Prince Charles" is affixed to the top of the roof. The façade on either side of the entrance is clad in rough-hewn sandstone. The sandstone projects up the façade and extends above the roof. A flat roof canopy abuts the sandstone façade above the roof. Five vinyl fixed-pane windows are located above the entrance. A vinyl picture window and a vinyl, one-by-one light, sliding window are located on each floor west of the entrance. Three vinyl picture windows and four vinyl, one-by-one light, sliding windows are located on each floor east of the entrance.

The west elevation features five vinyl, one-by-one light, sliding windows on each floor. The east elevation mirrors the west elevation. The north elevation features a secondary entrance through a glass door near the east end of the elevation. A flat roof projects over the entrance. A vinyl picture window and a vinyl, one-by-one light, sliding window are located on each floor east of the entrance. Two vinyl picture windows and five vinyl, one-by-one light, sliding windows are located west of the entrance.

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment):

The apartment complex is located in the northeast quadrant of the intersection of West Powers Avenue and South Bannock Street. A U-shaped access road connects the primary elevations of each building to West Powers Avenue to the south and asphalt paved parking lots are located between the individual buildings. The building within the central island formed by the U-shaped access road features sod landscaping and mature trees surrounding the building while the other buildings feature similar, but more limited, landscaping.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other: N/A

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling

Current Function/Use (if different): N/A

17. Date of Construction: 1960

Estimated Actual (include source): "Utahns Buy Royal Garden Apartments," *Cervi's Rocky Mountain Journal* 13, no. 9 (November 15, 1961).

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The six-building apartment complex that encompasses the Royal Garden Apartments was constructed in 1960 according to a *Cervi's Rocky Mountain Journal* article, which reported that Paul Farr was the developer and Roland Wilson was the architect. Wilson was a prominent Denver architect and was responsible for designing multiple apartment buildings in the area. One of the buildings in the complex—known as King George—was awarded the General Electric (GE) Bronze Medallion in 1960. The "Medallion Homes" campaign was part of the "Live Better Electrically" (LBE) campaign, which began in 1956. The multi-million-dollar campaign was co-sponsored by GE and Westinghouse, and the goal was to promote the sales of electric appliances and promote electric power. In order to earn a LBE Medallion, the building had to be solely sourced with electricity for heat, have an electric range or oven, electric refrigerator, electric water heater, and one other major electric appliance. Additionally, they must have a specified amount of outlets and switches per linear foot of wall space. Lastly, a Medallion Home had a high standard for built-in illumination. Medallion Homes became synonymous with modern living. The King James building within the Royal Garden Apartments was the first apartment building in the Denver Metropolitan area to receive the GE Bronze Medallion. The building featured "proper illumination, air conditioning, and an all electric kitchen." In 1961, four of the buildings were acquired by Valley-Hi Associates and the remaining two were purchased by Felix and Dave Cohen. The following year, Siegwalt O. Palleske purchased the building at 143 West Powers Circle from Felix Cohen. Palleske owned the building for over two decades before he and Dorothy A. Palleske sold the property to Xilix Inc. in 1990. In 1992, Xilix Inc. sold the property to Prince Charles Association LTD. That same year, they sold the property to BH Kim Limited Liability Company. In 1997, Joel C. and Maureen M. Ewell purchased the property. The Ewells sold the property to Kenneth Olguin in 1999. In 2002, Olguin sold the property to Tony A. Hemminger. James D. Werner purchased the property from Hemminger in 2008. That same

year, Werner sold the property to JDW Powers Circle LLC. In 2013, 505 Property USA LLC purchased the property in 2013. The current owner, Anchor Powers LLC, purchased the property in 2019.

Upon field review, the Royal Garden Apartments is locally significant under National Register of Historic Places (NRHP) Criterion A for community planning and development as the first apartment building to be awarded the GE Bronze Medallion in the Denver Metropolitan area. The "Medallion Homes" campaign was a part of GE and Westinghouse's post-World War II "Live Better Electrically" campaign. The campaign aimed to promote electric power and the sale of electric appliances. Medallion Homes became synonymous with modern living, and the program continued through the 1980s. The King Charles apartment building within the Royal Garden Apartments complex was the first apartment building in the Denver Metropolitan area to receive the award.

The resource retains its integrity of location and setting, as the building remains where it was first constructed and the area around the building was developed at the same time as it was constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. The integrity of design, materials, and workmanship have been diminished due to the replacement of windows between 2019 and 2025.

23. Sources:

"Arapahoe County Real Estate," *Cervi's Rocky Mountain Journal* 13, no. 19 (January 24, 1962).

"Arapahoe County Real Estate," *Cervi's Rocky Mountain Journal* 20, no. 51 (September 3, 1969).

"Arapahoe County Real Estate: Top Purchase of Week Made by Canyon Property for \$181,220," *Cervi's Rocky Mountain Journal* 20, no. 44 (July 16, 1969).

"Electric Apartment Wins GE Medallion," *Rocky Mountain News (Daily)* 102, no. 192 (October 31, 1960).

Michael Houser, "Live Better Electrically: The Gold Medallion Electric Home Campaign," Washington State Department of Archaeology and Historic Preservation, accessed October 29, 2025, <https://dahp.wa.gov/live-better-electrically-the-gold-medallion-electric-home-campaign>.

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

"Utahns Buy Royal Garden Apartments," *Cervi's Rocky Mountain Journal* 13, no. 9 (November 15, 1961).

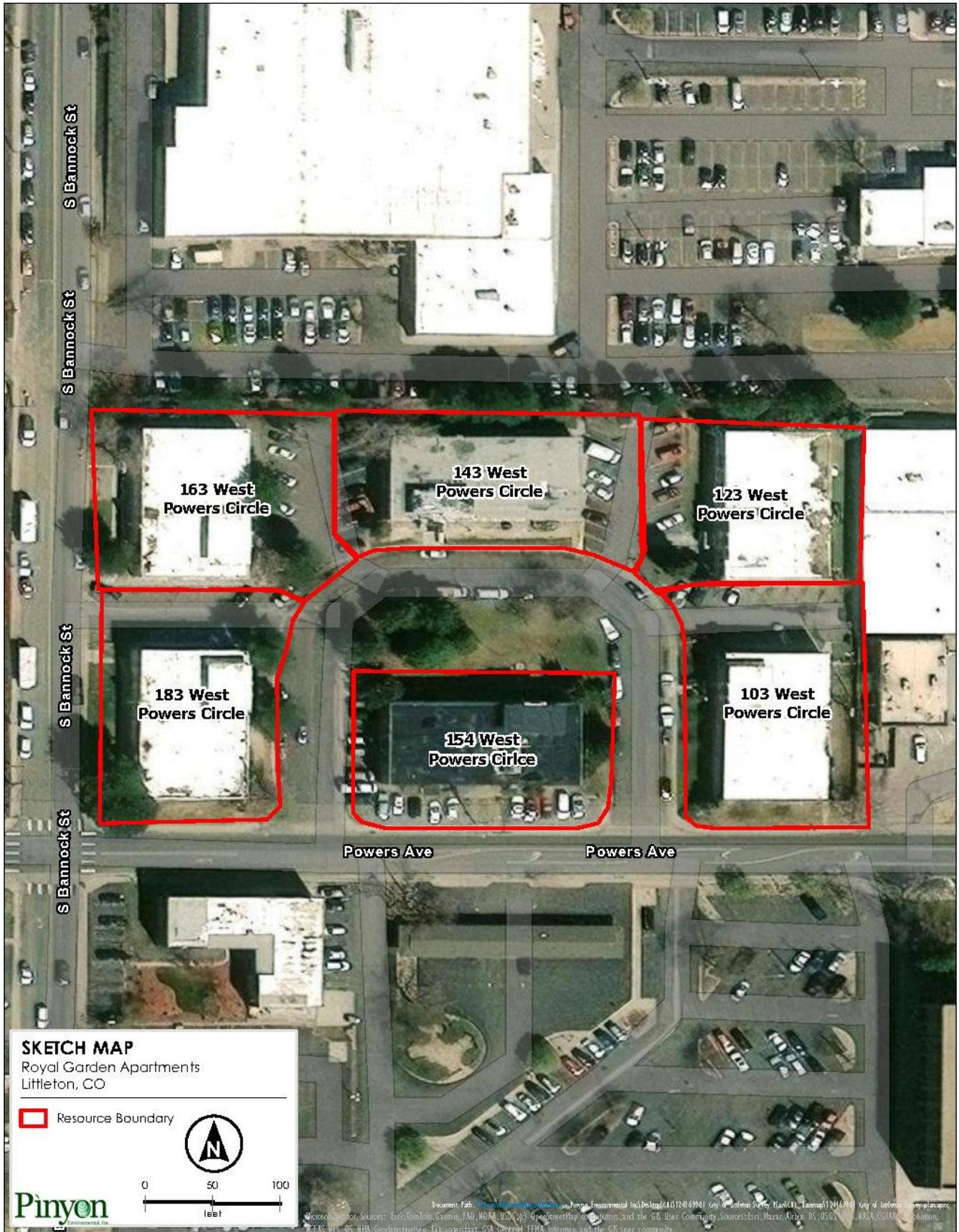
SKETCH PLAN *include approximate scale*



FIELD ELIGIBILITY RECOMMENDATION: (To be completed by surveyor)
<input checked="" type="checkbox"/> Eligible
<input type="checkbox"/> Not Eligible
<input type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<input type="checkbox"/> Local Landmark
RECORDING INFORMATION
Date: <u>September 18, 2025</u>
Surveyed By: <u>Margaret G. Mulcahy</u>
Project Sponsor: <u>City of Littleton</u>
Photograph Log: <u>1-16</u>

See Attachment																			
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Sketch Map



Site Photographs



Photo Number: 1

Description: Primary (south) elevation of the Prince Charles building at the Royal Garden Apartments at 143 West Powers Circle.

View: North



Photo Number: 2

Description: Detail of the primary entrance featuring the wrought iron "Prince Charles" sign

View: N/A



Photo Number: 3

Description: West elevation of the building at 143 West Powers Circle.

View: Northeast



Photo Number: 4

Description: East elevation of the building featuring vinyl replacement windows.

View: North



Photo Number: 5

Description: Primary (west) elevation of the building at 123 West Powers Circle.

View: Northeast



Photo Number: 6

Description: South elevation of the building at 123 West Powers Circle.

View: Northwest



Photo Number: 7

Description: Primary (east) elevation of the building at 163 West Powers Circle.

View: Northeast



Photo Number: 8

Description: South elevation of the building at 163 West Powers Circle.

View: Northwest



Photo Number: 9

Description: Primary (east) elevation of the building at 183 West Powers Circle.

View: West



Photo Number: 10

Description: Primary and north elevations.

View: Southwest



Photo Number: 11

Description: Primary (west) elevation of the building at 103 West Powers Circle.

View: Northeast



Photo Number: 12

Description: Primary and north elevations of the building.

View: Southeast



Photo Number: 13

Description: South elevation of the building featuring vinyl replacement windows.

View: Northeast



Photo Number: 14

Description: South elevation of the building at 154 West Powers Circle featuring the secondary entrance.

View: North



Photo Number: 15

Description: South and west elevations of the building.

View: Northeast



Photo Number: 16

Description: South and east elevations of the building

View: Southwest

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

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Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Royal Oaks Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 72 West Ida Avenue
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Highlands Ranch, CO Year: 2022 7.5'
- **8. Parcel Number: 2077-15-3-21-019
- **9. Parcel Information: Lot(s): E 1/2 lot 9 and all of lot 10 Block: 2 Addition: Broadmoor

****Please check with your project sponsor to determine which fields are required, as not all locational**

- **10. Acreage: 0.28 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
SE 1/4 of NE 1/4 of SE 1/4 of SW 1/4 of section: 15
- **12. Location Coordinates:
 UTM reference: Zone 13S ;mE 500937.09 ;mN 4384623.73 NAD 1927 NAD 1983
 or
 Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
3	No Style	Poured concrete	Wood frame; brick veneer
Windows	Roof	Chimney	Porch
Vinyl, one-by-one light, sliding window	Flat; concrete	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The No Style Royal Oaks Apartments building at 72 West Ida Avenue was constructed in 1961 according to a *Cervi's Rocky Mountain Journal* article. The three-story, L-shaped building rests on a poured concrete foundation and features a wood frame structural system. The walls are clad in blonde brick veneer, and the flat roof is concrete. The primary elevation is the west elevation on the interior of the L-shape plan. Two entrances through wood doors are located on each floor of the west elevation. The typical window is a vinyl, one-by-one light, sliding window. Two typical windows are located between the entrances on each floor, and one typical window is located on either end of the elevation. Two typical windows are located on the north end of the west elevation. Metal staircases run up the façade of the west elevation to the second and third stories. A metal railing runs the length each floor.

The north elevation features four typical windows on each story. The east elevation features approximately 12 typical windows on each floor. One typical window is located on each floor of the west elevation at the exterior of the L-shape plan. Seven typical windows are located on each floor of the south elevation.

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment):

The resource is located on the south side of West Ida Avenue between South Broadway to the east and South Bannock Street to the west. Concrete parking areas are located directly north and south of the building. Sod landscaping and mature trees are located to the northwest of the building, within the interior of the L-shape plan.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other: N/A

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling

Current Function/Use (if different): N/A

17. Date of Construction: 1961

Estimated Actual (include source): "Littleton Building

Permits," Cervi's Rocky Mountain Journal 12, no. 32 (April 26, 1961).

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Royal Oaks Apartments building at 72 West Ida Avenue was constructed in 1961 based on a *Cervi's Rocky Mountain Journal* article, which reported that Al Leonard and Associates Inc. owned the property and Construction Inc. was the contractor for the 16-unit building. By 1966, Robert G. Riebling owned the property. In 1966, the property was foreclosed and the Security Finance Co. purchased it from the public trustee. In 1969, Walter Kurt Pobuda purchased the property from the Security Finance Co. That same year, Pobuda established WALU Investments Co. with Ursula and Eckhard T. Pobuda. Nearly three decades later in 1998, WALU Investments Co. quit-claimed the property to Johanna Pobuda as the personal representative for the Walter Kurt Pobuda estate. That same day, the estate sold the property to David A. and Patricia J. Thyfault. The following year, the Thyfaults sold the property to Tommy L. Schack. In 2000, Schack sold the property to Ida Apartments LLC. In 2023, they sold the property to Paul W. Rajewski and Sharon L. Rajewski Living Trust and the Balfour Living Trust. A couple months later, they sold the property to the current owner, Beachfront Properties LLC.

Upon field review, the Royal Oaks Apartments building is unlikely to possess significance under National Register of Historic Places (NRHP) Criteria. Further research may yield information connecting this property to an important trend, event, or person, but there is scant evidence in the archival record to support this. Additionally, the apartment building does not represent a single distinguishable architectural style. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and setting, as the building remains where it was first constructed and the area around the building was developed at the same time as it was constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. The integrity of design and workmanship are also intact, as few changes have been made to the building since the time of its construction. The integrity of materials has been diminished due to the replacement of the windows with vinyl units prior to 2007.

23. Sources:

"Arapahoe County Real Estate," *Cervi's Rocky Mountain Journal* 16, no. 43 (July 7, 2025).

"Arapahoe County Real Estate," *Cervi's Rocky Mountain Journal* 20, no. 40 (June 18, 1969).

"Business in the Making," *Cervi's Rocky Mountain Journal* 20, no. 36 (May 21, 1969).

"Littleton Building Permits," *Cervi's Rocky Mountain Journal* 12, no. 32 (April 26, 1961).

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

"032041676," Arapahoe County Assessor's Office, accessed September 22, 2025,
https://www.arapahoeco.gov/your_county/county_departments/assessor/property_search/search_residential_commercial_ag_and_vacant.php.

SKETCH PLAN *include approximate scale*



FIELD ELIGIBILITY RECOMMENDATION: (To be completed by surveyor)
<input type="checkbox"/> Eligible
<input checked="" type="checkbox"/> Not Eligible
<input type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<input type="checkbox"/> Local Landmark
RECORDING INFORMATION
Date: <u>September 22, 2025</u>
Surveyed By: <u>Margaret G. Mulcahy</u>
Project Sponsor: <u>City of Littleton</u>
Photograph Log: <u>1-3</u>

See Attachment																			
-----------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Site Photographs



Photo Number: 1

Description: Primary (west) elevation obscured by mature vegetation.

View: Southeast



Photo Number: 2

Description: Entrances located through wood doors on each floor of the north elevation.

View: South



Photo Number: 3

Description: North elevation featuring typical windows.

View: South

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Sun Valley Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 5318-5348 South Fox Street; 5359 South Elati Street
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Highlands Ranch, Colorado Year: 2022 7.5'
- **8. Parcel Number: 2077-15-06-002, 2077-15-2-06-003, 2077-15-2-06-004, and 2077-15-2-06-011

**Please check with your project sponsor to determine which fields are required, as not all locational

- **9. Parcel Information: Lot(s): 4 and 11-13 Block: 2 Addition: Fleetwood Park Resub
- **10. Acreage: 0.86 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
NW ¼ of NE ¼ of SW ¼ of NW ¼ of section: 15
- **12. Location Coordinates:
 UTM reference: Zone 13S ;mE 500458.23 ;mN 4385491.2 NAD 1927 NAD 1983
 or
 Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other: N/A

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
2 Stories	No Style Multiple Unit Dwellings	Concrete	Wood Frame with Masonry Veneer
Windows	Roof	Chimney	Porch
Replacement, vinyl, horizontal sliding sash	Hipped roof clad in shingles	N/A	Full-length porches run along each floor of the buildings on the primary elevations

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The four two-story, rectangular-plan, No-Style multiple-dwelling buildings at 5359 South Elati Street and 5318, 5338, and 5348 South Fox Street form a cohesive group of early 1970s apartment buildings that share similar design, materials, and massing. According to the Arapahoe County Assessor's Office, the Elati Street building was completed in 1973, while the three Fox Street buildings date to 1972. All rest on poured-concrete foundations and employ wood-frame structural systems clad in brick veneer. Each building measures roughly 60 to 70 feet in length by about 45 feet in depth, and none are representative of a particular architectural style, falling instead within the No Style category typical of utilitarian suburban multi-family construction of the period.

Shared architectural characteristics include shallow-pitched hipped roofs sheathed in asphalt shingles, closed overhanging eaves, and full-width porches extending along the primary façades. At 5359 South Elati Street, the porch spans the east elevation, with staircases at both ends, while at the three Fox Street addresses the porches front the west elevations with identical stair configurations. Entrances to individual units consist of single wood doors, many fronted by full-light metal storm doors. Fenestration is composed primarily of

replacement vinyl one-by-one sliding windows with small brick sills on the north and south elevations. The Elati Street building's east façade displays three symmetrically arranged windows, one centered on each floor; its north elevation holds five typical windows, and its south elevation six, including narrow units at the garden level. The Fox Street buildings exhibit comparable fenestration patterns—generally six typical windows on the primary (west) elevations, four to six on the north and south sides, and occasional narrow or absent garden-level openings—maintaining overall visual uniformity across the complex. Although the west elevation of the Elati Street building was not visible from the public right-of-way, its configuration likely mirrors that of the opposite side.

Together, these buildings embody a modest but intact example of early-1970s No-Style apartment construction in suburban Littleton, characterized by repetition of simple forms, economical materials, and functional site planning.

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment): Asphalt parking lots occupy the north, south, and in some cases east perimeters of the buildings, while sod landscaping softens the primary façades to the east or west. Concrete sidewalks connect the porch staircases to public sidewalks along South Elati and South Fox streets.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other: N/A

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multi-unit residential

Current Function/Use (if different): Multi-unit residential

17. Date of Construction: 1972-1973
Assessor's Office

Estimated Actual (include source): Arapahoe County

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Paglia, Michael and Diane Wray Tomasso. *Commercial Modernism in the Greater West Littleton Boulevard Corridor, 1950 - 1980*. Prepared for the City of Littleton Office of Community Development, Littleton, Colorado, June 2018.

Tomasso Wray, Diane. *Arapaho Hills Reconnaissance Survey*. Prepared for the Office of Community Development, Littleton, Colorado, April 15, 2009.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2001 -2001*. Front Range Research Associates, October 17, 2001.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes: The Fleetwood Park Resubdivision, comprised of blocks one and two, was platted on March 2, 1960, by Don E. Carpenter and Helen Grace Carpenter.

The Sun Valley Apartments, located at 5318–5348 South Fox Street and 5359 South Elati Street in Littleton, were constructed between 1972 and 1973 on portions of Block 2 of the Fleetwood Park Resubdivision. The property was originally part of land platted in 1960 by Don E. and Helen Grace Carpenter, the same couple who developed the nearby Fox Street (formerly Meadow Lark/Fleetwood) Apartments a decade earlier. Don Carpenter, a district judge in Colorado's Eighth Judicial District during the early 1960s, died around 1965, and his wife Helen Grace Carpenter sold the remaining undeveloped parcels in 1966. These lots later became the site of the Sun Valley complex, though the builder responsible for construction remains unknown. By the late 1970s, the property came under the ownership of Lyle V. and Connie A. Everson, who operated as Lycon LLC. Between 1970 and 1997, the Eversons consolidated ownership of nearly all of Block 2 of the Fleetwood Park Resubdivision, which included both the Sun Valley Apartments and the adjacent Fox Street Apartments to the south. Under their ownership, the Sun Valley complex remained part of a larger portfolio of modest rental housing in the area. In the decades that followed, the Eversons gradually sold off individual buildings to different buyers.

In 2000, they transferred the Elati Street building (5359 S Elati St.) to Tony A. Hemminger, and soon after sold the Fox Street buildings to other parties. From 2000 through the early 2000s, ownership passed through several investors, including Kevin D. Luong and Connie K. Do, McLean Holdings LLC, and Littleton Properties LLC. More recent transactions include sales to Benbrooke Holdings LLC (2017), Ventura Assisted Living LP (2019), and 5318 Fox Street LLC (2020) for the Fox Street parcels, while the Elati Street parcel changed hands from Schell Realty Investments LP (2007) to IH Holdings Five LLC, and later to Paul R. Steiner, who sold it in 2022 to 575 Logan LLC.

Upon field review, the Fox Street Apartments are unlikely to have National Register of Historic Places (NRHP) significance. Further research may yield information connecting this property to an important trend, event, or person, but there is scant evidence in the archival record to support this. Additionally, apartment buildings do not represent a single distinguishable architectural style. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely to reveal undiscovered historical materials associated with the site.

23. Sources:

"5359 S Elati Street." Arapahoe County Assessor's Office. Parcel Number 207715206011. Accessed July 24, 2025.

<https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-2-06-011>.

"5318 South Fox Street." Arapahoe County Assessor's Office. Parcel Number 207715206002. Accessed July 4, 2025.

<https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-2-06-002>.

"5338 South Fox Street." Arapahoe County Assessor's Office. Parcel Number 207715206003. Accessed July 4, 2025.

<https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-2-06-003>.

"5348 South Fox Street." Arapahoe County Assessor's Office. Parcel Number 207715206004. Accessed July 4, 2025.

<https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-15-2-06-004>.

"General History." Littleton Museum. Accessed July 27, 2025. <https://www.museum.littletonco.gov/Research/Littleton-History/General-History>.

"Native American in the History of Littleton: The Ute, Arapaho, and Cheyenne Indian Tribes." Littleton Museum. Accessed July 27, 2025. <https://www.museum.littletonco.gov/Research/Littleton-History/Other-Topics/Native-Americans>.

Abbott, Carl, Stephen J. Leonard, and Thomas J. Noel. *Colorado: A History of the Centennial State*. 5th ed. University Press of Colorado, 2013.

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Rev. ed. Alfred A. Knopf, 2023.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

Site Photographs



Photo Number: 1

Description: Looking at the primary (west) and north elevations of the building at 5318 South Fox Street.

View: Southeast



Photo Number: 2

Description: Looking at the primary (west) and south elevations of the building at 5318 South Fox Street.

View: Northeast



Photo Number: 3

Description: Looking at the primary (west) and north elevations of the building at 5338 South Fox Street.

View: Southeast



Photo Number: 4

Description: Looking at the primary (west) and south elevations of the building at 5338 South Fox Street.

View: Northeast



Photo Number: 5

Description: Looking at the primary (west) and north elevations of the building at 5348 South Fox Street.

View: Southeast



Photo Number: 6

Description: Looking at the primary (west) and south elevations of the building at 5348 South Fox Street.

Date: 6/5/2025

View: Northeast

Photo Number: 7

Description: Looking at the south and primary (east) elevations of the building at 5359 South Elati Street.

View: Northwest



Photo Number: 8

Description: Looking at the north and primary (east) elevations of the building at 5359 South Elati Street.

View: Southwest



COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

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Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Weston Ridge North Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 1314 West Shepperd Avenue, Littleton, Colorado 80120
5. Municipality: Littleton Vicinity:
6. County: Arapahoe County
- **7. USGS Quad: Littleton, CO Year: 2022 7.5'
- **8. Parcel Number: 032087641
- **9. Parcel Information: Lot(s): 1 Block: 1 Addition: First Addition to Windermere Heights 2nd Filing
- **10. Acreage: 0.59 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
NE ¼ of NE ¼ of NW ¼ of NE ¼ of section: 21
- **12. Location Coordinates:
 UTM reference: Zone 13S ;mE 499702.6 ;mN 4384397.03 NAD 1927 NAD 1983
 or
 Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

****Please check with your project sponsor to determine which fields are required, as not all locational**

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
3	Neo-Mansard	Poured concrete	Wood frame; brick veneer
Windows	Roof	Chimney	Porch
Vinyl three-light sliding windows	Mansard; composition shingles	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The Neo-Mansard style apartment building at 1314 West Shepperd Avenue was constructed in 1972 according to Arapahoe County Assessor's Office records. The I-shaped, three-story building rests on a poured concrete foundation and features a wood frame structural system. The mansard roof is clad in composition shingles resembling wood shake, and the walls are clad in brick veneer. The primary elevation faces north, and two entrances through glass doors flanked by sidelights are located at the east and west ends of the elevation at the intersection of the I-shape plan. Two tall, narrow, metal, fixed pane windows are recessed within the mansard roof above the entrances. The typical window is a vinyl, three-light, sliding window. Four typical windows are located on each story between the entrances. The windows on the third story are recessed within the mansard roof. The north elevation of the I-shape plan features two typical windows on each story.

The west elevation features four typical windows on each story. The east elevation mirrors the west elevation. The south elevation is not visible from the public right-of-way (ROW).

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment):

The resource is located one parcel deep in the southeast quadrant of the intersection of West Shepperd Avenue and South Datura Street. Asphalt parking lots are located to the south and east of the building. Sod landscaping and mature trees are located north of the building and a concrete sidewalk connects the building to a sidewalk lining West Shepperd Avenue to the north.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other: N/A

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multi-unit residential Current Function/Use (if different): N/A

17. Date of Construction: 1972 Estimated Actual (include source): "032087641," Arapahoe County Assessor's Office, accessed September 30, 2025, <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-21-1-02-015>.

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes: The Weston Ridge Apartments building was constructed in 1972 according to Arapahoe County Assessor's Office records. It is unclear who constructed the building or who originally owned it. Historic newspaper records revealed that the apartment building was known as Chateau Shepperd and was managed by Fuller and Company, a prominent real estate developer. Arapahoe County Clerk and Recorder's Office records indicate that Shepperd Co. owned the property prior to 1995. In 1995, Autrey Investment Corporation purchased the property from Shepperd Co. In 2014, Autrey Properties Inc. sold the property to Gallup Four Holdings LLC and Steven M. Botnick, trustee of the Steven M. Botnick Revocable Trust. That same day, Gallup Four Holdings LLC took full possession of the property and continues to own it today.

Upon field review, the Weston Ridge Apartments building is locally significant under Criterion C as an example of the Neo-Mansard style. The building exhibits character defining features such as a faux mansard roof clad in composition shingles resembling wood shake and windows recessed within the mansard roof. Further research may yield information connecting this property to an important trend, event, or person, but there is scant evidence in the archival record to support this. Additionally, the resource is unlikely to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and setting, as the building remains where it was first constructed and the area around the building was developed at the same time as it was constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. The integrity of design and workmanship are also intact, as few changes have been made to the building since the time of its construction. The integrity of materials has been diminished due to the replacement of the windows with vinyl units and the replacement of the doors with glass doors between 2020 and 2025.

23. Sources:

"Chateau Shepperd," *Rocky Mountain News (Daily)* 116, no. 348 (April 5, 1975).

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

"032087641," Arapahoe County Assessor's Office, accessed September 30, 2025,
<https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-21-1-02-015>.

Site Photographs



Photo Number: 1

Description: Primary (north) elevation of the Weston Ridge Apartments building at 1314 West Shepperd Avenue.

View: South



Photo Number: 2

Description: West elevation of the building featuring the typical windows and windows recessed in the mansard roof.

View: Southeast



Photo Number: 3

Description: East elevation of the building at 1314 West Shepperd Avenue.

View: Southwest

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

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Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: Weston Ridge Apartments Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 5967 South Gallup Street
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Littleton, CO Year: 2022 7.5'
- **8. Parcel Number: 2077-21-1-02-016
- **9. Parcel Information: Lot(s): N/A Block: 1-2 Addition: Windermere Heights 1st Addition

****Please check with your project sponsor to determine which fields are required, as not all locational**

- **10. Acreage: 3.1 Actual Estimated
11. PLSS information: Principal Meridian: 6th Township: 5S Range: 68W
 NW ¼ of NW ¼ of NE ¼ of section: 21
- **12. Location Coordinates:
 UTM reference: Zone 13 ;mE 499743.52 ;mN 4384326.66 NAD 1927 NAD 1983
 or
 Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
2-4	Neo-Mansard	Concrete	Wood frame with brick masonry cladding
Windows	Roof	Chimney	Porch
Replacement, vinyl, one-by-one, sliding window units	Flat roof with Neo-Mansard apron; Flat roof clad in rolled rubber and apron clad in shingles	N/A	Porches on the internal courtyard balconies for each unit

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The Weston Ridge Apartments complex, constructed in 1970, consists of three flat-roofed, multi-family residential buildings arranged around shared parking courts within a landscaped parcel. The northern and western buildings are U-shaped in plan, enclosing small interior courtyards, while the eastern building forms an L-shaped footprint along the site's perimeter. Each structure exhibits wood-frame construction with flat roofs clad in rolled rubber roofing membranes, concealed by neo-Mansard aprons clad in composition shingles to create the appearance of a high-pitched roof form. Exterior walls are clad in brick masonry, with modest architectural detailing typical of late-Twentieth Century garden-apartment design. Entrances to individual units are sheltered within internal breezeways. The typical window is a replacement, vinyl, one-by-one, sliding window unit within a projecting, articulated window bay extending between the first and second stories. Some window bays feature smaller, replacement, vinyl, one-over-one, hung sash windows. Overall, the complex reflects the restrained Modernist and neo-Mansard styling characteristic of multi-family apartment construction during the early 1970s.

14. Associated buildings, features, or objects: N/A

15. Landscape (important features of the immediate environment): The landscaping at the Weston Ridge Apartments incorporates open lawns, mature trees, and modest ornamental plantings within and around the three-building complex. Grassy courtyards and narrow turf strips occupy the spaces between buildings, softening the edges of paved parking areas and pedestrian walkways. Deciduous trees, many likely dating to the original 1970 construction, are evenly spaced along internal drives and near building entries, providing a mature canopy across the site. Low shrubs and mulch beds are adjacent to primary façades and stairways and the perimeter of the property is defined by a mix of fencing, trees, and landscaped buffers separating the complex from adjacent residential lots and streets.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other:

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multi-unit residential

Current Function/Use (if different):

17. Date of Construction: 1970
Assessor's Office Database

Estimated Actual (include source): Arapahoe County

18. Other Significant Dates, if any: N/A

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Paglia, Michael and Diane Wray Tomasso. *Commercial Modernism in the Greater West Littleton Boulevard Corridor, 1950 - 1980*. Prepared for the City of Littleton Office of Community Development, Littleton, Colorado, June 2018.

Tomasso Wray, Diane. *Arapaho Hills Reconnaissance Survey*. Prepared for the Office of Community Development, Littleton, Colorado, April 15, 2009.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2001 -2001*. Front Range Research Associates, October 17, 2001.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes: The Weston Ridge Apartments, originally known as the Gallup Street Apartments, were constructed in 1970 by J.E. Roupp & Co. for Gallup Investment, the property owner at the time. Designed by the architectural firm Haller and Larson, the complex was planned to contain 140 apartment units distributed among three multi-family buildings arranged around landscaped courtyards and parking areas. Early reports in *Cervi's Rocky Mountain Journal* estimated the construction cost at approximately \$1 million, though by September 1970—when the project was reported to be 90 percent complete—the total had increased to nearly \$3.5 million, reflecting rising labor and material costs amid the Denver metropolitan area's early 1970s construction boom.

Throughout the 1970s and 1980s, the property changed ownership several times, beginning with a transfer from Arthur S. Bosch to Gallup Investment in May 1970, shortly before completion. Subsequent transactions included sales to Shaw Partnership and Harry E. Shaw in 1980, followed by conveyance to WRAN 1980 Limited Partnership, Gallup House Partnership in 1983, and then to Autrey Investment Corp. in 1994. In 2014, Autrey Properties Inc. (formerly Autrey Investment Corp.) conveyed the property to Gallup Four Holdings LLC, its current owner.

By 1983, the complex was renamed the Gallup House Apartments, reflecting the street name and a rebranding typical of maturing suburban apartment developments of the period. Newspaper advertisements from the mid-1980s promoted the complex as offering "Adult Living" with restrictions against children and pets, illustrating contemporary marketing trends that emphasized quiet, maintenance-free lifestyles for working adults and retirees. Over time, the property became known as the Weston Ridge Apartments, continuing to serve as a substantial mid-Twentieth Century multi-family residential development within the suburban fabric of Littleton.

The complex exemplifies the late phase of suburban multi-family housing development in the Denver metropolitan region, reflecting architectural and planning trends that emerged during the late 1960s and early 1970s.

Within the regional framework established by *Historic Residential Subdivisions of Metropolitan Denver, 1940–1965* (Bunyak 2011; Simmons & Simmons 2010), the property's period of construction post-dates the principal era of significance defined for postwar suburban residential growth, occurring from 1940 to 1965. As such, it falls outside the temporal scope of the MPDF's defined context for

significant suburban subdivision and residential design development. Similarly, *Historic Context of Littleton, 1949–1967* identifies the city's apartment construction boom as peaking by the late 1950s and early 1960s, when multi-family complexes were introduced to diversify the city's housing stock and marketed as "executive apartments for a high-class clientele." By contrast, Weston Ridge represents a later continuation of this trend during the consolidation of the suburban landscape, when multi-family developments became standardized components of large-scale zoning and land-use plans rather than novel or formative elements.

Architecturally, the complex displays characteristics typical of early 1970s garden-apartment design, including modest Modernist massing combined with decorative Neo-Mansard roof treatments intended to soften the modern form and appeal to mainstream suburban tastes. These features are common among similar developments throughout the Denver metropolitan area and do not convey exceptional design or construction distinction.

Given its date of construction, conventional design, and lack of direct association with a significant event, trend, or individual, the Weston Ridge Apartments do not appear to meet the registration requirements established under the Denver postwar suburban MPDF for properties significant in metropolitan residential development. The resource is best understood as a representative but undistinguished example of late-Twentieth Century suburban apartment construction in Littleton.

23. Sources:

"5967 South Gallup Street." Arapahoe County Assessor's Office. Parcel Number 207721102016. Accessed October 27, 2025. <https://parcelsearch.arapahoegov.com/PPINum.aspx?PPINum=2077-21-1-02-016>.

"Littleton Building Permits." *Cervi's Rocky Mountain Journal* 21, no. 33 (April 29, 1970).

"Littleton Building Permits." *Cervi's Rocky Mountain Journal* 21, no. 36 (May 20, 1970).

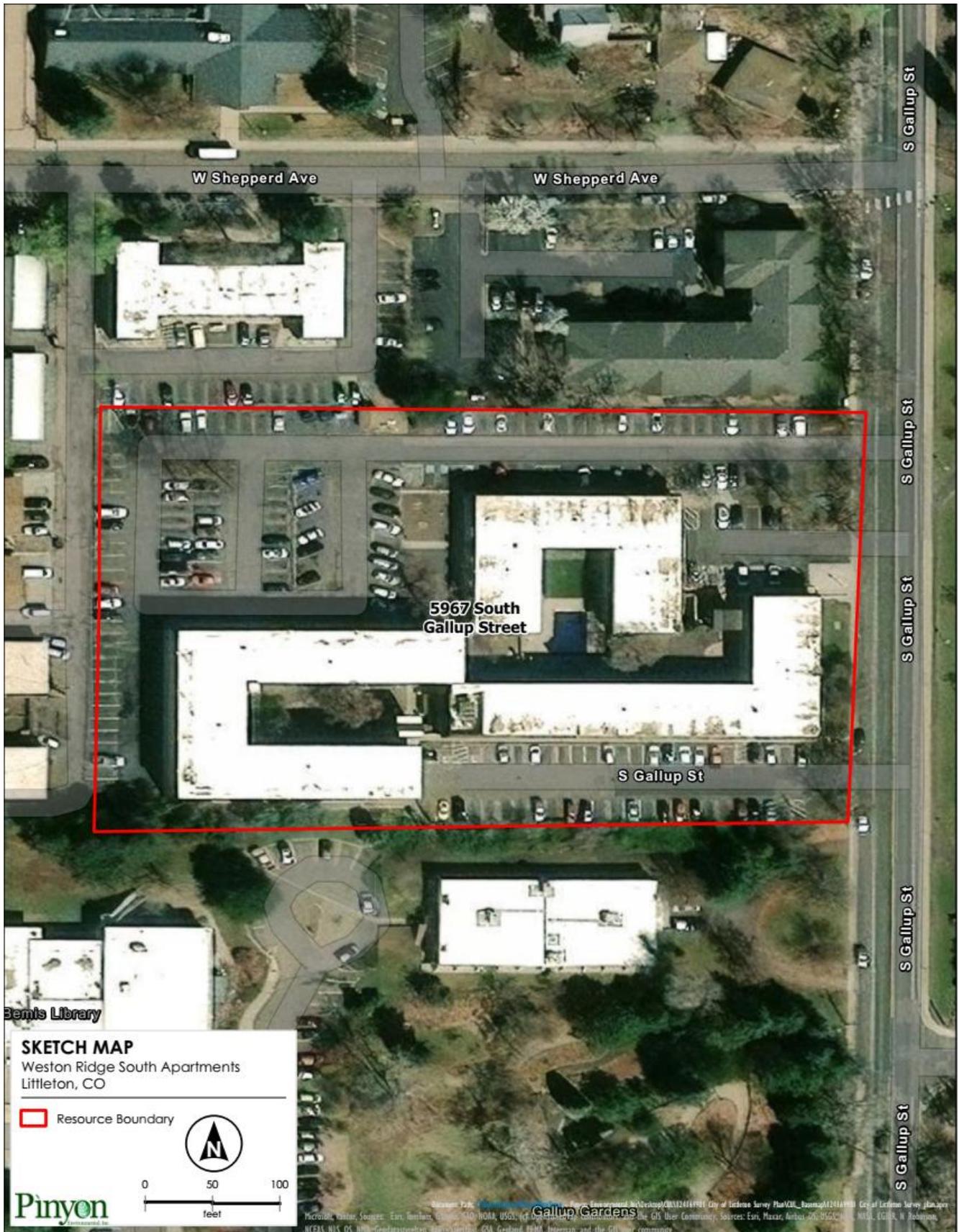
"Metropolitan Construction Report." *Cervi's Rocky Mountain Journal* 22, no. 3 (September 3, 1970).

"Roommate Special." *Rocky Mountain News (Daily)* 125, no. 50 (June 11, 1983).

"Roupp is Contractor for Apartment Complex on S. Gallup St." *Cervi's Rocky Mountain Journal* 21, no. 38 (June 3, 1970).

"Untitled Advertisement." *Rocky Mountain News (Daily)* 127, no. 67 (June 28, 1985).

Sketch Map



Site Photographs



Photo Number: 1

Description: The north and east elevations of the southeasternmost building at the Weston Ridge Apartments.

View: Southwest



Photo Number: 2

Description: Detail view showing the apartment complex signage as well as the projecting, articulated window bays present on each building. Also note the neo-mansard apron which circumnavigates each building.

View: Detail



Photo Number: 3

Description: Partial views of the southeast and southwest buildings at the Weston Ridge Apartment Complex.

View: Northwest



Photo Number: 4

Description: Partial view of the central courtyard on the southwestern building at the Weston Ridge Apartment Complex.

View: Northwest

COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

Official eligibility determination (OAHP use only)

Date: _____ Initials: _____

Determined Eligible – NR
 Determined Eligible – SR
 Needs Data
 Eligible District - Contributing

IDENTIFICATION

1. Property Name: The Windermere Historic Current Other:
2. Resource Classification: Building Structure Object Sites/Landscape
3. Ownership: Federal State Local Non-profit Private Unknown

LOCATION

4. Street Address: 5820 South Windermere Street and 5829 South Datura Street
5. Municipality: Littleton Vicinity:
6. County: Arapahoe
- **7. USGS Quad: Littleton, CO Year: 2022 7.5'
- **8. Parcel Number: 2077-16-4-22-015
- **9. Parcel Information: Lot(s): N/A Block: N/A Addition: Madison Gardens Subdivision
- **10. Acreage: 5.67 Actual Estimated
11. PLSS information: Principal Meridian: 6 Township: 5S Range: 68W
N 1/2 of SW 1/4 of SW 1/4 of SE 1/4 of section: 16
- **12. Location Coordinates:
 UTM reference: Zone 13S ;mE 499518.65 ;mN 4384566.94 NAD 1927 NAD 1983
 or
 Lat/Long: Latitude _____ ; Longitude _____ WGS84 Other:

**Please check with your project sponsor to determine which fields are required, as not all locational

DESCRIPTION

13. Construction Features (forms, materials):

Stories	Style/Type	Foundation	Walls
5	No Style	Poured concrete	Reinforced concrete frame; concrete; brick veneer
Windows	Roof	Chimney	Porch
Vinyl, one-over-one light, single-hung sash windows; metal fixed-pane windows	Flat; asphalt	N/A	N/A

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.):

The Windermere apartment complex was constructed in 1970 according to a *Cervi's Rocky Mountain Journal* article. The No Style complex is composed of two five-story, Y-shaped buildings connected by a single-story irregular plan building. The complex rests on a poured concrete foundation and features a reinforced concrete frame structural system. The walls are clad in a combination of concrete panels and brick veneer. The flat roof is concrete. The primary elevation of the eastern building faces east, and the main entrance is located where two prongs of the Y-shape building intersect at the center of the east elevation. The entrance is through double glass doors flanked by sidelights. Three vinyl fixed-pane windows are located above the entrance vestibule on the second story. Two recessed balconies with entrances through sliding glass doors are located on the third through fifth stories above the main entrance to the building. The northeast elevation of the southern prong of the Y-shape plan features four recessed balconies on each floor and glass sliding doors open onto each balcony. The southeast elevation of the northern prong mirrors the southern prong. The southeast elevation of the southern prong is clad in brick veneer. The elevation is bisected by a breezeway with metal staircases leading to each floor. Two vinyl, one-over-one light, single-hung sash windows are located on either side of the breezeway on each

floor. The northwest and northeast elevations of the northern and western prongs feature five recessed balconies on each floor. The northeast elevation of the northern prong mirrors the southeast elevation. The southwest elevations of the southern prong and western prong of the Y-shape plan mirror the north elevation.

The western building is identical to the eastern building, and the two five story buildings are connected by a single-story, irregular plan building. The north elevation is clad in brick veneer and an entrance through a glass door with sidelights and a transom is located at the west end of the elevation. The east and west elevations are attached to the five-story buildings on either side. Mature vegetation obscures the south elevation from view from the publicly accessible right-of-way (ROW).

14. Associated buildings, features, or objects: N/A

There are no associated buildings, features, or objects.

15. Landscape (important features of the immediate environment):

The Windermere Apartments are located north of West Sheppard Avenue between South Windermere Street to the west and South Datura Street to the east. A vacant parcel is located directly south of the property. Concrete parking lots and below-ground parking structures are located to the north of the buildings and U-shaped driveways approach the buildings from South Windermere Street to the west and South Datura Street to the east. Sod landscaping and mature trees surround the buildings and occupy the southern half of the property between the buildings.

- Garden Mature Plantings Designed Landscape Walls Parking Lot Driveway Sidewalk Fence Seating
- Other: Pool

HISTORICAL ASSOCIATIONS (based on visual observations and/or review of secondary sources):

16. Historic Function/Use: Multiple Dwelling

Current Function/Use (if different): N/A

17. Date of Construction: 1970

Estimated Actual (include source): "Littleton Building

Permits," Cervi's Rocky Mountain Journal 22, no. 11 (November 25, 1970).

18. Other Significant Dates, if any:

19. Associated NR Areas of Significance:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Invention | <input type="checkbox"/> Politics/Gov't |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archaeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Art | <input type="checkbox"/> Entertainment/Recreation | <input type="checkbox"/> Literature | <input type="checkbox"/> Social History |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Maritime History | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Military | <input type="checkbox"/> Other |
| <input type="checkbox"/> Community Planning & Dev't | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Performing Arts | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Philosophy | |

20. Associated Historic Context(s), if known:

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

21. Retains Integrity of: Location Setting Materials Design Workmanship Association Feeling

22. Notes:

The Windermere apartment complex at 5820 South Windermere Street and 5829 South Datura Street was constructed in 1970 according to building permits published in the *Cervi's Rocky Mountain Journal*. Madison Properties was the owner and Datura Corporation was the builder. Madison Properties acquired approximately 7 acres of land between South Windermere Street and Datura Street north of West Shepherd Avenue from Frances L. Nayler and Paul A. Hentzell in 1969. The real estate developer originally planned to construct between six and eight buildings with 180 apartment units. They planned for the buildings to be two and a half stories with brick cladding and shake roofs designed by architect Gerald McNertney. However, two five-story, Y-shape plan buildings were constructed instead. Research did not reveal a reason for the change in construction plans. The complex was originally known as Southview Place. At some point prior to 2003, Southview Properties Limited acquired the property. In 2003, they sold the property to Southview Place Towers LLC. In 2016, the current owner, Tebo-Orvis LLC, purchased the property.

Upon field review, the Windermere apartment complex is unlikely to have National Register of Historic Places (NRHP) significance. Further research may yield information connecting this property to an important trend, event, or person, but there is scant evidence in the archival record to support this. Additionally, the apartment building does not represent a single distinguishable architectural style, although it is evocative of Brutalist architecture, featuring a monumental scale, monochromatic palette, and concrete. The resource is not associated with any notable architects and does not exhibit the qualities of master craftsmanship. Similarly, the resource is unlikely

to reveal undiscovered historical materials associated with the site. The resource retains its integrity of location and setting, as the building remains where it was first constructed and the area around the building was developed at the same time as it was constructed. The resource also maintains its integrity of association and feeling since it remains an apartment complex and the area has not seen further development. The integrity of design and workmanship are also intact, as few changes have been made to the building since the time of its construction. The integrity of materials has been diminished due to the replacement of the windows with vinyl units prior to 2007.

23. Sources:

"Littleton Building Permits," *Cervi's Rocky Mountain Journal* 22, no. 11 (November 25, 1970).

"See the New View in Littleton," *Cervi's Rocky Mountain Journal* 114, no. 219 (November 27, 1971).

Simmons, R. Laurie and Thomas H. Simmons. *Historic Buildings Survey: Littleton, Colorado, 2000 -2001*. Front Range Research Associates, October 17, 2001.

Tomasso Wray, Diane. *Historic Context of Littleton Colorado, 1949 – 1967*. Prepared for the Office of Community Development, Littleton, Colorado, July 31, 2008.

"\$2 Million Complex Planned for Littleton," *Cervi's Rocky Mountain Journal* 20, no. 20 (January 29, 1969).

SKETCH PLAN *include approximate scale*



FIELD ELIGIBILITY RECOMMENDATION: (To be completed by surveyor)
<input type="checkbox"/> Eligible
<input checked="" type="checkbox"/> Not Eligible
<input type="checkbox"/> Eligible District – Contributing
<input type="checkbox"/> Needs Data
<input type="checkbox"/> Local Landmark
RECORDING INFORMATION
Date: <u>September 26, 2025</u>
Surveyed By: <u>Margaret G. Mulcahy</u>
Project Sponsor: <u>City of Littleton</u>
Photograph Log: <u>1-7</u>

See Attachment																			
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Site Photographs



Photo Number: 1

Description: Primary (east) elevation featuring four recessed balconies on each floor of the north prong of the Y-shape plan.

View: Southwest



Photo Number: 2

Description: Primary and southeast elevations of the building at 5829 South Datura Street featuring the breezeway.

View: Northwest



Photo Number: 3

Description: Northeast and northwest elevations of the building at 5829 South Datura Street beyond the parking lot.

View: South



Photo Number: 4

Description: North elevation of the single-story building attaching the two five-story building and the northeast and northwest elevations of the building at 5820 South Windermere Street.

View: Southwest



Photo Number: 5

Description: Northeast and northwest elevations of the building at 5820 South Windermere Street.

View: Southwest



Photo Number: 6

Description: West elevation of the building featuring the balconies on each floor.

View: South



Photo Number: 7

Description: Northwest and west elevations of the Windermere building.

View: Noth

Appendix C Littleton Survey Plan Map

