

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

RECONNAISSANCE LEVEL SURVEY FORM

Parcel #/s 2077-17-4-07-017
Neighborhood 3565.00 Downtown Littleton

I. IDENTIFICATION

1. Resource number: 5AH.1179
2. Temporary resource #: N/A
3. County: Arapahoe
4. City: Littleton
5. Historic building name: Reinke Self-Serv Laundry
6. Current building name: Adams Photography, et al
7. Building address: 2555 W Alamo Ave
8. Owner name, address: Cindylou LLC
2555 W Alamo Ave
Littleton, CO 80120-1901



National Register: Ineligible for Individual Listing
State Register: Ineligible for Individual Listing
Littleton Landmark Ineligible for Individual Listing

Ineligible for District Listing
Ineligible for District Listing
Ineligible for District Listing

II. GEOGRAPHIC INFORMATION

9. **PLSS information:** PM6 T5S R68W, SE 1/4 of SE 1/4 of Section 17
 10. **UTM reference:** NAD 83 ZONE 13S
 11. **USGS quad name:** Littleton
Year: 2016
Map scale: 1:24000
 12. **Lot(s)** 2 (partial), 3
Block: 3
Addition: Littleton
Year of Addition: 1872
 13. **Boundary Description and Justification:**
 Lot 3 Tog With The E 9 Ft Of Lot 2 Blk 3 Littleton
 The boundary of the property is the legally defined parcel, encompassing .1890 acres.

III. ARCHITECTURAL DESCRIPTION

14. **Building plan (footprint, shape):** Irregular
 15. **Dimensions in feet:** 90' x 70'
 16. **Number of stories:** One, Two
 17. **Primary external wall material(s):** Brick, Concrete Block
 18. **Roof configuration:** Flat
 19. **Primary external roof material:** Asphalt Roof/Composition Roof or Synthetic Roof
 20. **Special features:** N/A
 21. **General architectural description:**

The former Reinke Self Serv Laundry is sited at the center of a rectangular lot just behind the public sidewalk on S Alamo Ave. It appears to be group of three individual structures with shared party walls. Two structures form the south wall/facade of the building. The west structure is one-story in height with a high parapet wall that is level with the roofline of the two-story structure to the east. A third structure, one-story in height, adjoins both buildings to the north and east.

The irregular plan building is one to two-stories in height with flat roofs. It is constructed of roman brick and concrete block masonry with metal and glass windows and doors.

The south wall/facade is running-bond roman brick. Redder brick defines multiple string courses and scattered geometric forms on a ground of a lighter, yellower brick. The ad hoc quality of the patterning indicates that it may just be the result of mismatched brick lots, and that the two buildings may have been faced with brick at different points in time. Metal and glass doors and windows form two storefronts. The east storefront has two windows above, at the second story level.

The east, west and north walls are concrete block masonry with scattered windows and service doors to the north.

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

23. Landscaping or special setting features:

A surface parking lot appears between the rear of the building and the public alley to the north.

24. Associated buildings, features, or objects:

Two signs for current occupants are hung perpendicular to the south wall of the building, just above the height of the storefronts.

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** 1957
Estimated or Actual: Actual
Source of information: Arapahoe County Assessor Records.
 26. **Architect:** Unknown
Source of information: N/A
 27. **Builder/Contractor:** Unknown
Source of information: N/A
 28. **Original owner:** Unknown
Source of information: N/A

29. Construction history (description, dates of major additions, alterations, demolitions):

The former Reinke Self Serv Laundry appears to be group of three individual structures with shared party walls. This appears to indicate that they were built incrementally, perhaps incorporating pre-existing building/s. The building displays a variety of radical and incremental alterations that have destroyed any integrity that may date to the original construction of the buildings and possibly the 1953 modernization as well.

- 30. Original Location:** Yes
Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

- 31. Original use(s):** Commerce/Trade, Specialty Store
32. Intermediate use(s): Commerce/Trade, Specialty Store
33. Current use(s): Commerce/Trade, Specialty Store
34. Site Type(s): Commercial Building
35. Historical background:

The post-World War II period in Littleton was characterized by economic prosperity, rapid population growth, suburban housing expansion, road development and improvement, and increased auto ownership and use.

Before the war, Littleton's retail center was located downtown. However, a post-war increase in automobile-ownership resulted in a shortage of on-street parking spaces, making shopping on W Main St increasingly inconvenient and W Littleton Blvd ripe for retail development.

Though new construction began at the west end of W Littleton Blvd in the early 1950s, it was largely professional buildings. In 1955, construction began on the new ten-acre Woodlawn Shopping Center, and a key element of its design was abundant, free off-street parking. Woodlawn sparked a larger retail building boom on W Littleton Blvd that included individual stores and smaller strip malls, each with their own parking lots. Since national chain stores most often favored locations in larger shopping centers in order to increase foot traffic, none appeared on W Littleton Blvd outside of Woodlawn itself.

Concurrent with the development of Woodlawn in the 1950s, a few new buildings of indifferent modern design were constructed downtown or resulted from facade modernizations, either of which could be the case for the former Reinke Self Serv Laundry. In the mid-1960s, however, downtown road improvements brought a series of well-designed modern buildings to S Prince St, culminating with the 1978 Littleton National Bank at S Prince St and W Alamo Ave.

With the addition of the Woodlawn Shopping Center and the stores built in its wake, Littleton's retail sales skyrocketed. Almost immediately, the city's increasing population threatened to overwhelm not only the shops downtown but also those at Woodlawn and in the West Littleton Boulevard Corridor. New shopping centers were developed elsewhere in Littleton, as the population center moved south and west. These new retail developments represented the same threat to stores on W Littleton Blvd as Woodlawn had to the shops downtown. As a result, by the late 1970s, the entire Greater West Littleton Boulevard Corridor began to decline as a retail center.

36. Sources of information:

Arapahoe County Assessor Records.
 Littleton City Directories.

The Historic Context of Littleton Colorado 1949-1967 (2008) by Diane Wray Tomasso, prepared for the City of Littleton, Office of Community Development.

VI. SIGNIFICANCE

- 37. Local landmark designation:** No
Date of designation: N/A
Designating authority: N/A

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 B. Associated with the lives of persons significant in our past;
 C. Embodies the distinctive characteristics of a type, period, or method of construction,

or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or D. Has yielded, or may be likely to yield, information important in history or prehistory. Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38A. Applicable Colorado State Register of Historic Properties Criteria:

- A. The association of the property with events that have made a significant contribution to history;
- B. The connection of the property with persons significant in history;
- C. The apparent distinctive characteristics of a type, period, method of construction, artisan;
- D. The geographic importance of the property;
- E. The possibility of important discoveries related to prehistory or history.

✓ Does not meet any of the above State Register criteria

38B. Applicable Littleton Landmark Standards:

- 1. Exemplifies specific elements of an architectural style or period;
- 2. Is an example of the work of an architect or builder recognized for expertise nationally, state-wide, regionally, or locally;
- 3. Demonstrates superior craftsmanship or high artistic value;
- 4. Represents an innovation in construction, materials or design;
- 5. Represents a style particularly associated with the Littleton area;
- 6. Represents a built environment of a group of people in an era of history;
- 7. Represents a pattern or grouping of elements representing at least one of above criteria;
- 8. Has undergone significant historic remodel;
- 9. Is the site of historic event that had an effect upon society;
- 10. Exemplifies cultural, political, economic or social heritage of the community;
- 11. Represents an association with a notable person or the work of a notable person;
- 12. Represents a typical example/association with a particular ethnic group;
- 13. Represents a unique example of an event in Littleton's history;
- 14. Enhances sense of identity of the community;
- 15. Is an established and familiar natural setting or visual feature of the community?

✓ Does not meet any of the above City of Littleton Landmark standards.

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: N/A

42. Statement of significance:

The former Reinke Self Serv Laundry is evaluated as ineligible for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties and under the Littleton local landmark ordinance.

43. Assessment of historic physical integrity related to significance:

The former Reinke Self Serv Laundry retains all of the seven aspects of integrity. The building retains its original location and setting. Its design and materials may have been altered by the replacement of windows. The remaining design, materials and workmanship appear largely intact, along with its feeling and association. Though the building retains its integrity, its original design and materials do not rise to any level of significance.

VII. ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: Ineligible

State Register eligibility assessment: Ineligible

Local Landmark eligibility assessment: Ineligible

45. Is there historic district potential? No

Discuss: N/A

46. Building located in N.R. district? No

Contributing N/A

Noncontributing N/A

VIII. RECORDING INFORMATION**47. Photograph numbers:**

2555 WAA 01.jpg through 2555 WAA WLB 04.jpg

2555 WAA WLB Historic 01.jpg

All photographs by Diane Wray Tomasso except as noted.

CD on file at the City of Littleton Historic Preservation Office.

48. Report title:

Survey of Commercial Modernism in the West Littleton Boulevard Corridor 1950-1980.

49. Date(s):

June 2018

50. Recorder(s):

Diane Wray Tomasso and Michael Paglia

51. Organization:

Performed on behalf of the Office of Community Development, Littleton, CO, in association with the State Historical Fund, History Colorado.

52. Address:

3058 S Cornell Circle, Englewood, CO 80113

53. Phone number(s):

303 552-8254

Aerial Map



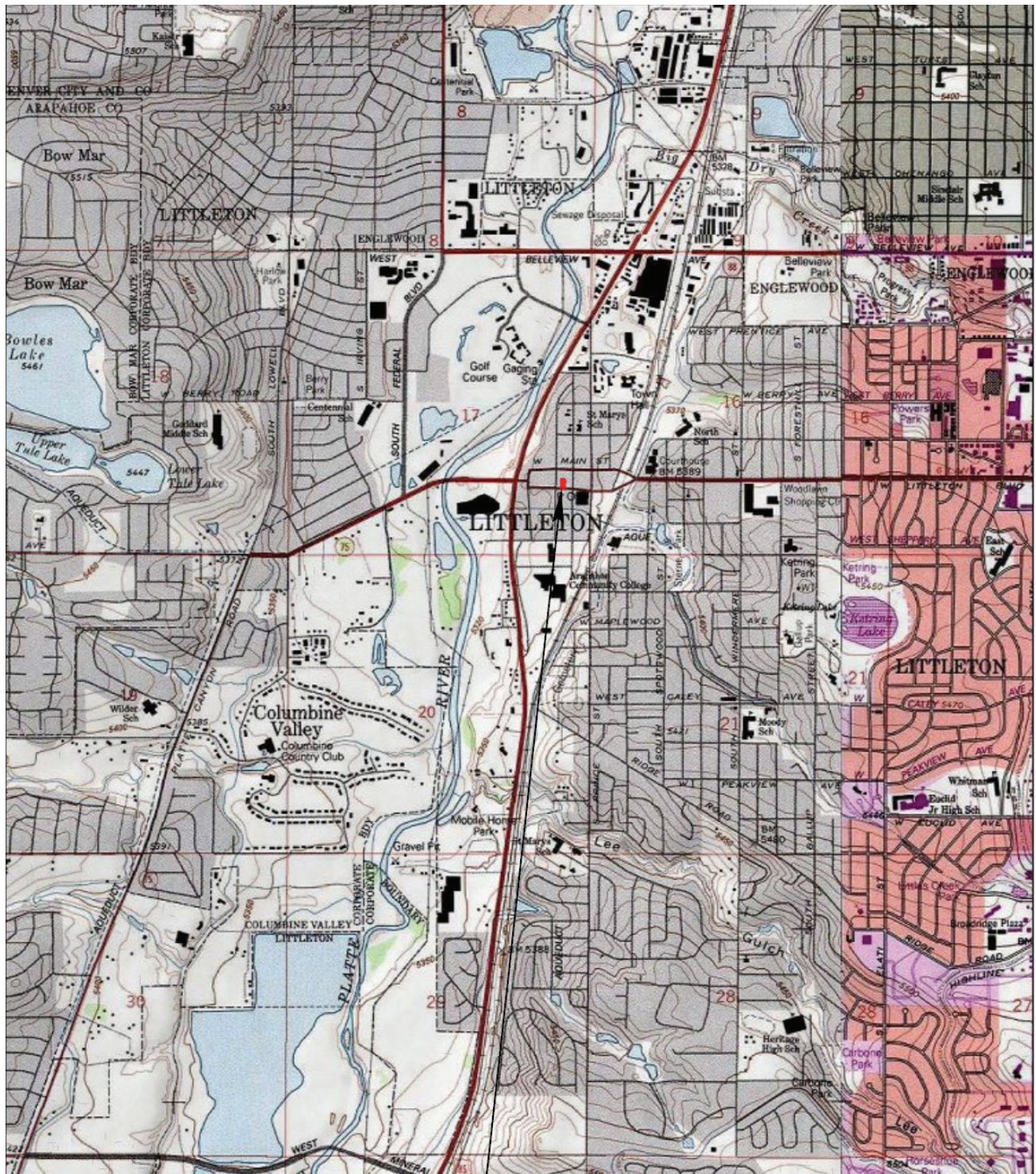
Source Data DRCOG Regional Data Catalog
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5AH.1179

Sketch Map



Location Map



5AH.1179

Photo: 2555 WAA 01.jpg
South Wall, facade (right); West Wall (left), W Alamo Ave in foreground.



Photo: 2555 WAA 02.jpg
South Wall, facade (left); East Wall (left), W Alamo Ave in foreground.



Photo: 2555 WAA 03.jpg
North Wall, rear parking lot in foreground.

