

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 2077-17-4-03-024
Neighborhood 3565.00 Downtown Littleton

- I. IDENTIFICATION**
1. Resource number: 5AH.1297
2. Temporary resource #: N/A
3. County: Arapahoe
4. City: Littleton
5. Historic building name: CeBuzz Super Market
later Littleton Independent Newspaper Office
6. Current building name: Main Street Centre and Fathom Church
7. Building address: 2629 W Main St
8. Owner name, address: John Galt Development LLC
4610 Homestead St
Bow Mar, CO 80123-1525



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

II. GEOGRAPHIC INFORMATION

9. **PLSS information:** PM6 T5S R68W, NE 1/4 of SE 1/4 of Section 17
 10. **UTM reference:** NAD 83 ZONE 13S
 11. **USGS quad name:** Littleton
Year: 2016
Map scale: 1:24000
 12. **Lot(s)** 10 (partial), 20 (partial), 21 (partial), 22
Block: 1
Addition: Littleton
Year of Addition: 1872
 13. **Boundary Description and Justification:**
 E 150 Ft Of Lot 19 & N 25 Ft Of Lot 20 All 21 Ex S 125 Ft Of The E 25 Ft & All Lot 22 Blk 1 Littleton
 The boundary of the property is the legally defined parcel, encompassing .4730 acres.

III. ARCHITECTURAL DESCRIPTION

14. **Building plan (footprint, shape):** Irregular
 15. **Dimensions in feet:** 140' x 115'
 16. **Number of stories:** 1-1/2
 17. **Primary external wall material(s):** Brick, Concrete Block, Stucco
 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 CeBuzz Super Market is sited at the northwest corner of an L-shape lot facing both W Main St and S Curtice St. To the east and south, portions of the building border an L-shape public alley.

The building is generally 1-1/2 stories in height with a flat roof. Materials include roman brick and concrete block masonry surfaced with stucco. There are metal and glass windows and doors.

The south wall/facade, facing W Main St, is running-bond roman brick with a single raised pier that runs the height of the building. The west section of the facade displays four multi-pane windows with roman brick sills and canvas awnings. The east section, narrower and lower in height, steps back to the north. The main entrance appears at the intersection of the two sections, within a metal and glass entry hall with pitched roof. To the right is a single window with awing. An exaggerated EIFS roof cornice extends across the face of both sections.

The other walls are largely concrete block masonry with metal and glass windows and service doors. A more formal arrangement of windows and two doors appears on the north end of east wall, facing S Curtice St.

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

23. Landscaping or special setting features:

A surface parking lot appears along the W Main St frontage. There are street trees along the public sidewalk. There is a landscape bed along the front of the building and between the building and the public sidewalk, including a hedge that then extends north along the public alley. A second surface parking lot appears in front of the east side of the building facing S Curtice St, flanked by landscape beds with trees and shrubs.

24. Associated buildings, features, or objects:

Between the sidewalk and the parking lot, a pair of low brick columns with a metal archway form a formal entry into the property. A clock with round face and three large gooseneck light fixtures are surface mounted on the east wall, just west of the entrance, along with surface mounted letters reading "Main Street Centre."

IV. ARCHITECTURAL HISTORY

25. **Date of Construction:** 1955
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 CeBuzz Super Market appears now as a group of four individual structures with shared party walls. Two structures form the south wall/facade of the building as visible from W Main St. A third structure faces S Curtice St. A fourth structure is located behind the other three at the north-west corner of the lot. This plan would appear to reflect the incremental expansion of the original CeBuzz Super Market building for other uses including that of the Littleton Independent newspaper. The tall wing wall on the facade, which probably originally displayed grocery store signage, has been partially demolished and is now level with the roofline. The bulky cornice is a later addition that compromises the Modern design. The windows have been completely altered but the configuration of the entrance corresponds to its appearance in the 1978 photo of the building when it was under the ownership of the Littleton Independent, the period of the building's significance.
30. **Original Location:** Yes
- Date of move(s):** N/A

V. HISTORICAL ASSOCIATIONS

31. **Original use(s):** Commerce/Trade, Grocery Store
32. **Intermediate use(s):** Commerce/Trade, Newspaper
33. **Current use(s):** Commerce/Trade; Religion, Religious Facility
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 modern design were constructed downtown, like the CeBuzz Super Market. A number of older buildings were also altered by the addition of modern facades. These buildings displayed little quality of design. 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.

In the early 1970s, the CeBuzz Super Market building was converted to use as the Arapahoe County Courts and Deputy District Attorney Offices. By 1978, it became the offices of the Little-

ton Independent newspaper, then a partnership of Garrett Ray, editor and publisher, and Vernon Bangert, co-publisher and director of production operations. In 1966, the two men had purchased the paper from Edwin Bemis and Houstoun Waring, the owners for the previous 40 years. The Ray-Bangert partnership maintained the highest standards of journalism established by Bemis and Waring, and were honored by the Colorado Press Association as the finest weekly in the state, among numerous other regional and national awards. The firm was also technologically advanced, adopting computer typesetting and production in 1966 and using the most up-to-date video display typesetters by 1978.

36. Sources of information:

Arapahoe County Assessor Records.

Littleton City Directories.

Littleton Independent, July 20, 1978, page 25.

Collection of the Littleton Museum.

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:** Communication

40. **Period of significance:** 1978

41. **Level of significance:** Local

42. **Statement of significance:**

The former CeBuzz Super Market is evaluated as eligible for Littleton local landmark designation under Criteria 6 and 10.

The former CeBuzz Super Market, which later, and more significantly, served as the location of the Littleton Independent newspaper, exemplifies the cultural, social and historic heritage of the City of Littleton through its association with the development of the Littleton Independent during the city's initial period of suburban growth and expansion in the post-World War II period.

43. **Assessment of historic physical integrity related to significance:**

The former CeBuzz Super Market, later Littleton Independent, retains four of the seven aspects of integrity. The building retains its original location, setting, feeling and association. Its design, materials and workmanship have been altered and compromised.

VII. ELIGIBILITY ASSESSMENT

44. **National Register eligibility assessment:** Ineligible

State Register eligibility assessment: Ineligible

Local Landmark eligibility assessment: Individually eligible, contributing to district.

45. **Is there historic district potential?** N/A

Discuss: N/A.

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

Contributing N/A

Noncontributing N/A

VIII. RECORDING INFORMATION

47. **Photograph numbers:**

2629 WMS 01.jpg.

2629 WMS 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.1297

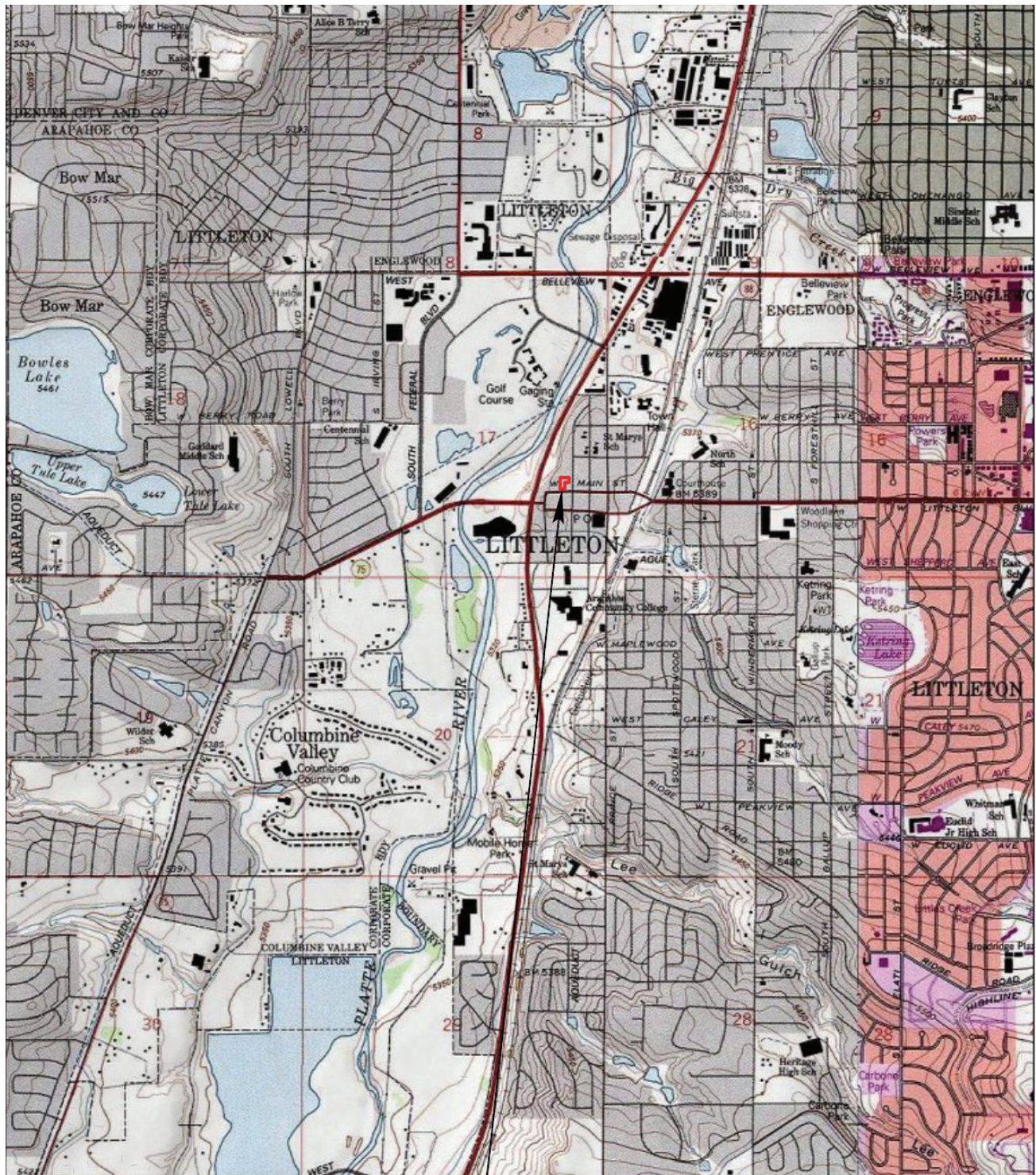
Sketch Map



Source Data DRCOG Regional Data Catalog
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5AH.1297

Location Map



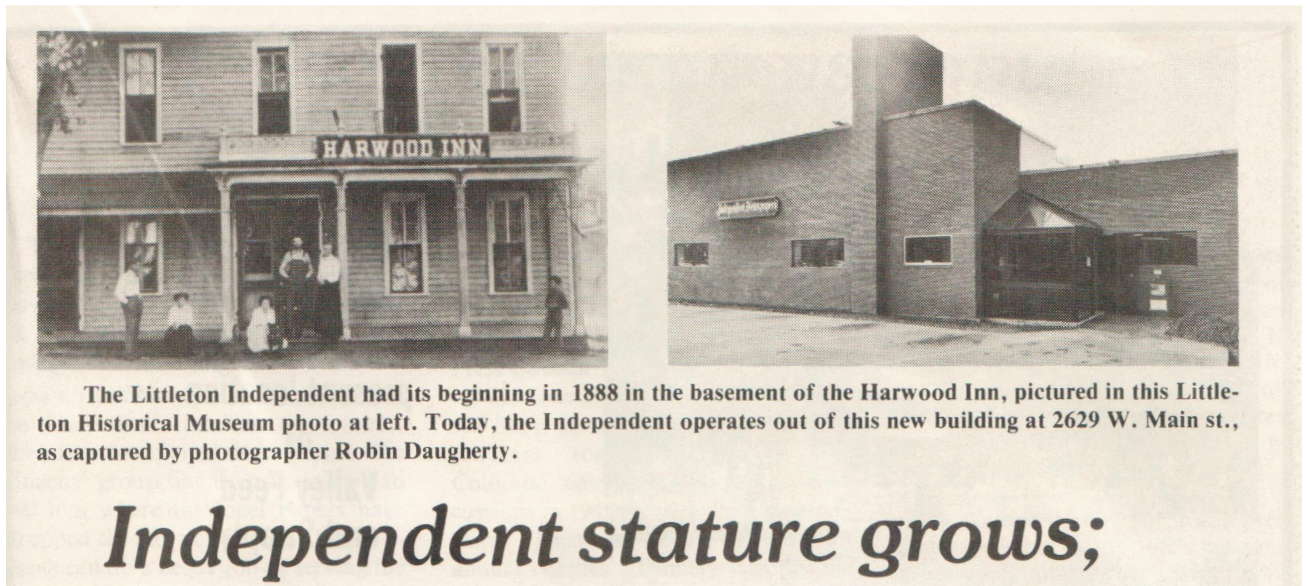
5AH.1297

Photo: 2629 WMS 01.jpg
South Wall, facade.



Image: 2629 WMS Historic 01.jpg
South Wall, facade.

Source: *Littleton Independent*, July 20, 1978, page 25.
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The *Littleton Independent* had its beginning in 1888 in the basement of the Harwood Inn, pictured in this Littleton Historical Museum photo at left. Today, the *Independent* operates out of this new building at 2629 W. Main st., as captured by photographer Robin Daugherty.

Independent stature grows;