
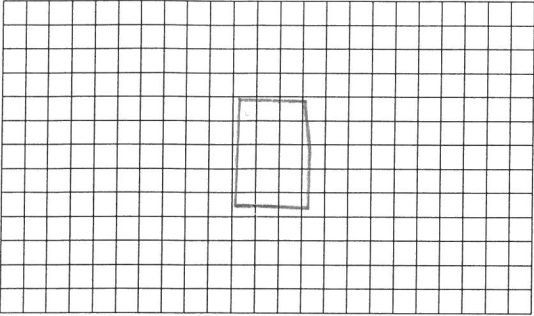


HISTORIC BUILDING INVENTORY RECORD

| NOT FOR FIELD USE                          |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Eligible          | <input type="checkbox"/> Nominated        |  |  |
| <input type="checkbox"/> Det. Not Eligible | <input type="checkbox"/> Certified Rehab. |  |  |
| Date _____                                 |   |  |  |

|   |                     |   |   |                       |
|---|---------------------|---|---|-----------------------|
| PROJECT NAME: Littleton Historic Buildings<br>Survey 1997 (#97-01-082)  |                     | COUNTY:<br>Arapahoe   | CITY:<br>Littleton  | STATE ID NO.: 5AH1305 |
| CURRENT BUILDING NAME:<br>Elling & Assocs., Inc.  |                     | OWNER: GRISHAM, CAROLYN W<br><br>7577 S FRANKLIN WAY<br>LITTLETON CO 80122    |   |                       |
| ADDRESS: 2699 W MAIN ST<br>Littleton, CO 80120  |                     | TOWNSHIP 5S RANGE 68W SECTION 17 NE 1/4 SE 1/4                                |   |                       |
| HISTORIC NAME:<br>Kinkel Residence  |                     | U.S.G.S. QUAD NAME: Littleton, Colo.<br>YEAR: 1965 (r. 1994) X 7.5' 15'       |   |                       |
| DISTRICT NAME:  |                     | BLOCK: 1 LOT(S): 28 P<br>ADDITION: LITTLETON ORIG. TOWN YR. OF ADDITION: 1872 |   |                       |
| FILM ROLL NO.: 97- 7<br>BY: Roger Whitacre  | NEGATIVE NO.:<br>34 | LOCATION OF NEGATIVES:<br>Littleton Hist. Mus.                                | DATE OF CONSTRUCTION:<br>ESTIMATE: 1890 ACTUAL:<br>SOURCE:<br>Sanborn Map & Field Exam  |                       |
|   |                     |   | USE:<br>PRESENT:<br>Office<br><br>HISTORIC:<br>Residence  |                       |
|   |                     |   | CONDITION:<br>EXCELLENT GOOD<br>X FAIR DETERIORATING  |                       |
|   |                     |   | EXTENT OF ALTERATIONS:<br>MINOR MODERATE X MAJOR<br>DESCRIBE:<br>Modern office building attached to south side of house. House has sliding windows on east. |                       |
|   |                     |   | CONTINUED YES X NO  |                       |
| STYLE: No Style   |                     | STORIES:<br>1   | ORIGINAL SITE X MOVED<br>DATE(S) OF MOVE:   |                       |
| MATERIALS: Wood, Concrete Block, Brick  |                     | SQ. FOOTAGE:<br>1624  | NATIONAL REGISTER ELIGIBILITY   |                       |
| ARCHITECTURAL DESCRIPTION:<br>Historic residence with attached modern office building. Dwelling has steeply pitched, pyramidal hipped roof with overhanging eaves; composition roofing. Walls clad with lap siding. Tall, narrow, 1/1-light double-hung sash windows with wood surrounds. Shed roof enclosed frame projection on rear with entrance with old paneled and glazed door with round arched lights. West wall has full-height chimney of painted brick and shed hood with exposed rafters and triangular braces. Paneled and glazed door; security screen. Also brick chimney on north. Modern building has flat roof with parapet above entrance on south wall. Front wall clad with Roman brick side and rear walls are composed of concrete block. Glass block windows on south wall toward east with central louvered vents. Glazed metal frame door and plate glass window with brick sill. |                     |   | INDIVIDUAL: YES X NO  |                       |
|   |                     |   | CONTRIBUTING TO DISTRICT:<br>YES NO   |                       |
|   |                     |   | LOCAL LANDMARK DESIGNATION: No  |                       |
|   |                     |   | NAME:<br>DATE:  |                       |
| ADDITIONAL PAGES: YES X NO  |                     |   | ASSOCIATED BUILDINGS? YES X NO<br>TYPE:   |                       |
|   |                     |   | IF INVENTORIED, LIST ID NOS.:   |                       |

|  |  |  |
|--|--|--|
| PLAN SHAPE:<br>   | ARCHITECT:<br>Unknown                              | STATE ID NO.: 5AH1305  |
|  | SOURCE:  | ORIGINAL OWNER:<br>Unknown                                   |
|  | BUILDER/CONTRACTOR:<br>Unknown                     | SOURCE:  |
|  | SOURCE:  | THEME(S):<br>Rail Era: Rail Town Physical<br>Form, 1870-1920 |
| CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):   |  |  |
| CONTINUED      YES      X      NO  |  |  |
| HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):<br>This building was originally constructed as a residence. The house appears on the 1893 Sanborn fire insurance map. The 1905 Littleton city directory listed C.W. Kinkel, who operated a meat market, as living at this address (then addressed as 468 Main St.). Based on an analysis of Sanborn insurance maps, the house appears to have undergone some changes between 1921 and 1932: a front bay window and porch at the southwest corner were removed and an addition at the northwest corner was reduced in size. The 1920 U.S. Census indicates that Joseph Pease owned the house. Mr. Pease was a bee keeper. The house was vacant in 1932 and, in 1939, was occupied by Mrs. Louise Coan (a renter). John A. Weaver rented the house during the 1953-55 period. The conversion from residential to commercial use apparently took place in the late 1950s or early 1960s. A 1957 photograph shows this building as housing Lockheed Real Estate and Insurance, headed by Daniel C. Lockheed. The 1961 city directory showed Lockheed's Real Estate and Insurance in the building (then addressed as 394 W. Main St.); Lockheed's was still in the building in 1965. An earlier survey misidentified this building as the J.H. Chatfield home. |  |  |
| CONTINUED      YES      X      NO  |  |  |
| SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):   |  |  |
| ARCHITECTURAL SIGNIFICANCE:<br>REPRESENTS THE WORK OF A MASTER<br>POSSESSES HIGH ARTISTIC VALUES<br>REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION   |  |  |
| HISTORICAL SIGNIFICANCE:<br>ASSOCIATED WITH SIGNIFICANT PERSONS<br>X ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS<br>CONTRIBUTES TO AN HISTORIC DISTRICT   |  |  |
| STATEMENT OF SIGNIFICANCE:<br>The dwelling which is now incorporated into this building is associated with the history of Main Street as a thoroughfare which, in its early days, combined residential and commercial uses. Alterations to this building have diminished its historic integrity.   |  |  |
| CONTINUED      YES      X      NO  |  |  |
| REFERENCES (BE SPECIFIC):<br>Arapahoe County Assessor records; Littleton City Directories, 1905 and 1932, 1939, 1953-1965; Sanborn Fire Insurance Maps, 1893-1949; Littleton Historical Museum files, Photograph Collection, #1499 and #581; U.S. Census, 1920.  |  |  |
| CONTINUED      YES      X      NO  |  |  |
| SURVEYED BY: R.L. Simmons/T.H. Simmons   | AFFILIATION: Front Range Research Associates, Inc. | DATE: October 1997   |