COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

HISTORIC BUILDING INVENTORY RECORD

	NOT FOR FIELD	USE
Eligible		_ Nominated
Det. Not	Eligible	_ Certified Rehab.
	Date	

HISTORIC NAME: U.S.G.S. QUAD NAME: Littleton, Colo. YEAR: 1965 (r. 1994) X 7.5' 15		T		
CURRENT BUILDING NAME: CURRENT BUILDING NAME: DISTRICT NAME: France Residence U.S.G.S. QUAD NAME: Littleton, Colo. YEAR: 1965 (r. 1994) X 7.5" is BLOCK: 32 ADDITION LITTLETON ROSE, TORN FYLE ROGER Whitere PLAN ROGER Whitere 12 LOCATION ON NEWTIVES: Littleton Hist. Name. DISTRICT NAME: CONTINUES PLAN ROGER Whitere 12 LOCATION ON NEWTIVES: Littleton Hist. Name. DATE OF CONSTRUCTION: SETANTE: RESIDENT: Residence SETANTE: RESIDENT: Residence LITTLET OF ALTERATIONS: X FAIR DETERIORATION: X MOVED DETERIORAT			1	STATE ID NO.: 5AH180
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	ADDITIONAL PAGES: YES X NO			

PLAN SHAPE:	ARCHITECT:	STATE ID NO.: 5AH180			
	Unknown SOURCE:	ORIGINAL OWNER: Unknown SOURCE:			
	BUILDER/CONTRACTOR: Unknown				
	SOURCE:	THEME(S): Rail Era: Rail Town Physical 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):
A 1902 photograph in the files of the Littleton Historical Museum indicates that this was the home of Mr. and Mrs.
Cornelius Franzen. Cornelius Franzen was born in Germany in 1866 and married Louise Theys in Denver in 1900. Mr.
Franzen is listed in the 1905 city directory at this house and is cited as operating a saloon at 38 Main Street, the First and Last Chance Saloon, with Tivoli Beer on tap. In 1920, Mr. Franzen built and operated a brick corner grocery store at 5686 Sycamore. The 1920 U.S. Census lists the Franzens at this address with their sons Carl and Clark. The Franzens were also listed here in the 1932 and 1939 city directories. Clarence C. Van DeVanter is listed as the owner of the house in 1953, followed by R.A. McGinnis in the 1959-61 period.

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE:

REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES

X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION

HISTORICAL SIGNIFICANCE:

X ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT

STATEMENT OF SIGNIFICANCE:

This house is associated with Cornelius Franzen, German immigrant, who operated an early Saloon and built a grocery store in Littleton. This house is representative of the Queen Anne style homes erected in Littleton during the late nineteenth century, as reflected in the steeply pitched roof, the walls clad with lap siding and shingles, the porch with spindle supports, and the double-hung windows with architrave surrounds.

CONTINUED YES X NO

REFERENCES (BE SPECIFIC):

Arapahoe County Assessor records; Littleton Historical Museum Photograph files and People and Places Index; Colorado Historical Society, Office of Archaeology and Historic Preservation files, Colorado Cultural Resource Survey Inventory Form, 5AH180, July 1982; Littleton City Directory, 1905; Littleton Independent, 22 July 1938; U.S. Census, 1910.

CONTINUED

YES

X NO

SURVEYED BY: R.L. Simmons/T.H. Simmons

AFFILIATION: Front Range Research Associates, Inc.

DATE: October 1997