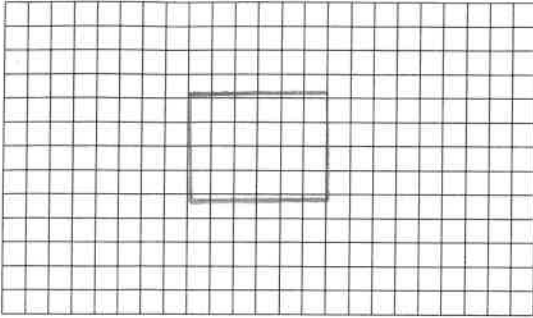


NOT FOR FIELD USE			
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated	<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
Date _____			

HISTORIC BUILDING INVENTORY RECORD

PROJECT NAME: Littleton Historic Buildings Survey 1997 (#97-01-082)		COUNTY: Arapahoe	CITY: Littleton	STATE ID NO.: 5AH1290
CURRENT BUILDING NAME: Fritter's Cafe/Remember When Antiques		OWNER: J & M REEVES ASSOCIATES LLC 2072 W RIDGE RD LITTLETON CO 80120		
ADDRESS: 2569-75 W MAIN ST Littleton, CO 80120		TOWNSHIP 5S RANGE 68W SECTION 17 NE 1/4 SE 1/4		
HISTORIC NAME: Batschelet Building		U.S.G.S. QUAD NAME: Littleton, Colo. YEAR: 1965 (r. 1994) X 7.5' 15'		
DISTRICT NAME: Littleton Main Street		BLOCK: 4 LOT(S): 18, 19-20 P ADDITION: LITTLETON ORIG. TOWN YR. OF ADDITION: 1872		
FILM ROLL NO.: 97- 7 BY: Roger Whitacre	NEGATIVE NO.: 22	LOCATION OF NEGATIVES: Littleton Hist. Mus.	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1908 SOURCE: Lit. Independent, 7-22-38	
			USE: PRESENT: Commercial	
			HISTORIC: Commercial	
			CONDITION: EXCELLENT X GOOD FAIR DETERIORATING	
			EXTENT OF ALTERATIONS: MINOR X MODERATE MAJOR DESCRIBE: First story storefronts restored after 1955. Painted brick.	
STYLE: Twentieth Century Commercial		STORIES: 2	ORIGINAL SITE X MOVED DATE(S) OF MOVE:	
MATERIALS: Brick, Wood		SQ. FOOTAGE: 10780	NATIONAL REGISTER ELIGIBILITY	
ARCHITECTURAL DESCRIPTION: Rectangular, two-story, flat roof brick building with projecting bracketed cornice and frieze with dentil molding; also storefront cornice above display windows. Brick walls have continuous sill course on second story and string course of brick with stone insets above second story windows. Series of four entrances on front wall with doors with large rectangular lights and transoms. Plate glass display windows with wood kickplates below and are sheltered by awnings. Evenly spaced 1/1-light double-hung sash windows on upper story have architrave lintels.			INDIVIDUAL: YES X NO	
			CONTRIBUTING TO DISTRICT: X YES NO	
			LOCAL LANDMARK DESIGNATION: Yes	
			NAME: Littleton DATE: 11-15-1994	
ADDITIONAL PAGES: YES X NO			ASSOCIATED BUILDINGS? YES X NO TYPE:	
			IF INVENTORIED, LIST ID NOS.:	
CONTINUED? YES X NO				

PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5AH1290
	SOURCE:	ORIGINAL OWNER: E.F. Batschelet
	BUILDER/CONTRACTOR: Unknown	SOURCE: Littleton Independent, 7-22-38
	SOURCE:	THEME(S): Rail Era: Rail Town Physical Form, 1870-1920

CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):
 First floor converted to garage/auto sales between 1914 and 1921. One-story addition added across width of rear between 1921 and 1932.

CONTINUED YES X NO

HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):
 The Littleton Independent reported in 1908 that E.F. Batschelet had erected his business block on Main Street next to the H.H. Lilley block. Edward F. Batschelet operated a large ranch at Sedalia, Colo. He died in 1912. In 1908, the building was divided into two storefronts on the first story (with an unspecified store on the west side and a clothing store on the east), with a hall occupying the second story. In 1912, Dr. Walter A. Palmer of Castle Rock sold the Batschelet Block to George E. Nickel. A dry goods store was located in the west part of the first floor in 1914. By 1921, reflecting the growing importance of the automobile, the lower floor of the building had been converted to a garage. The 1932 and 1939 city directories showed C.E. Stephenson Motor Co. in the building, with Stephenson Hall on the second floor. C.E. Stephenson was the owner of the Dodge-Plymouth dealership and had operated an auto business in Littleton since 1915. Stephenson was born in Silverton, Colo., in 1888, and was educated in the Denver Public Schools. He married Jessie R. Edgerton in Littleton in 1916. Stephenson worked for Leyner Engineering (1905-12) as an auto mechanic for Goehring Garage (1912-1914), and was a partner with I.W. Hunt in a garage/car dealership (1914-17). He was mayor of Littleton (1926-1928), as well as chief of the fire department and president of the Littleton Optimists. A one-story, full-width rear addition for repairing cars was constructed between 1921 and 1932. The 1953 city directory listed the Heckethorn Manufacturing and Supply Co. in the building and large letters spelling "H E C O" were displayed on the facade. Heckethorn made hardware, pulleys, war medals, and other metal products. During the late 1950s and early 1960s Shopper's Mart occupied this building.

CONTINUED YES X NO

SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):

ARCHITECTURAL SIGNIFICANCE:	HISTORICAL SIGNIFICANCE:
<input type="checkbox"/> REPRESENTS THE WORK OF A MASTER <input type="checkbox"/> POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	<input type="checkbox"/> ASSOCIATED WITH SIGNIFICANT PERSONS <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS <input checked="" type="checkbox"/> CONTRIBUTES TO AN HISTORIC DISTRICT

STATEMENT OF SIGNIFICANCE:
 This building is significant for its association with the development of commerce in Littleton, having been erected by prominent businessman E.F. Batschelet, for almost 90 years it has housed businesses such as dry goods and clothing stores and an automobile dealership/garage. The building is representative of twentieth century commercial construction in Littleton, as reflected in its brick construction, prominent cornice, first story storefronts, and evenly spaced double-hung windows with continuous sill course on the second story.

CONTINUED YES X NO

REFERENCES (BE SPECIFIC):
 Sanborn Fire Insurance Maps, 1908-49; Littleton City Directories, 1932, 1939, and 1953-1963; Littleton Historical Museum files, Photograph Collection, #2006, 2621, and 583 and People and Places file, C.E. Stephenson and Roy E. Batschelet; Arapahoe County Assessor records; Littleton Independent, 22 July 1938, 20 August 1948, 8 July 1971

CONTINUED YES X NO

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

AFFILIATION: Front Range Research Associates, Inc.

DATE: October 1997