

United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

1277

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name East Street School

other names/site number 5LA.11123

2. Location

street & number 206 East Street [N/A] not for publication

city or town Trinidad [N/A] vicinity

state Colorado code CO county Las Animas code 071 zip code 81082

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] See continuation sheet for additional comments.)
Maurice Wolfe Deputy State Historic Preservation Officer 10/25/07
Signature of certifying official/Title Date
Office of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. ([ ] See continuation sheet for additional comments.)
Signature of certifying official/Title Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
[X] entered in the National Register [ ] See continuation sheet.
[ ] determined eligible for the National Register [ ] See continuation sheet.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register
[ ] other, explain [ ] See continuation sheet.
Edson H. Beall Signature of the Keeper Date of Action 12.19.07

East Street School  
Name of Property

Las Animas, Colorado  
County/State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not count previously listed resources.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

**Name of related multiple property listing.**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register.**

0

**6. Function or Use**

**Historic Function**

(Enter categories from instructions)

Education/school

**Current Functions**

(Enter categories from instructions)

Vacant/Not In Use

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements

**Materials**

(Enter categories from instructions)

foundation Concrete  
walls Brick  
roof Asphalt  
other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

East Street School  
Name of Property

Las Animas, Colorado  
County/State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- recorded by Historic American Engineering Record  
# \_\_\_\_\_

### Areas of Significance

(Enter categories from instructions)

Architecture

Education

### Periods of Significance

1919

### Significant Dates

1919

### Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Rapp, Isaac Hamilton

Rapp, William Mason

Hendrickson, Arthur Conrad

### Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society

Carnegie Public Library, Trinidad

East Street School  
Name of Property

Las Animas, Colorado  
County/State

## 10. Geographical Data

Acreage of Property 1.28

### UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 544802 4113746 (NAD27)  
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

The UTMS were derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHF by the U.S. Bureau of Land Management.

[ ] See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Ken Fletcher (For Property Owner)

organization \_\_\_\_\_ date 16 April 2007

street & number 109 South Spruce Street, Apt. #3 telephone \_\_\_\_\_

city or town Trinidad state CO zip code 81082

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative **black and white photographs** of the property.

### Additional Items

(Check with the SHPO or FPO for any additional items)

## Property Owner

(Complete this item at the request of SHPO or FPO.)

name RKStewart LLC (Ray Stewart)

street & number 7211 South Quintero Street telephone \_\_\_\_\_

city or town Foxfield state CO zip code 80016

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 7 Page 1

East Street School  
Las Animas County, Colorado

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## DESCRIPTION

East Street School is located at the eastern edge of the original town site within the southern Colorado town of Trinidad. The elongated, one-story, red brick building with a U-shaped plan is located at the top of an escarpment, some 50 feet above East Main Street. Anchoring the corner of East Street and East First Street, the building sits on an irregular parcel of land, oriented lengthwise on a northwest-southeast axis. The sloping site exposes the full basement on the north, creating the effect of a two-story building. Sidewalks frame sections of lawn along the two street elevations. Small deciduous trees flank the ramp near the southwest entrance. A large expanse of asphalt covers the playground/courtyard area (the center of the "U") at the rear of the building and there is a gravel area off the south elevation. Although undergoing some alterations during its over 80 years as a school and its windows were recently boarded-up to curb vandalism, the building retains its integrity of location, setting, design, materials, workmanship, feeling and association.

Note: The U-shaped school with its eight elevations is constructed on a northwest-southeast axis. Cardinal points of the compass are used to simplify describing each elevation (i.e., the southwest façade facing East Street is simply called the west elevation, the rear northeast section facing the courtyard/playground is called the east elevation, etc).

The school, built on a poured concrete foundation, is constructed of variegated red brick walls laid in a modified common bond. Parapet walls hide the very low pitched shed roofs. Ornamentation is limited to slightly stepped parapet walls with concrete coping, pilasters, and dark red brick trim. The darker red brick is used for various belt coursing that encircles the building (two lintel courses and a sill course). The darker red brick is also used in a two-dimensional "strapwork" ornament that serves as a decorative cornice and as capitals for the pilasters. The overall effect has been described as a "minimalist expression of the Arts and Crafts movement."

The school measures 200' along its East Street elevation; the north and south wings are 134' in length. Its U-shaped plan consists of a linear arrangement of classrooms opening into corridors. The classroom portions of the building are taller than the corridors. A series of smaller rectangular windows are positioned on the classroom walls immediately above the roofs of the smaller corridor sections. These corridor sections are located between the entrance bays along the west facade and along the playground/courtyard sides of both the north and south wings. Interspersed at various locations on the main roof are nine ventilator chimneys that were designed to remove stale air throughout the building. These ventilators are rectangular brick constructions capped with flat concrete slabs. The concrete slabs extend out over the ventilator walls creating a modern look that belies the building's 1919 construction.

Pilasters with their capitals of decorative brick strapwork project from the corners of the all the exterior walls and also serve as breaks between the various bands of windows. Numerous paired and bands of windows break up the wall space and emphasize the building's horizontal appearance. Slightly stepped decorative parapets with a centered diamond motif appear

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 7 Page 2

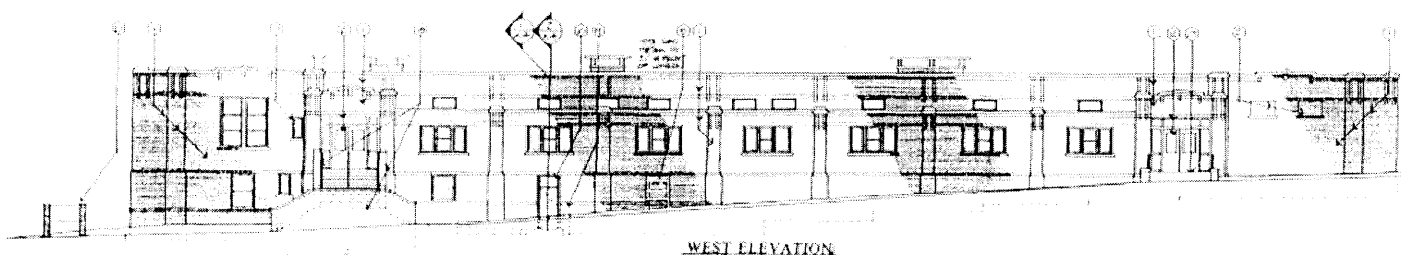
East Street School  
Las Animas County, Colorado

adjacent the two East Street entrances, mark an entrance on the north elevation, and highlight a trio of windows on the south elevation.

The East Street façade (west elevation) has projecting entrance bays at each end; a double brick staircase marks the northwest entrance and a ramp leads to the southwest entry. Both the north and south elevations (wings) have off-center projecting bays; each 22' wide bay extends 10' from the building. A larger (10' x 50') centered bay is located on the east elevation facing the playground/courtyard area. The sloping site creates at-grade basement entries. Because of the downward slope of East Street, the basement wall begins to appear near the southeast corner. The basement wall is completely exposed on the north and east sides of the north wing creating at grade basement entrances at these elevations. An at grade basement entrance is also located at the east end of the south wing.

Plywood panels currently cover all the windows to prevent further vandalism. The window openings that illuminate the classrooms are generally large three-light windows in clusters of five sharing the same sill. The corridors are illuminated with smaller triple windows—a central 1/1-light window flanked by a single light window. Architectural drawings from 1988 included with the description show the window configuration behind the plywood sheets.

### West Elevation (East Street Façade)



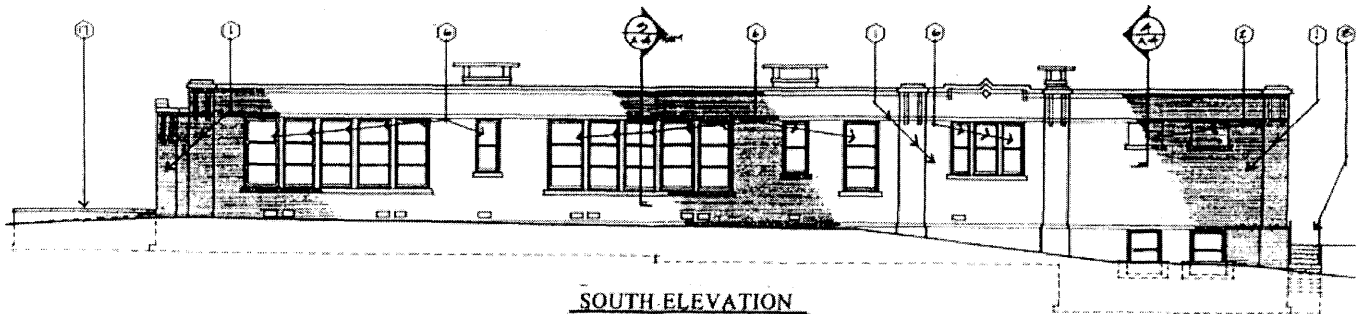
The west elevation of the school faces East Street (photo #1) and has two main entrances (photo #3 and #4). Between the two entrances, pilasters divide the façade framing the seven bays that each contain a centrally positioned triple window opening. These windows provide natural light to the inside corridor. Because of the downward slope of East Street, the main entrance at the north end appears more prominent as it requires a double stairway to gain access to the first floor (photos #2 and #3). To the right of this entrance a downward sloping concrete sidewalk leads to a basement door. A metal pipe with large metal panels frames the west and south sides of this “ramp.” The other main entrance at the south end of the building has a concrete incline that replaced the original two steps that were used to gain access to this entrance (photo #4).

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 7 Page 3

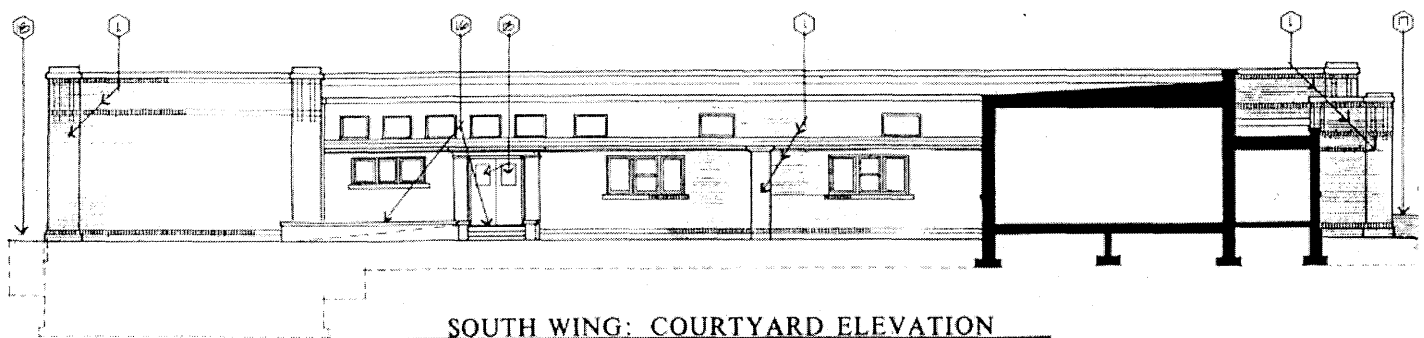
East Street School  
Las Animas County, Colorado

**South Elevation (South Wing)**



The south elevation (photo #5 and #6) has two clusters of five 3-light windows that illuminate the two classrooms on this side. Two 1/1-light windows provide natural light to the cloakrooms, a single 3-light window provides natural light to the teacher's lounge and the triple 1/1-light window provides natural light to the girls' restroom. There is a series of paired floor-level air vents for the classrooms and single air vents for the cloakrooms and girls' restroom. At the east end, the basement wall begins to appear due to the downward slope of the grade eastward toward Fisher's Peak arroyo. A pair of 1/1-light windows provide natural light to the basement's music room.

**South Wing Courtyard Elevation**



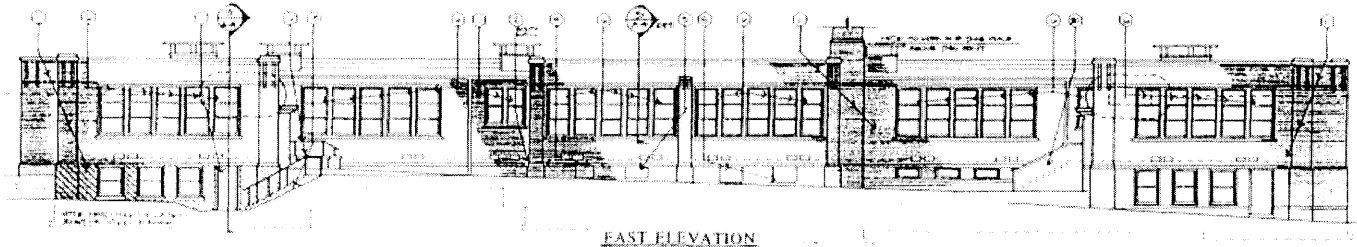
The north side of the south wing faces the playground/courtyard area (photo #8). The double door with a stairway and a ramp to the left, provides entrance/exit to the corridor of the south wing. To the left of the double door is a band of three single-light windows. To the right of the double doors are two sets of 3-light windows whose center sections have a 1/1 light. All of the windows provide natural light to the corridor. Above the corridor roof are individual single-light windows which originally illuminated the classrooms and other rooms.

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 7 Page 4

East Street School  
Las Animas County, Colorado

**East (Rear/Courtyard) Elevation**



Between the two wings is the back wall of the East Street façade (photo #9). The larger band of windows provide natural light to the four classrooms that face the playground/courtyard area. Below the classroom windows, paired air vents are positioned at floor level. The paired 1/1-light windows illuminate the cloakrooms. A portion of the tall chimney's brick wall protrudes from the north side of the center bay and back wall. A door to the basement furnace room is located on the north side of the center bay and a ramp provides access to this door. There are five single-light basement windows below the clustered windows of the classroom to the north of the projecting bay.

**East End of South Wing**

A cluster of five, 3-light windows provide natural light to a first floor classroom (photo #7) [see East Elevation drawing above]. Below these windows at floor level are two paired air vents. Three 1/1-light windows illuminate the basement music room. A stairway, with hand rails, leads down to the at-grade basement door that gives access/egress to the music room.

**East End of North Wing**

The fenestration pattern from the east end of the south wing is repeated here (photo #11) [see East Elevation drawing above]. A cluster of five, 3-light windows provide natural light to a first floor classroom. Below these windows at floor level are two paired air vents. Three 1/1-light windows pierce the basement level wall with a door providing at-grade access to the basement.

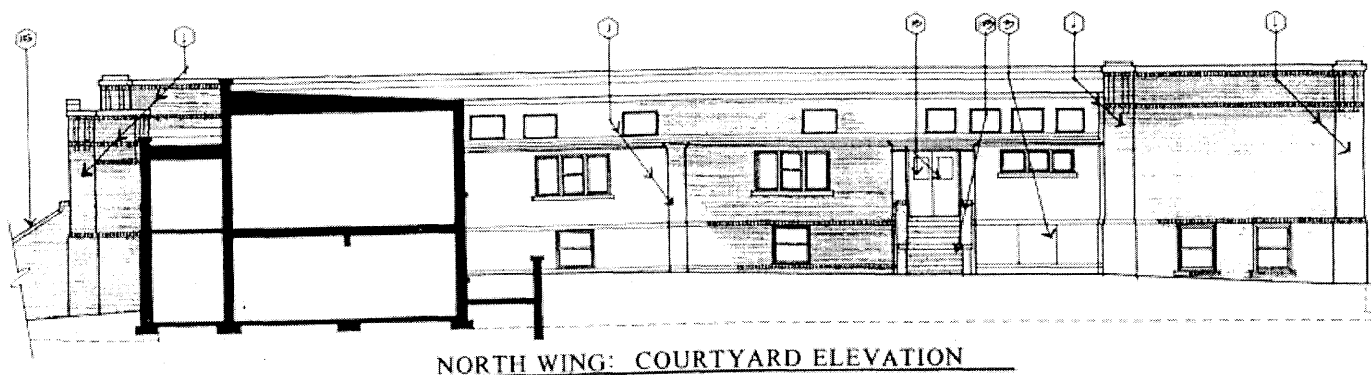


United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 7 Page 5

East Street School  
Las Animas County, Colorado

**North Wing Courtyard Elevation**



The south side of the north wing faces the playground/courtyard area (photo #10). The double door with a stairway provides entrance/exit to the corridor of the north wing. To the left of the double door are two sets of triple windows—a central 1/1-light window flanked by a single light window. To the right of the double door entry is a cluster of three smaller single-light windows. All of the windows provide natural light to the corridor. Above the corridor roof are individual single-light windows which originally illuminated the classrooms and other rooms.

**North Elevation (North Wing) (First Street Façade)**



The north elevation, the north side of the north wing, faces East First Street (photo #12). There are two clusters of five 3-light windows illuminating the classrooms. The projecting entrance bay contains a band of three 1/1-light windows. To the left of this bay, two small windows were removed and bricked in. This upper level also has two smaller 2-light windows and one larger 3-light window. The entire basement wall is exposed at this elevation and this level has nine 1/1-light windows and four at-grade doors. The door in the projecting bay gives access to the

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

East Street School

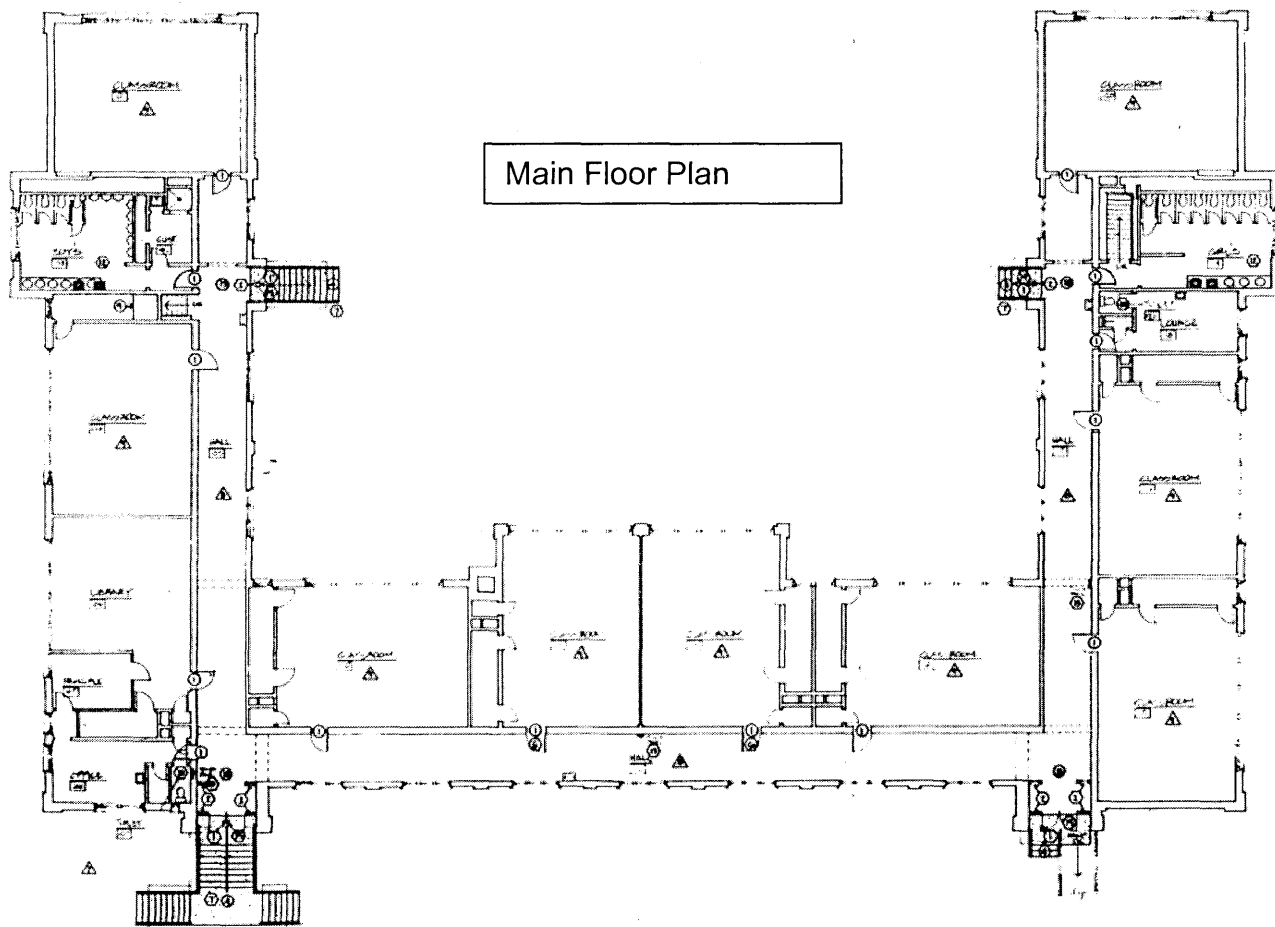
Las Animas County, Colorado

Section number 7 Page 6

basement corridor, a basement classroom and an inside stairway to the first floor. The next door accesses the cafeteria. The two doors at the west end provide access to the kitchen and food preparation room. Vents replaced the transoms above these two doors ca. 1977 when the cafeteria opened.

**Interior**

The interior of the school building retains its original first floor layout of corridors and rooms. All classrooms, K-8, were located on the first floor in addition to the boys and girls restrooms, a teacher's restroom, and the principal's office. Other than the surviving general layout, few historic interior features have survived because of the remodeling that has occurred over the previous decades.



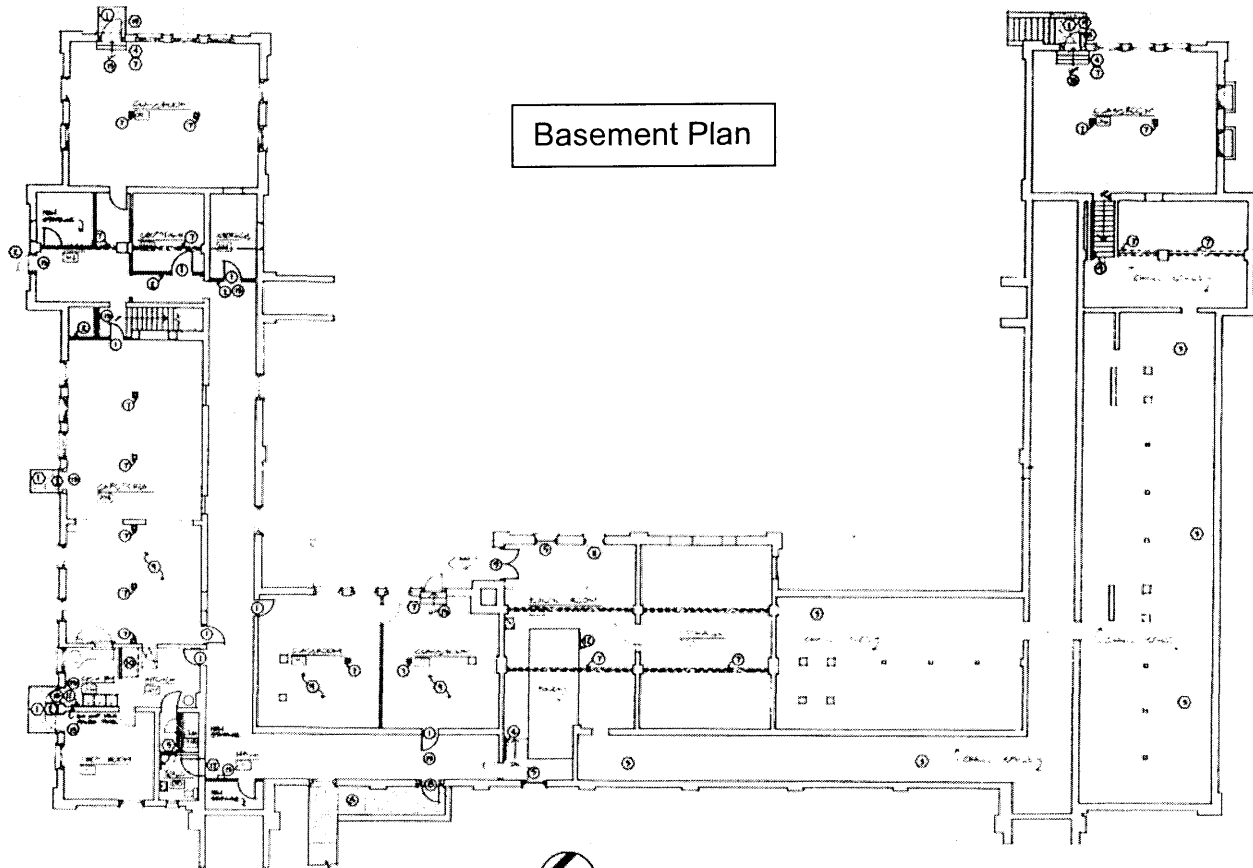
FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

East Street School  
Las Animas County, Colorado

Section number 7 Page 7

The partial basement, as constructed, contained a five room apartment for the janitor, several storage rooms and a large furnace room. A crawl space extends from the south end of the furnace room, and under the south wing ending at the west wall of the basement music room. Over the years, the basement area received modifications and removal of the janitor's apartment. This allowed reconfiguration and reconstruction to include three additional classrooms, a cafeteria, and a kitchen and food preparation room.



 **BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 7 Page 8

East Street School  
Las Animas County, Colorado

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### Alterations

Since its construction in 1919, the East Street School has undergone alterations over the years. On the exterior, the primary alterations occurred in 1985 when all exterior doors and windows were replaced with those found on the building today. Fortunately, the replacement doors and windows were constructed to fit into the original openings. The current 3-vertical light classroom windows replaced original 6/6 double hung windows.

In 1989, a few small original windows on several elevations (north, south and north wing courtyard) were removed and their spaces bricked in. A basement window on the East Street facade was removed and its opening enlarged to accept a door providing entrance to the basement. A downward sloping concrete sidewalk provided a handicap ramp to the door. Another ramp replaced the original two steps that accessed the entrance at the south end of the building's East Street façade.

In 1999, when the classroom ceilings were lowered from twelve feet to nine feet, painted aluminum panels replaced the upper portions of the 3-light windows and some of the upper sashes of the 1/1-light windows.

Changes have also occurred inside the building. Interior remodeling has left the first floor layout largely intact, but a large percentage of the original features have been removed or obscured. Between 1977 and 1984, the basement area's layout, with the exception of the furnace room, received major reconstruction to include three classrooms, a cafeteria, a kitchen and food preparation room. About this time, vents replaced the transoms above the two exterior basement doors at the west end of the north elevation.

The grounds surrounding the building have not been appreciably altered since its construction. Sidewalks were added on the East Street and East First Street sides of the building, ca. 1930. At the northwestern edge of the property a small free standing metal sign, containing the school's name, is suspended between brick posts that are capped in concrete. The date it was put in place is not known.

Because of the secluded nature of the backside of the property (east facing), and to prevent further vandalism to the building or playground area, a temporary chain link fence was erected in 2006. The fence begins at the southeast edge of the south wing, extends outward some ten feet and continues northward to the northeast edge of the property then west to the northeast edge of the building's north wing.

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 7 Page 9

East Street School  
Las Animas County, Colorado

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ca. 1950

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 10

East Street School  
Las Animas County, Colorado

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## SIGNIFICANCE

East Street School is nominated under Criterion A in the area of Education for its association with the continuing development of primary school education in Trinidad following the end of World War I. Replacing an overcrowded “portable cottage” that had been on the property since 1909, this substantial brick school was constructed in 1919 to serve the growing primary school population in an expanding neighborhood some distance east of Trinidad’s commercial center. The building represents the pattern of the school district’s response to increasing numbers of school age children by constructing new schools in the growing neighborhoods around the city. The location of the building relieved the area’s young school children from having to endure more than a mile-long trek to Rice School located a few blocks from the downtown area.

From the 1880s to the second decade of the twentieth century, as the school age population in new neighborhoods increased, and with public approval, the district built schools to meet the needs of their areas. The Rice School was built in 1881-82 near the core of Trinidad’s population at the time. In 1884, on the near north side, the Park Street School was completed. In 1889, the Santa Fe School was built in a growing neighborhood in the far north part of town. In 1892, the Columbian School was built in an expanding neighborhood in the southwestern part of town. The Centennial School opened in 1907 as the Park Street School became overcrowded. In 1911, the Trinidad High School, located on the north side of town, was completed. And finally East Street School was built in 1919 in the eastern part of Trinidad, reflecting the educational needs of the growing school population in that area.

East Street School is also nominated under Criterion C for Architecture as an early example of an innovation in school design that would become very popular after World War II. The building also represents the work of Isaac Hamilton Rapp, William Mason Rapp and Arthur C. Hendrickson. The school district chose the prolific architectural firm of Rapp and Rapp, responsible for numerous commercial, religious and residential buildings in Trinidad, to design the building. The result was unlike the multi-storied, compact or “stacked” configuration prevalent in schools throughout Trinidad at the time. Although the firm was responsible for many of those schools, the architects responded this time with an innovative design—a sprawling one-story layout inspired by educational buildings in California.

### *Innovative School Design*

The East Street School deviated from other schools in Trinidad. A local newspaper alluded to just how unusual this building was in relation to other Trinidad schools. The *Chronicle News* (20 April 1920) reported the following in a front page article:

It is of a new style architecture, which was first adopted in California and which has been accepted generally throughout the country....The school is built according to that commodious plan of architecture which is distinctly an innovation. On one floor the rooms are so arranged that teacher and children are provided with every possible convenience. In its lighting, heating and ventilating

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 11

East Street School  
Las Animas County, Colorado

effects, it is more modern than school buildings to be found in the large cities. Large airy rooms, long wide corridors, great cheerful windows and a spacious playground all about.

All ten classrooms of the East Street School were located on one floor, which also included the principal's office, a restroom for teachers, a boy's bathroom with a shower room, and girl's bathroom with a porcelain tub. The seventh and eighth grade rooms were designed so that a partition between them could be moved. This allowed the enlarged area to be used as a community meeting room or auditorium. Classroom floors were of maple and corridors of concrete. Classroom ceilings were twelve feet in height and each classroom had its own cloakroom containing a window and ventilation. The "U" shaped layout of the building allowed for the playground to be located in the open space between the two wings of the "U" (*Chronicle-News*, 20 April 1920, p. 1). The public was invited to tour the school building on 25 April 1920. "Visitors saw the children at work for one hour both afternoon and evening and were interested in the exercises by the children" (*Chronicle-News*, 26 April 1920, p. 1).

The architectural firm deviated from the standard design multi-storied compact configuration so prevalent in Trinidad and instead looked to California schools for inspiration. William H. Weeks, a noted architect of numerous schools in California, was designing schools by 1906 that began to incorporate many new ideas. The sprawling layout was yet to be a model, but some of Weeks' suggestions were gaining acceptance. In 1906, he made a point to stress "high-class construction, lighting, heating and sanitation....The cloak room should not be less than five feet wide and should have outside light and ventilation. All ceilings should be 12 feet 6 inches to 13 feet high" (Weeks 1906).

By 1911, some of Weeks' school designs were of a sprawling nature. In 1915 an article on Weeks in a California journal reported that he had designed over 1,000 buildings, forty of them schools in various parts of that state (Cahill 1915).

One-story schools emphasizing the sprawling layout were becoming *de rigueur* in California. "The one-story buildings afford a minimum expense for construction and maintenance, and a maximum of safety against fire, panics and other dangers found in the compactly built school houses of the eastern states" (*The Architect and Engineer of California*, March 1915). "It is easier and cheaper to heat and ventilate. It can be better lighted—from top if desired. Fire escapes and elaborate fire protection systems are unnecessary. Stair climbing and its dangers to small children, growing girls and women teachers are eliminated" (*The Architect and Engineer of California*, June 1915).

Research has been unable to determine if William Weeks and what was happening in California had any influence on the Rapp brother's design of the East Street School. Weeks was born in Canada and his father was an architect. The family moved from Canada to Denver, Colorado; then to Wichita, Kansas; on to Tacoma, Washington; and finally settled in Oakland, California. Wichita city directories for 1885, 1887, 1888 and 1891 indicate that the Weeks family was in town and that William had joined his father's architecture practice.

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 12

East Street School  
Las Animas County, Colorado

William Mason Rapp was a draftsman in Wichita at the same time. The 1887 directory has an entry for William Rapp who is listed as a draftsman in the Gettings Building; the Weeks are listed at a different address. William Rapp would later spend vacations in California as his father-in-law had a winery there. These two coincidences make for easy speculation that the Rapp brothers were aware of Weeks and the school design theories emanating from California. It is possible that William Rapp made the acquaintance of William Weeks when both were in Wichita and contact continued in California. Further research might confirm a connection.

While the connection between William Rapp and William Weeks remains unsubstantiated, one thing is certain: the East Street School was the first such school design to be built in Trinidad. The one-story sprawling layout with classrooms all on one ground floor would not become popular until after World War II. Pre-war examples of such schools are difficult to find in Colorado. Constructed in 1919, the East Street School appears to be one of the earliest examples in the state. The original 1917 portion of the Columbian School [5BN.381] in Las Animas was a Mission Style U-shaped plan with nine classrooms and an arcaded walkway arranged around a courtyard. Although listed in the National Register, this school unfortunately was demolished in 2006. An even earlier example is a 1915 elongated school building in Pueblo [5PE.4303] coincidentally named Columbian with Mission Style elements.

The East Street School with its limited ornamentation almost defies stylistic classification. Its one-story design with decorative brick strapwork, undersized parapets, and multi-light (now replaced) windows could be characterized as a minimalist expression of the Arts and Crafts movement. According to Rodd Wheaton, retired architectural historian for the National Park Service, the building

...was intended to be Arts and Crafts. The fact that it was considered to be of "California" origin also suggests this. The essentially one-story design with slightly stepped parapets, wall pilasters, horizontal bands and the two-dimensional vertical "strap work" ornament in darker brick forming pilaster capitals, suggests the style. There was a whole school of back-to-simplicity that originated in California about that time in furniture, decorative arts, and design.

Although most often known as the creator of the Pueblo Revival (Santa Fe) style, the architectural firm of Rapp and Rapp actually designed in a variety of styles. The Arts and Crafts-inspired East Street School illustrates that diversity.

*I.H. & W.M. Rapp and A. C. Hendrickson*

The Trinidad based architectural firm of I.H. & W.M. Rapp and A. C. Hendrickson designed East Street School. Isaac Hamilton Rapp and his brother, William Mason Rapp, came from a family of nine children, four of whom became architects. Raised in Carbondale, Illinois, Isaac was the first to come west, entering into a partnership with Charles W. Bulger in Anthony, Kansas, in 1885. In 1888 the partners moved to Trinidad and after Bulger left for Texas in 1891, Isaac was joined by his brother William. Arthur C. Hendrickson joined the firm in 1904



United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 13

East Street School  
Las Animas County, Colorado

and by 1912 had become a partner. Although the firm gained the distinction of creating the Pueblo Revival/Santa Fe style of architecture, it proved successful in receiving commissions to design buildings in a variety of architectural styles, many of which remain standing throughout southern Colorado, New Mexico and the panhandle of Texas. Based in Trinidad, the firm was responsible for designing numerous commercial, religious, public and residential buildings. Several of their buildings are included within the Corazon de Trinidad National Register Historic District. Unfortunately, of the five public school buildings the firm designed in Trinidad, only the Trinidad High School and the East Street School remain standing today. The East Street School is the only school designed in the "sprawling layout" configuration (all classrooms on one floor), and the last school building they designed for District #1 of Trinidad. Although this was the last Rapp & Rapp school designed in Trinidad, the firm went on to design a few more sprawling schools in New Mexico.

With the deaths of William Rapp (June 4, 1920) and Arthur Hendrickson (July 30, 1921), Isaac Rapp, who had been living and maintaining an office in Santa Fe, returned to Trinidad. Francis Spencer, Hendrickson's right hand man, became head draftsman. Roy Vorhees, who had joined the firm in 1920, became building supervisor. The firm continued to design buildings until 1930, when Isaac Rapp retired. He passed away on March 27, 1933. Exactly four months after the death of Isaac Rapp, William Crouch, whose company built the East Street School, passed away.

### **Historical Background**

Trinidad, the county seat of Las Animas County, is located in southern Colorado. To the west of Trinidad is the towering majesty of the Rocky Mountains and to the east is a vast stretch of prairie land that extends to the Colorado border with the State of Kansas. Although situated on the Mountain Branch of the Santa Fe Trail, most early historians agree that not until 1861 was there the beginning of a permanent settlement at what later became known as the town of Trinidad.

In 1866, Las Animas County was created by act of the Territorial Legislature and during that same year School District #1 was established. Open to debate, it is not certain just when the first school—most likely located in a private residence—was established, but it was sometime between the years 1865 and 1867. The town of Trinidad was incorporated February 10, 1876 and became a City of the Second Class on December 13, 1879. The town's growth during its formative years was tied directly to the development of large cattle and sheep ranches in the surrounding area. During these early years, the school district's deliberations and efforts were of little consequence, but as the area gradually became settled, schools were organized, teachers secured and a plan of operation adopted. On September 15, 1880, the school board issued a bond of \$15,000 for the erection of the first permanent public school building in Trinidad. The two-and-a-half-story brick and stone building was completed and opened on August 28, 1882 (*Daily Democrat*, 25 August 1882, p.1). Both elementary and secondary subjects were taught (*Morning Light*, 12 April 1950, p.1). The school was named after Reverend E.J. Rice and replaced Rice's adobe house that had been used as a school.

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 14

East Street School  
Las Animas County, Colorado

Teachers' salaries at this time varied from \$40 to \$125 per month, depending on scholarship and experience.

The fortunes of Trinidad would slowly change from a pastoral economy to one fostered by the discovery and mining of coal in the surrounding area, along with the arrival of railroads to transport the coal to various destinations. Most of the mines would be owned by the Colorado Coal and Iron Company (later renamed Colorado Fuel & Iron, or CF&I). The coke produced by the beehive ovens of the mining camps would ultimately fuel the blast furnaces in the steel mill of CF&I at Pueblo, Colorado. Trinidad would become the commercial and supply center for the surrounding coal camps. As Trinidad's population grew so did the school age population, creating the need for additional school buildings.

The next school building to be constructed in Trinidad was in the growing neighborhood on the city's near north side. In 1884, the multi-story Park Street School was opened. From that time forward, the construction of schools in Trinidad's expanding neighborhoods with their growing school age population would follow a trend established by the District's School Board. In 1889, the multi-story Santa Fe School was built in a neighborhood in the far north part of town. Then in 1892, the multi-story Columbian School was built in an expanding neighborhood in the southwestern part of town. The multi-story Centennial School was opened in 1907 as the Park Street School became overcrowded. In 1911, the new three-story Trinidad High School—situated on a bluff overlooking the town—was completed.

In 1908, because of an increase in the school age population in the eastern part of Trinidad, and the distance small children in that area had to walk to school, the School Board decided to purchase a lot at the corner of East First and East streets as a future school site. The consideration for the property, on the Baca Estate owned by C.H. Nichols, was reported to have been \$1,900. (The site was located at the top of an escarpment, some 50 feet above East Main Street.) It was proposed that a "cottage" be removed from the Santa Fe School lot and placed on the East Street site. The school would be only for primary classes. "It is figured that the larger children can walk to the Rice Building" (*Chronicle-News*, 4 September 1908, p.6).

On 22 June 1909, the school district commissioned the architectural firm of I.H. & W.M. Rapp to place bids for moving the "portable cottage" to East Street (22 June 1909, p.6). In July, John Krout was awarded the contract for moving the "cottage" to the site and the building was "to be ready for the pupils when school opens" (13 July 1909, p.6). Nothing further took place at the East Street site in regards to a new or larger school, until many years later.

During a meeting of the Board of Education on 6 December 1916, the issue of new school construction was again raised. The following was reported in the minutes (page 13):

The matter of proposed school buildings was taken up and the remainder of the evening given to open discussion and after careful consideration it was decided that no action should be taken until a thorough investigation of the matter could be made with regards to the proper kind of buildings that should be erected. The

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 15

East Street School  
Las Animas County, Colorado

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Board desiring to be better informed before taking action. Architect W.M. Rapp was present and offered valuable information along building lines.

The Board was in the process of preparing a bond issue, to be presented to the electorate in the amount of \$100,000, which included monies to pay for an addition to the Santa Fe School, a new building on the grounds of the Trinidad High School and construction of a new East Street school.

Discussion of new school construction continued during a 19 March 1917 meeting of the School Board. The following appeared in the minutes (page 44):

The meeting was here turned over to the discussion relative to the proposed buildings and after going into the needs of the different parts of the city and considering the sketches submitted, it was moved by R.S. Gregory, seconded by Jas. G. Espay that an eight room building be erected at East St., a six room addition be built to the present Santa Fe Building and a building be erected on the High School grounds for the purpose of relieving the crowded conditions existing at the Park & High Schools. That I.H. & W.M. Rapp be instructed to draw plans as per sketches submitted.

The *Chronicle-News* strongly supported the School Board's proposal and in two editorials urged passage of the bond (20 March 1917, p.4 and 3 May 1917, p.4). Not to be outdone, the *Evening Picketwire* voiced its support in a front page article on 20 March 1917. The bond issue was presented to the voters on 7 May 1917, and was defeated by five votes (*Evening Picketwire*, 8 May 1917). Two years would elapse before another attempt was made to pass a new bond issue.

The 18 February 1919 *Evening Picketwire* edition, complained that the city's school facilities were a disgrace. The article was an attempt to make the citizens realize that at least one new school building was necessary to accommodate the growing number of school age children in the eastern section of the town. At the 14 April 1919 meeting of the School Board it was put forth that they were determined to have a new East Street school built and directed the architect (Rapp) to complete plans for the building with the addition of one school room on each wing to make a ten room building.

The School Board's new proposal encouraged both local newspapers to drum up support for the passage of a \$60,000 bond issue which would be used entirely for the construction of a new East Street School (*Chronicle-News*, 4 April 1919, p. 4; 16 April 1919, p.4; *Evening Picketwire*, 2 May 1919, p. 2). To bring additional attention to passage of the bond issue, school children planned a march down Main Street on 5 May 1919 (*Chronicle-News*, 3 May 1919, p. 1; *Evening Picketwire*, 3 May 1919, p.1). On the morning of the day of the vote, 2,500 school children paraded in the downtown district (*Chronicle-News*, 5 May 1919, p. 1; *Evening Picketwire*, 5 May 1919, p. 1). The bond issue carried overwhelmingly, 248 to 31 (*Evening Picketwire*, 6 May 1919, p. 1). Bids for construction of the ten-room school building

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 16

East Street School  
Las Animas County, Colorado

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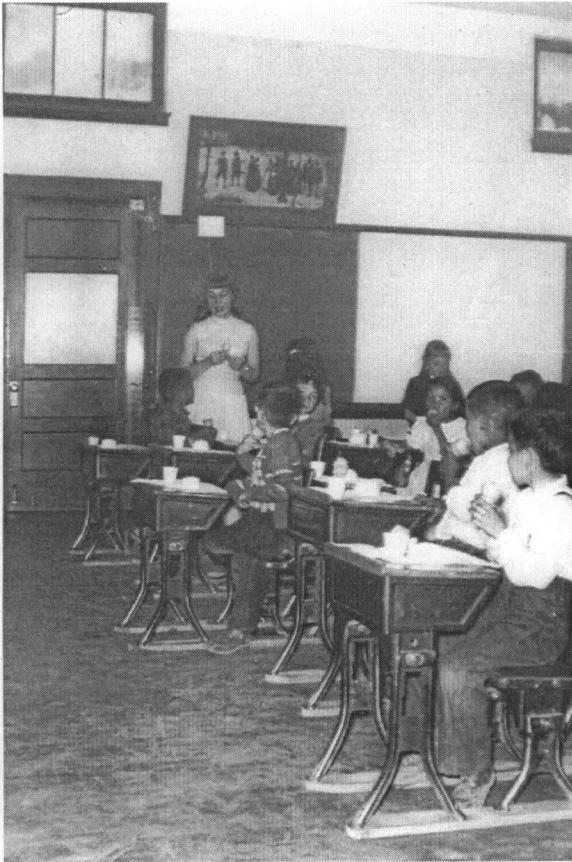
were placed in the *Evening Picketwire* on 22 May 1919, with plans and specifications available at the office of I.H. and W.M. Rapp and A.C. Hendrickson, Architects. During the School Board's meeting on 9 June 1919, the contract for construction of the building was awarded to The Crouch Lumber & Construction Company for the sum of \$55,800. Construction began in June (*Chronicle-News*, 12 June 1919, p. 1) and was completed prior to 2 January 1920 (*Evening Picketwire*, 2 January 1920, p. 1 and *Chronicle-News*, 3 January 1920, p. 1). Classes began on Monday, 5 January 1920. On 10 March 1920, the Building and Grounds Committee of the School Board found the building properly completed as reported in the Board's "Minutes" for that day.

The East Street School served for over 80 years providing primary school education and contributed significantly to the education of thousands of Trinidad students. It served the children of the area until it was closed in 2002.

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 17

East Street School  
Las Animas County, Colorado



These ca. 1950s photos are courtesy of Betty Kancilia.



United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 9 Page 18

East Street School  
Las Animas County, Colorado

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"Contract Let To Move Cottage School Building." 13 July 1909, p. 6.

"The School Question." 20 March 1917, p. 4.

"The School Election, What Has To Be Done." 3 May 1917, p. 4.

"Think Of The School Bond Issue - - And Vote For It." 4 April 1919, p. 4.

"Facts Of The School Bond Issue." 16 April 1919, p. 4.

"Children Of Schools Will Have Parade On Monday." 3 May 1919, p.1.

"Children Boost For Bond Issue In Parade." 5 May 1919, p.1.

"Work On New East Street School Has Been Started. Old Building Is Wrecked." 12 June 1919, p. 1.

"New East St. School Completed Will Be Opened To Children Monday. Is Finest School Building In City." 3 January 1920, p. 1 & 4.

"Public Opening Of New East Street School Next Friday." 20 April 1920, p. 1.

"Hundreds At Opening New East St. School." 26 April 1920, p. 1.

"Wm. M. Rapp Died Today In Los Angeles." 4 June 1920, p. 1.

United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

East Street School  
Las Animas County, Colorado

Section number 9 Page 19

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"A.C. Hendrickson, Well Known Resident Of City Died Suddenly." 31 July 1921, p. 1.  
"I.H. Rapp, Prominent Local Citizen Passes Away." 28 March 1933, p. 1.  
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"City's School Facilities Are Disgrace." 18 February 1919, p. 1.  
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United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number 9 Page 20

East Street School  
Las Animas County, Colorado

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United States Department of the Interior  
National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

East Street School

Section number 10 Page 21

Las Animas County, Colorado

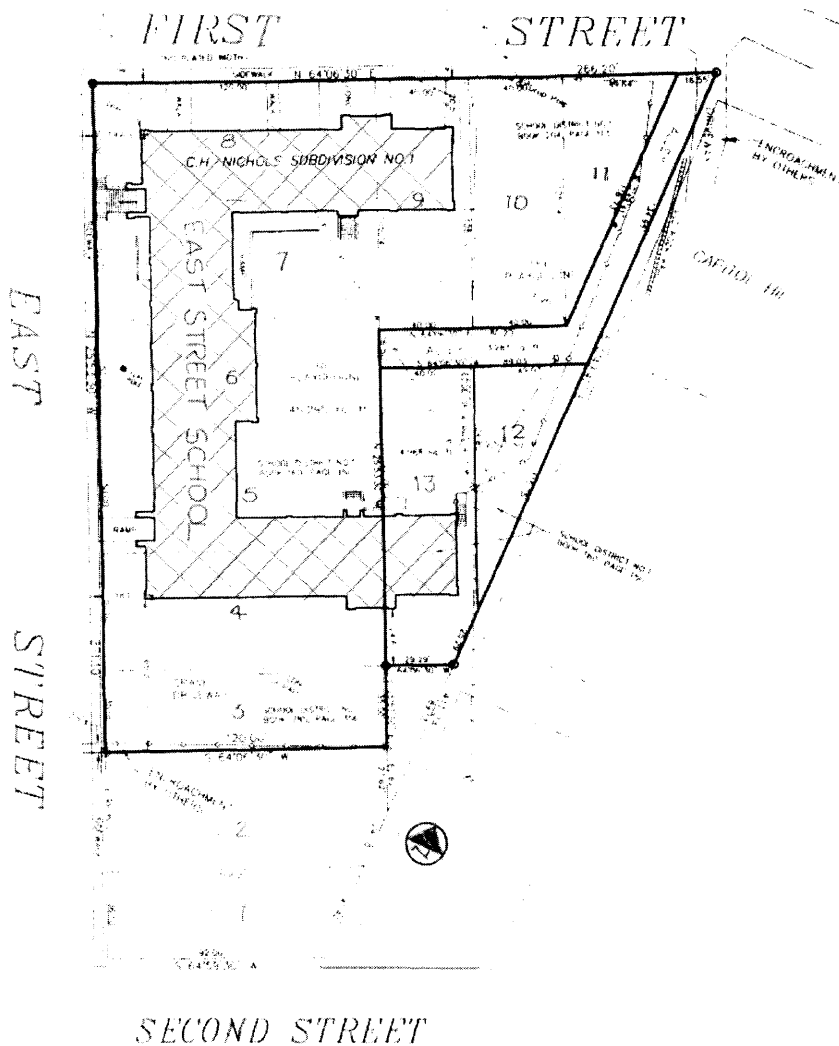
**GEOGRAPHICAL DATA**

**VERBAL BOUNDARY DESCRIPTION**

Lots 3 through 12, the northerly part of Lot 13, and that part of the alley lying south of Lots 9 and 10 and east of Lot 11 of the C.H. Nichols Subdivision No.1 (being a re-subdivision of Block 93, Original Townsite and Lot No. 36 of Baca Estate), city of Trinidad. The parcel totals 56,137 square feet.

**BOUNDARY JUSTIFICATION**

The nominated parcel includes the lots which the building and its playground occupy.



United States Department of the Interior  
 National Park Service  
**National Register of Historic Places**  
**Continuation Sheet**

Section number \_\_\_\_ Page 22

East Street School  
 Las Animas County, Colorado

## PHOTOGRAPH LOG

The following information pertains to all photographs:

Name of Property: East Street School  
 Location: Trinidad, Las Animas County, Colorado  
 Photographer: Mike Babnick  
 Date of Photographs: 10 March 2007  
 Negatives: in possession of Ken Fletcher, 109 S. Spruce St., #3, Trinidad, CO

<u>Photo No.</u>	<u>Photographic Information</u>
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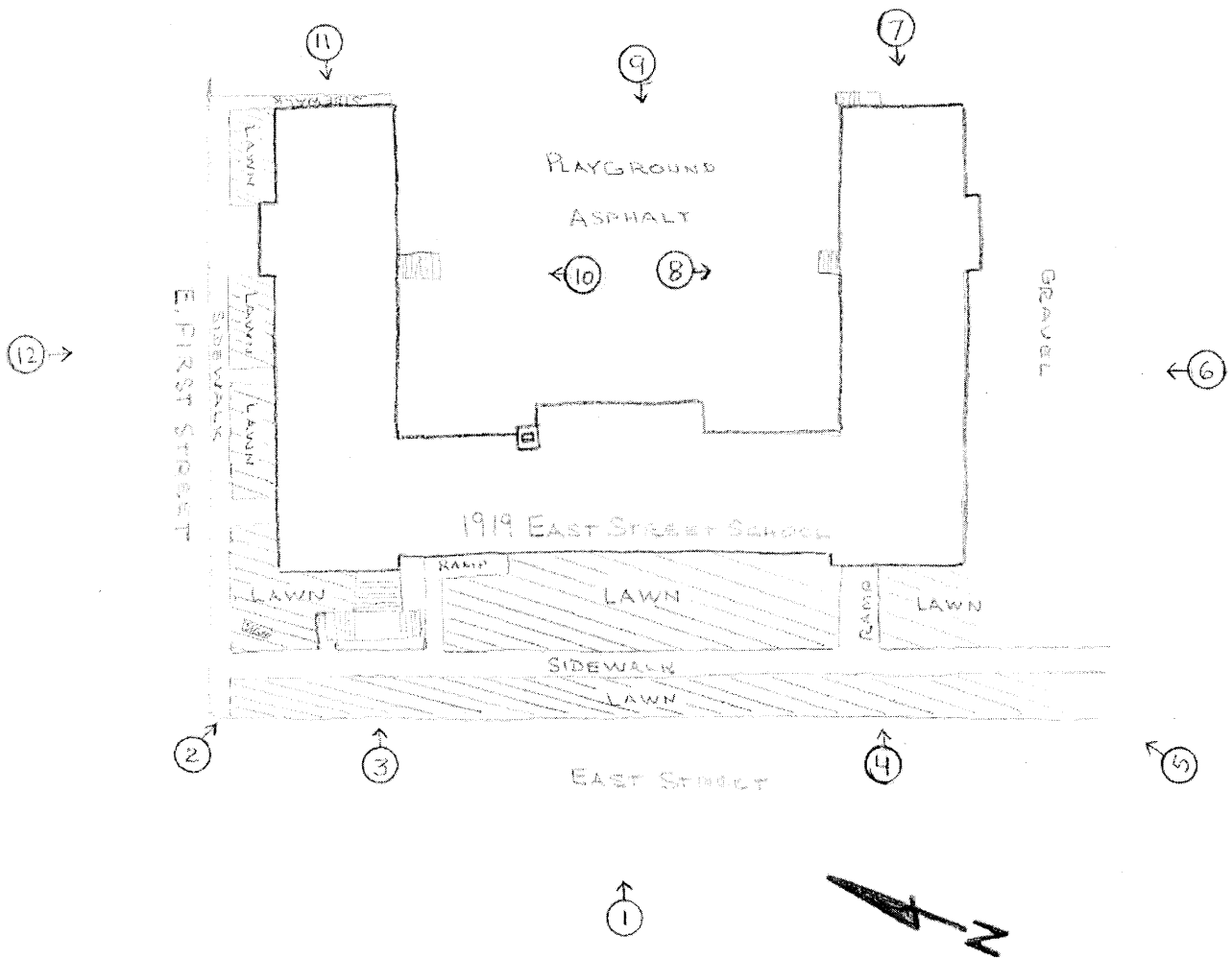
- |    |  |
|----|--|
| 1  | West (façade) elevation from across East Street; looking E                                     |
| 2  | Northwest corner and double staircase entry; looking SE  |
| 3  | Staircase and entry at north end of west façade; looking E                                     |
| 4  | Ramp entry at south end of west façade; looking E  |
| 5  | West façade and south wing ; looking NE  |
| 6  | South side of south wing (south elevation); looking N  |
| 7  | East end of south wing, showing basement door to music room; looking W                         |
| 8  | Courtyard elevation of south wing; looking S   |
| 9  | East (courtyard/rear) elevation; looking W   |
| 10 | Courtyard elevation of north wing; looking N   |
| 11 | East end of north wing; looking W  |
| 12 | North side of north wing (north elevation); looking S  |
| 13 | Interior – first floor, divider panels between 8 <sup>th</sup> and 7 <sup>th</sup> grade rooms |
| 14 | Interior – typical classroom on first floor  |
| 15 | Interior – music room in basement under east end of south wing                                 |
| 16 | Interior – cafeteria in basement of north wing   |
| 17 | Interior – furnace room in basement  |

United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

East Street School  
Las Animas County, Colorado

Section number \_\_\_ Page 23

Sketch Map with Photograph Locations



United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

East Street School

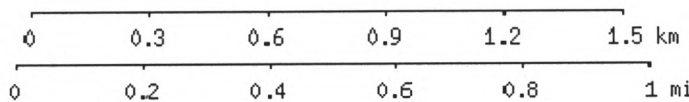
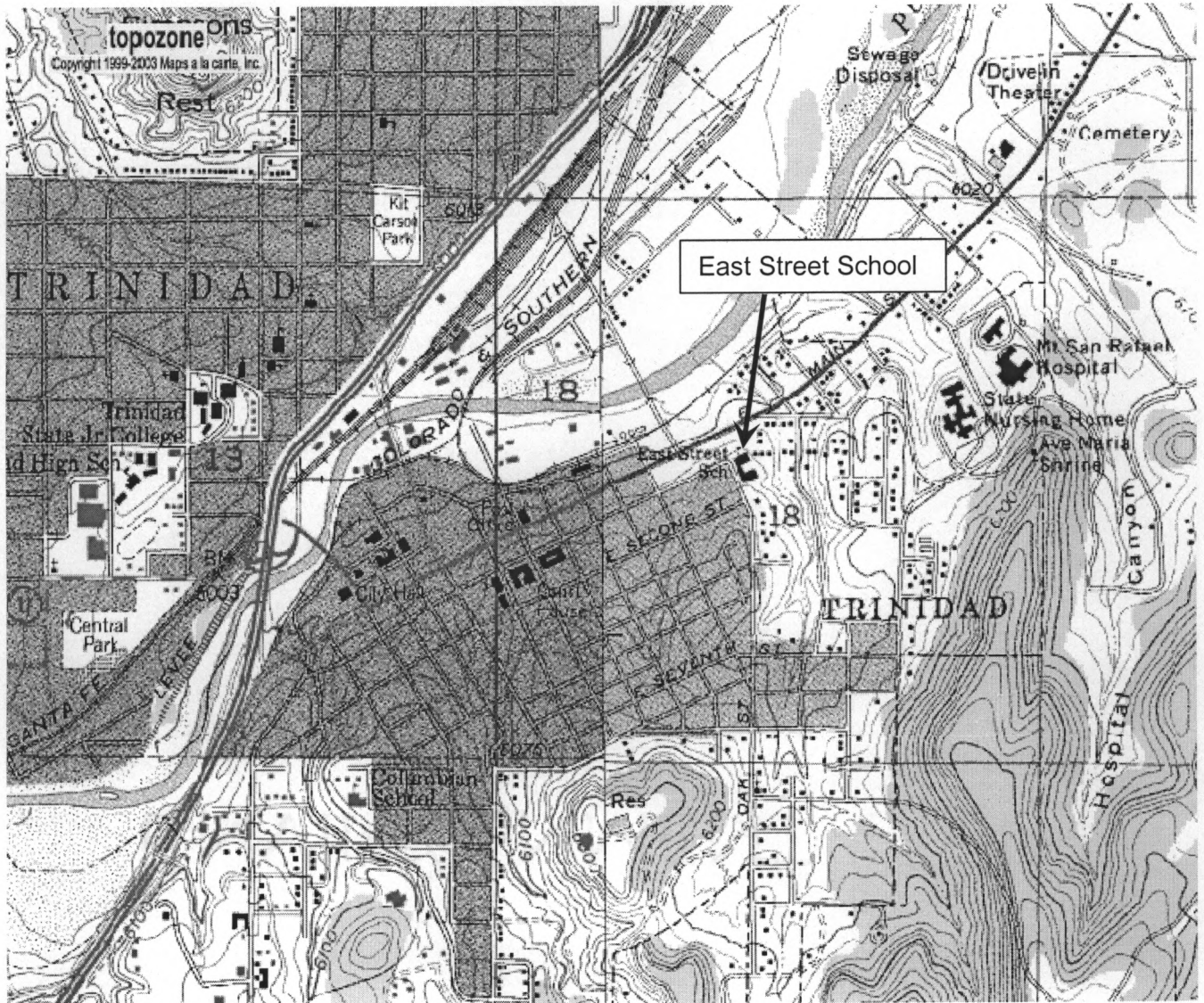
Las Animas County, Colorado

Section number \_\_\_ Page 24

**USGS TOPOGRAPHIC MAP**

Trinidad East Quadrangle, Colorado  
7.5 Minute Series

UTM: Zone 13 / 544802 E / 4113746 N (NAD27)  
PLSS: 6<sup>th</sup> PM, T33S, R63W, Sec. SE SE SE NW18  
Elevation: 6030 feet



Trinidad, USGS Trinidad East (CO) Quadrangle



M=9.467  
G=0.302