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

REC
JUL 20 2005

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 Nichols Residence

other names/site number Campbell-Lewis Mortuary; Stone Mansion Bed and Breakfast; 5LA2179.111

2. Location

street & number 212 East 2nd Street [N/A] not for publication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 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Georgina Castiglia State Historic Preservation Officer 7/12/05 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:

- 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.

Signature of the Keeper
Edon H. Beall

Date of Action
8/30/05

Nichols Residence
Name of Property

Las Animas County, 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

2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	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)

Domestic: single dwelling

Current Functions

(Enter categories from instructions)

Domestic: hotel

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian

Materials

(Enter categories from instructions)

foundation Stone
walls Stone/sandstone
Wood/shingle
roof Asphalt
other

Narrative Description

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

Nichols Residence
Name of Property

Las Animas County, Colorado
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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.)

Areas of Significance

(Enter categories from instructions)

Architecture

Periods of Significance

1904

Significant Dates

1904

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Rapp, Isaac Hamilton

Rapp, William Morris

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
- # _____

Primary location of additional data:

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

Name of repository:

Colorado Historical Society

Nichols Residence
Name of Property

Las Animas County, Colorado
County/State

10. Geographical Data

Acreeage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

- | | | | | |
|----|------|---------|----------|----------------------------|
| 1. | 13 | 544223 | 4113350 | (NAD 27) |
| | Zone | Easting | Northing | |
| 2. | | | | |
| | Zone | Easting | Northing | |
| 3. | | | | |
| | Zone | Easting | Northing | |
| 4. | | | | |
| | Zone | Easting | Northing | [] 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 Constance La Lena (Prepared for property owner)
organization _____ date 2/10/2005
street & number 124 East 2nd Street telephone 719-846-8788
city or town Trinidad state Colorado 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 Robert J. Barker and Jane L'Heureaux Black Barker
street & number 212 East 2nd Street telephone 719-845-1625
city or town Trinidad state Colorado zip code 81082

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.

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Nichols Residence
Las Animas County, CO

DESCRIPTION

The C. H. Nichols Residence is located on the southwest corner of East 2nd and Chestnut Streets in Trinidad, in a residential neighborhood within the Corazon de Trinidad National Register Historic District. Across 2nd Street to the north lies a large landscaped park and the Las Animas County Courthouse. To the east across Chestnut Street are three substantial residences. To the south is a large two-family residence. To the west a small asphalt paved parking lot separates the Nichols Residence from another sizeable residence. The site slopes from south to north. A concrete sidewalk runs along the north side of the property, a brick driveway with sandstone curbs runs along the west of the property, a painted concrete block wall and wire fence run along the south side of the property, and a red sandstone slab sidewalk runs along the east side of the property. The nominated parcel includes the residence, situated toward the west boundary line about mid-depth of the lot, and an associated carriage house, situated in the southwest corner. A driveway of red brick runs from the carriage house eastward to Chestnut Street. Grassy areas are to the north, east, and south of the house. Mixed shrubs line the foundation at the front porch. Four mature spruce trees line the east lawn near the sidewalk. There is a mature crabapple tree south of the kitchen wing. A mature pine tree is at the north side of the carriage house, just west of the driveway.

The residence is a substantial two-and-a-half-story dwelling with a steeply pitched off-center cross-gable roof with flared eaves, composition roofing, red brick chimneys at each end of the east-west gable, and a tall brick chimney on the east roof slope toward the rear. The first and second stories are of rock-faced buff sandstone with raised blackened mortar joints. The shingled upper story projects outward above the stone second story. This pent-like roof appearance is highlighted by block modillions with paired carved brackets at the corners. All windows are wood frame; most have aluminum storm windows. Most of the following exterior description was taken from the inventory form prepared by Thomas H. and R. Laurie Simmons (2001).

The main elevation faces north onto Second Street and has a full-width, one-story porch. The upper story features a slightly projecting gabled bay at the east end with flared eaves and paired brackets at the corners. The ends of the brackets contain small blank heraldic shields. The shingled gable face has a banded appearance and contains a triple window. There are sawtooth shingles above the windows and at the bottom of the gable. The triple window has four-over-one-light double-hung sash windows flanking a six-over-one-light window. Half-columns capped with a blank shield motif flank the center window, and walls adjacent to the outer windows curve inward. West of the gabled bay are two small, shingle gable roof dormers with four-light casement windows. The dormer gables project outward above the windows and feature flared eaves, single brackets at the corners, and a decorative diamond-shaped panel on the gable faces. The stone second story of the facade features a triple window on the projecting bay, with a wide sash and transom window with leaded glass flanked by narrow windows of similar design. There is a center group of four multi-light leaded glass casement windows with half-columns between the windows. Paired, double-hung sash windows below a single multi-light leaded glass transom at the west end of the wall face the balconette which has a wrought iron railing and shingled base with decorative diamond shaped shingle panel on projecting corners.

The first story porch wraps around from north to west and has a projecting gable with flared eaves and shingled face at the entrance which is supported by stone piers. The gable face has a centered decorative

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diamond shaped shingle panel and sawtooth shingles at the bottom. The porch has stone piers with stone brackets and base, wood flooring, and a plain wood balustrade with a wide banister. The four windows facing the porch are sash and transom with leaded glass transoms. The main entrance door is oak with an elaborately detailed full mortised entry door set. An aluminum storm door covers the oak door. The wood entrance stairs to the porch have stone side walls and a centered wrought iron railing. The porch base has diamond-patterned vents in the stonework on each side of the entrance bay.

The west side has a shingled gable face with a banded appearance and two inset 6-over-6 light double-hung sash windows with a decorative diamond-shape shingled panel between the windows. There are sawtooth shingles above the windows and at the bottom of the gable. The shingles at the outer edges of the windows curve inward. The gable end projects above the second story and has paired brackets at the corners. The second story has multi-light leaded glass windows on either side of the chimney. The west side of the porch has stone piers with stone brackets, a plain wood balustrade with a wide banister, and a stone porch base with one diamond-shaped vent opening near the center. At the south end of the west wall facing the porch are double, wood-frame, glazed doors. At the north end is a large sash and transom window with a leaded glass transom.

At the rear (southwest corner) of the original building, not visible from the street, is a flat-roofed two-story stuccoed historic addition with a multi-light leaded glass window on the second story of the west wall. The small projecting porch of the west wall of the addition has a hipped roof; a painted, glazed, wooden door with an aluminum storm door opens on to this porch. There is a double-hung sash window on the first story west wall north of the porch. The south wall of the addition has a two-story aboveground bay window with a hipped roof, double-hung sash windows and shingled walls below the windows.

On the south end (rear) of the residence, above the stucco addition, there is a small, shingled gable roof dormer with two four-light casement windows. The dormer gable projects outward above the windows and features flared eaves and single brackets at the corners. Between this dormer and the gable wing is a large projecting shingled gable with flared eaves and a single window that intersects the gable wing roof. Below this gable is a double-hung sash window on the second story. On the first floor, to the west of the enclosed porch, is a door at grade level and above it a window midway between the first and second stories.

To the east of the south side of the residence is a projecting gabled two-and-a-half-story wing with a vented gable to the south, a triple window with multi-over-single-light, double-hung sash windows, and a shingled gable face with single brackets at the corners of the projection. The flared eaves of the gable have block modillions on the west and east sides. The west wall of the wing has two second floor sash windows flanking a door that opens onto the slightly hipped roof of a projecting frame porch, which wraps around the wing to the south. The porch is enclosed with multi-light windows above beadboard panels and has a door and wood stoop. A one-story, off-center gable roof stone projection with a tall red brick chimney with molded top is south of the gabled wing. The projection has one window on the west wall, and no openings on the south wall.

The east wall of the one-story rear projection has two double-hung sash windows and three basement windows. There is a small gabled, shingled dormer with paired four-light windows on the east wall of

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the gabled rear wing, as well as a tall red brick corbelled chimney. The second story of the east wall of the south wing has two small double-hung sash windows toward the north end and three full-size double-hung sash windows toward the south end. The first story has paired sash and transom windows toward the north end and three double-hung sash windows toward the south end. (The northern one is slightly shorter). The window wells with stone walls at the south end of the east wall have three windows in each well with large stone lintels.

The east wall of the house has a shingled, slightly projecting gable with a louvered vent near the apex, two inset 6/6-light double-hung sash windows with a diamond-shaped shingle panel between the windows, and paired brackets at the corners. The second story has two double-hung sash windows. The first story features six small square windows with leaded glass. There is a basement window near the northeast corner and on each porch base.

Interior

The first floor public areas demonstrate a sense of openness achieved by the large, cased openings with Ionic columns between rooms. At the rear of the open entrance hall, an imposing oak staircase ascends to the third floor. The interior space contains oak trim, paneling, and built-in cabinetry distinguished by decorative columns and pilasters, along with built-in benches. The entrance hall has original Mission-style light fixtures.

To the right (west) of the entrance hall is the living room, with the original green glazed tile fireplace and cast iron grate. Behind the living room, in the addition, is a game room. To the left (east) of the entrance hall is the library that retains its original leaded glass bookcases and glazed tile fireplace surround with andirons and grate. Behind the library, and separated by double pocket doors, is the dining room, which is also directly accessible from the entrance hall. The dining room has its original built-in oak cabinets with leaded glass doors. There is an oak-beamed ceiling and original light fixtures and wall sconces. Behind the dining room, there is the serving pantry, kitchen, and utility/storage room. Off the kitchen, a hall leads to the back staircase.

The second floor has four bedrooms, a large bedroom suite, and two bathrooms. The third floor contains a three-room apartment for the Bed and Breakfast owners, a storage room, and a sewing room. In the basement, there are a bedroom and bath, storage room, furnace room and coal bin, and a long storage room that was once a bowling alley.

Carriage House

The one-and-a-half story carriage house faces east toward Chestnut Street and shares some subtle design elements with the house, notably its steeply pitched roof with flared eaves. The exact date of construction is not known, but the building must have been built shortly after the house as it appears on the 1907 Sanborn map. The building has a rectangular plan; brick walls, a stone foundation, and a standing seam metal roof with internal gutters. The complex multiple roof is comprised of a large east-west gable roof bisected by a slightly smaller hipped roof with gabled dormers on its north and south slopes. The walls are red/orange brick with segmentally arched window openings. The dormers and gable ends are faced with stucco and have window and door openings that share a pedimented lintel

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treatment.

The east side has a gabled dormer projecting outward above the center part of the facade. The gabled end has stuccoed walls, a bracketed base, flared eaves, and a triple window with a shared pedimented window head. The windows include a central 6/6-light, double-hung sash, window flanked by taller nine-light windows with panels at the bottom. The brick wall has four, 4-light segmentally arched windows with brick sills. At the center of the facade slightly to the north is a paneled garage door, while a paneled and glazed pedestrian door is slightly to the south.

The north side has a stuccoed gabled dormer with flared eaves and corner brackets. The dormer has a window with six lights and a panel in the lower sash. There is a wide, off-center vehicle entrance on the north wall.

The west wall of the building is set against the rise of the land and only a small portion of the first story is above grade. The wall is clad with stucco, and there is a gabled wall dormer at the center of the wall. At the center of the dormer is a paneled door flanked by 6/6-light double-hung sash windows with a shared pedimented lintel. There is a ramp leading from the door down to the adjacent ground.

The south wall of the building is also stuccoed and has a boarded-up window in the centered dormer.

Alterations

The home with its carriage house was used as a private residence for 35 years, and then was converted to a business use for the next 55 years. Except for a short period of deferred maintenance in the 1990s, the buildings have been continuously maintained and remain in generally good condition.

The house remained essentially as built until sometime in the 1920s, when the two original open porches on the south and west sides of the kitchen were combined and enclosed to become a sun porch, a popular practice at the time. Many similar examples of porch enclosures can be seen in the neighborhood. At that time, the bathrooms were also remodeled.

In 1940, the private home was sold to Campbell-Lewis Mortuary Company and converted to use as a funeral home. Several changes were made at that time. A two-story addition to the south of the living room created a private family parlor. Although the original members of the architectural firm that designed the house had died, a former associate—Francis W. Spencer—designed the addition re-using original windows and doors and replicating interior woodwork. At the same time, the kitchen, butler's pantry, and laundry room were converted to office and workspaces. The original 2-lane bowling alley floor, which ran the entire north-south length of the house in the basement level, was removed and the space converted to a casket showroom. A small opening was made between the dining room and stair hall, and the opening between the living room and entry hall was widened slightly. The oak woodwork was so seamlessly mended during these alterations as to make the changes undetectable without the architect's original drawings. All of the other original paneling, casework and trim, even the light fixtures, were left intact.

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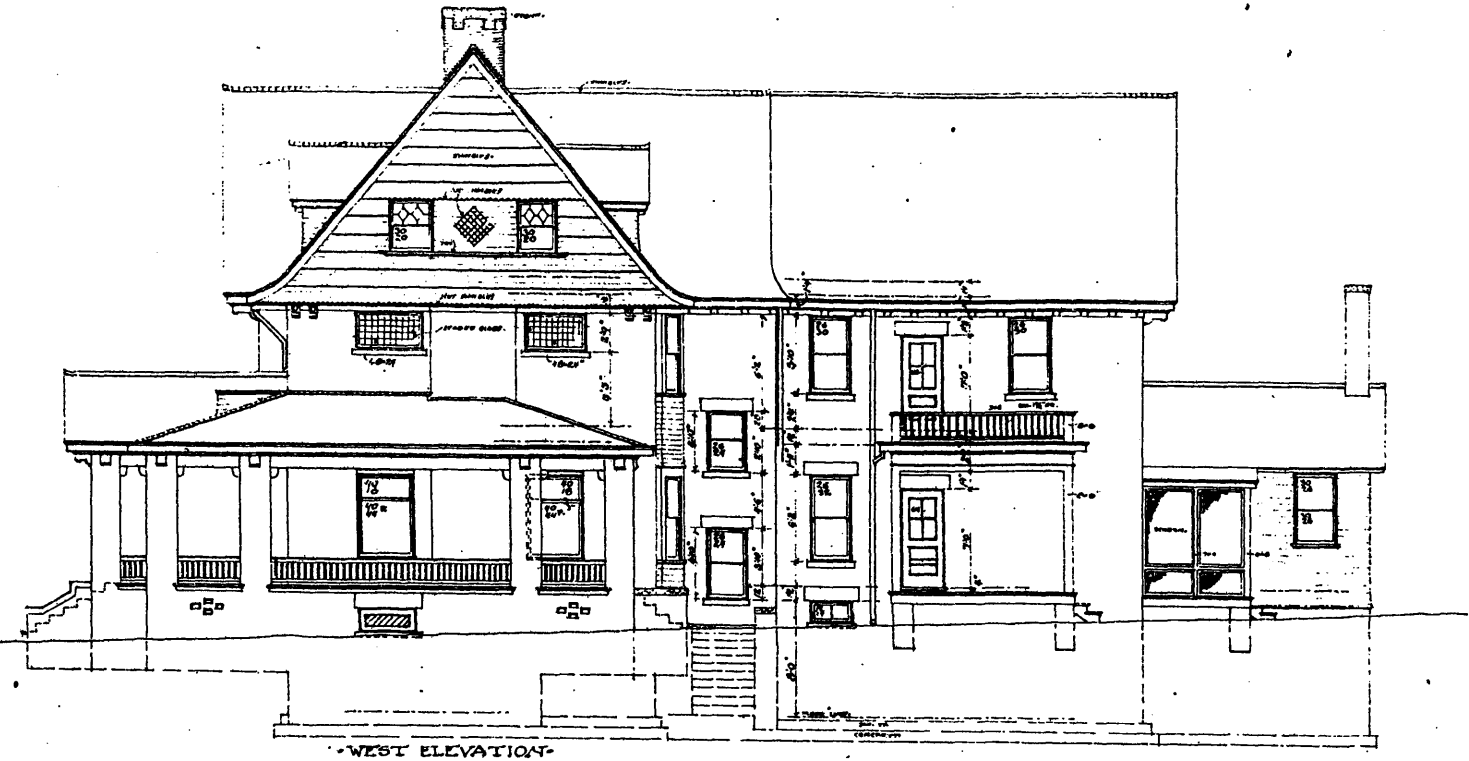
Nichols Residence
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The conversion to a funeral home also impacted the carriage house. In order to accommodate limousines and hearses, the north carriage house door was widened about 18 inches.

Since the present owners took occupancy of the building in 1996, they have converted the property to use as a bed and breakfast. They installed a new kitchen in the same space as the original one, restored floors, repaired a damaged structural support system, restored original plumbing, installed new electrical upgrades, and did significant subsurface stabilization to arrest and reverse settlement of the (1940) addition and the north and west verandah. They also gently cleaned and restored original millwork finishes, and rebuilt the west wall of the carriage house which had been damaged by back fill, water, and tree roots.

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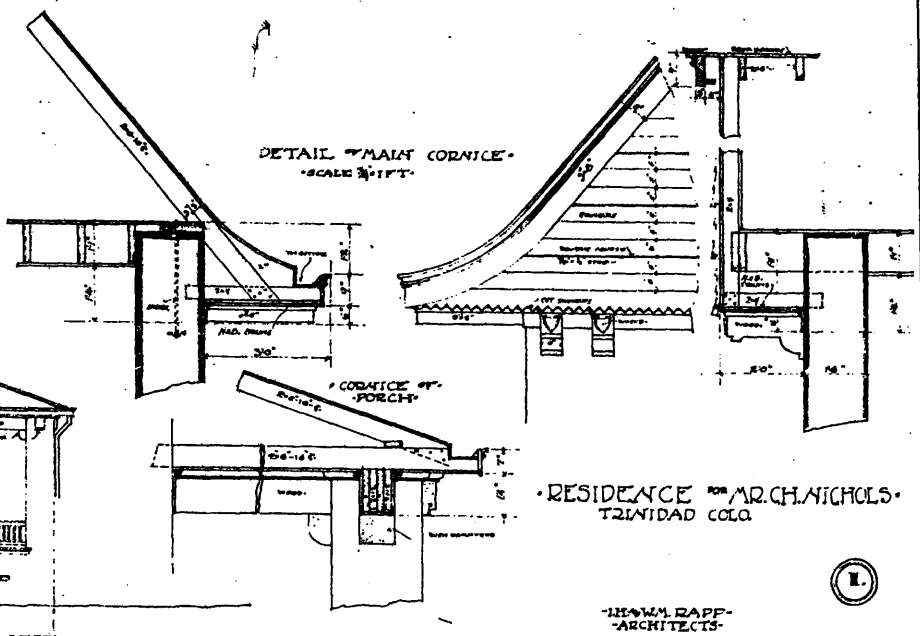


WEST ELEVATION

SET NO. 1



NORTH ELEVATION



RESIDENCE FOR MR. CH. NICHOLS
TRINIDAD COLO.

DRAWN BY
RAPP
ARCHITECTS



Nichols Residence
Las Animas County, CO

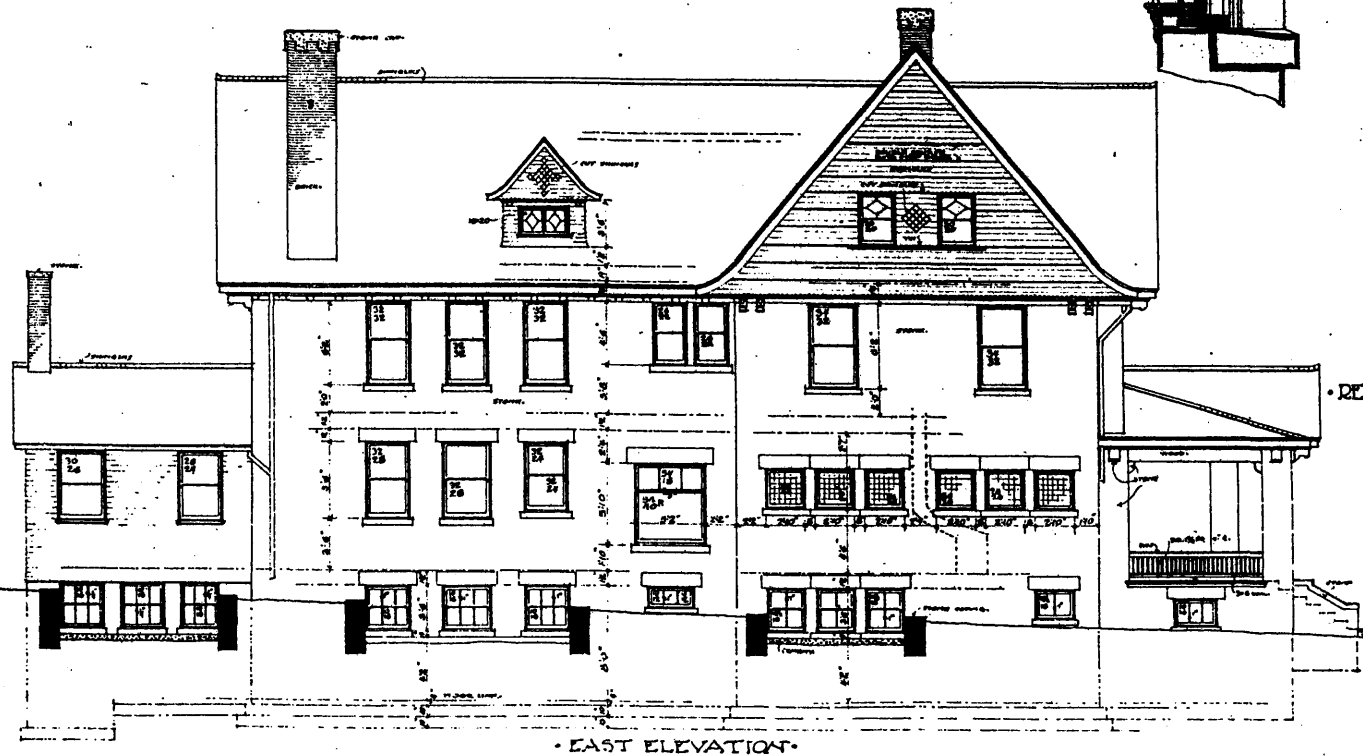
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- WINDOW FRAMES -
- 1/8" SCALE -



RESIDENCE FOR MR. C. H. NICHOLS
TRINIDAD COLO.

H. S. W. RAPP
ARCHITECTS

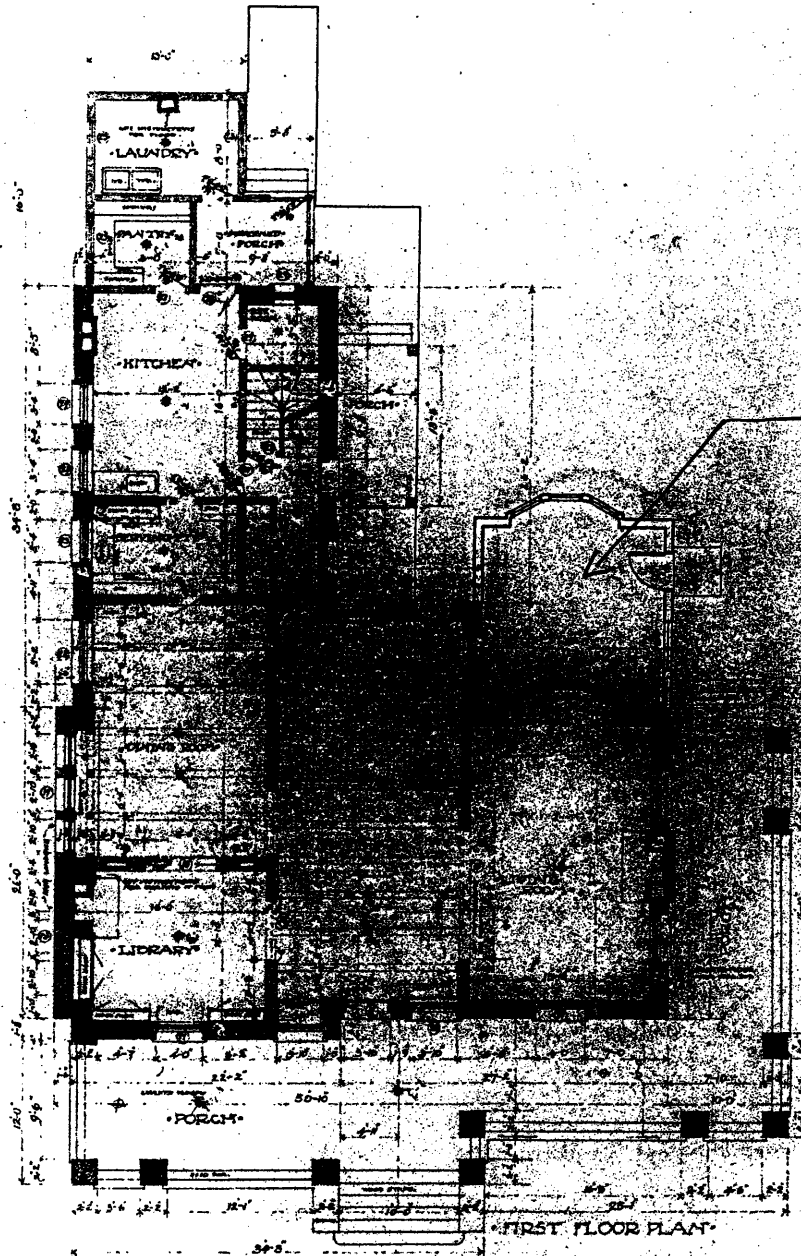


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First Floor Plan



1940 ADDITION

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Nichols Residence
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SIGNIFICANCE

The C. H. Nichols Residence meets Criterion C for its architectural significance as it represents the work of a master and possesses high artistic value.* It is one of the finest residences erected in early twentieth century Trinidad. The house was designed by the noted architectural firm of I.H. Rapp and W.M. Rapp, who were the most influential architects in Trinidad's history, and who designed many of the city's most significant buildings, including churches, business blocks, and private residences. The Nichols Residence is believed to be the firm's most distinguished extant residential commission. It certainly is the most visible as it occupies a prominent hill location across the street from the Las Animas County Courthouse. The house is also associated with the development of the upper class residential area known as "Aristocracy Hill." The houses in this neighborhood are representative of the large scale dwellings built and occupied by Trinidad's business leaders during the period 1880 and 1910. There are three substantial residences to the east across Chestnut Street, a large two-family residence to the south, and another sizeable home to the west. A 1912 Sanborn map indicates that the Nichols residence is by far the largest of these. The building displays high artistic values in the quality of its stonework, multiple shingled gables, variety of windows, and wrap-around porch. The residence is representative of transitional eclectic architecture (Mixed Styles) combining Late Victorian influences in its rock-faced masonry and shingled gables with flared eaves, a broad porch and pared down ornament popular in early twentieth century styles.

I. H. and W. M. Rapp

Isaac Hamilton Rapp (1854-1933) grew up in Carbondale, Illinois, the son of a builder and construction manager. Three of his brothers also became architects. William Mason Rapp practiced architecture in partnership with I.H. Rapp in Colorado and New Mexico. Cornelius Ward Rapp and George L. Rapp partnered in a successful architectural practice in Chicago and were best known as prolific theater designers in the 1920s. Their more than 400 commissions included the Chicago Theater, Leow's Jersey Theater, the Paramount Building in New York City, Powell Symphony Hall in St. Louis, and the Fisher Theater in Detroit.

By 1885, I.H. Rapp was in architectural practice with Charles W. Bulger in Anthony, Kansas. In 1888, they set up their practice in Trinidad. Their most prominent works include the 1888 City Hall/Fire House [5LA2179.25], the 1889 Zion Lutheran Church, the 1889 First Baptist Church [5LA8697], Temple Aaron Synagogue [5LA2179.12], and the West Block [5LA2179.4]. Bulger left for Galveston, Texas in 1891 and the firm dissolved the following year. Soon afterward Rapp's brother, William Morris, fresh off a commission in Wichita joined Isaac in Trinidad. Although the firm continuously maintained an office in Trinidad, at various times I.H. and W.M. also lived and maintained offices in Las Vegas and Santa Fe, New Mexico. The prolific Rapp firm designed hundreds of important buildings in Southern Colorado, New Mexico, and Texas. In Trinidad alone more than 80 buildings designed by these "Frontier Architects" are still extant (Fletcher 2005). Fletcher coined the term "Frontier Architects" to describe the work of Bulger, the brothers Rapp and A. C. Hendrickson.

* Some of the narrative in this paragraph is excerpted from the inventory form prepared by Thomas H. and R. Laurie Simmons (2001).

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Although Isaac Hamilton Rapp is best known as the “creator” of the Santa Fe Style (Pueblo Revival architecture), he drew on many historic traditions as well as contemporary directions in architecture in executing commissions for clients. It is apparent that he not only was a skilled designer, but also had a broad grasp and knowledge of architectural history. Over his long career, commissions were executed in a number of different styles, from his early Richardsonian and Victorian Romanesque buildings to his final built commission in 1935 (two years after his death) which suggests strong Art Deco influence. Notable among the Rapp and Rapp firm’s Trinidad commissions are the 1892 First National Bank [5LA2179.41], the 1907 West/Fox Theater [5LA2179.94], the 1910 Masonic Temple [5LA2179.38], the 1912 Las Animas County Court House [5LA2179.75], and the 1920 First Christian Church [5LA6551]. Among their New Mexico Commissions were the Territorial Capitol (now the Bataan Memorial Building), the Territorial Governor's Mansion, the LaFonda Hotel, the Fine Arts building, and the New Mexico State Normal School.

William Rapp died in 1920 and Arthur Hendrickson, an important member of the firm who oversaw construction, died the following year. With these sudden deaths, Isaac returned to Trinidad. Francis W. Spencer, who came to the firm in 1910, became head draftsman and Roy W. Vorhees, who joined the firm in 1920, became superintendent of construction. “On a more limited scale, the company went on to design additional structures until it closed around 1930” (Fletcher 2005). Although buildings continued to be attributed to the Rapp firm, several appear to be the work of associates Spencer and Vorhees.

When Isaac died in March 1933, the local paper noted that he was “linked with many of the important construction operations in the city and throughout New Mexico.” The firm had a significant impact on the architectural heritage of Trinidad, as acknowledged in an 1893 publication (cited in Simmons 2001). Although very early in their careers, this publication stated:

Trinidad is one of the best built American cities of its size, and the credit is largely due to the members of the architectural profession, at the head of which are Messrs. I.H. and W.M. Rapp.... They are original in their conceptions and have added to the architectural display of the city, may its attractive ornaments.

It is interesting to note that an associate of the Rapp firm, Francis W. Spencer, designed the 1940 addition for the mortuary conversion. Spencer worked for the Rapp brothers firm for over 20 years in Trinidad and then opened his own office. While with the Rapp firm, Spencer and Roy Voorhees designed the 1928 Montgomery Ward/Piggly Wiggly/Tarabino Building (5LA2179.73). Spencer is also credited with the 1928-29 New Carlisle (5LA2179.232), the Association Motor Co. Garage, and the Holy Trinity School Community Hall in Trinidad, along with other buildings in Southern Colorado and New Mexico.

HISTORICAL BACKGROUND

Shortly after Mexico gained independence from Spain in September of 1821, trader William Becknell established regular trade between Missouri and Santa Fe, by way of a route that traveled through the site of the present city of Trinidad and over Raton Pass to the south. This route later became the route of choice for those travelers going by way of Bent’s Fort, established in 1833.

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Both Mexican and American Santa Fe Trail travelers noticed the fertile Purgatoire Valley and its possibilities for agriculture and livestock grazing. However, it was not until the spring of 1861 that permanent settlers established themselves in the location that became the city of Trinidad. In June of 1862, Trinidad was granted a post office, and on February 6, 1866, the territorial legislature approved the incorporation of the Trinidad Town Company. Three days later, Trinidad became the county seat, when the southern part of Huerfano County was split off to become Las Animas County.

Trinidad's first buildings were primarily of log, jacal, or adobe bricks. Just west of Trinidad at Long's Canyon, a sawmill was established in 1865, giving the town access to much-needed sawn lumber. As the town prospered, Trinidad's most prominent businessmen (merchants and cattlemen) built substantial homes on a hill just two blocks southeast of the intersection of two branches of the Santa Fe Trail in the heart of the business district. By 1874, this residential section was known as "Aristocracy Hill."

By the turn of the 20th century, Trinidad was a bustling city. Ranching and mercantile trade had provided the first wave of wealth-producing growth; now coal mining was providing a second. Aristocracy Hill was still the residential area of choice for many of Trinidad's prominent business families, however, the earlier (and more modest) "first generation" pioneer homes rapidly were being remodeled or replaced altogether by more lavish "second generation" homes with all modern amenities. Newspaper articles of the day praised the fall of every old adobe in remaking Trinidad a first class modern city.

On October 9, 1902, Charles Herbert Nichols, a successful businessman and civic leader, purchased the property from early Trinidad merchant Abe Mansbach. There were one or more older buildings standing on the property at that time. By January of 1904, Mr. Nichols had engaged the architects, I.H. and W.M. Rapp, for his new residence and a newspaper article reported that the house to be built of stone would cost over \$10,000. On April 16, contracts had been let for the work and the demolition of the existing structures was underway. By this time, the newspaper reported that the cost would be \$13,000. Crouch and Smith were the general contractors with excavation work performed by Frank Stites and stonework by D. D. Davis. The foundation was begun on May 27, and by December 2 the newspaper reported that the house was nearing completion, and had cost \$15,000. The Nichols family did not move into their new home until August of 1905, and they gave a housewarming party on September 7, in honor of their son Frederick, who would shortly be leaving to resume his studies in New York. The Nichols family lived in this residence for over 20 years.

Charles H. Nichols was a pioneer citizen of Trinidad, coming to the city at the age of 34 in 1879, when it was little more than a village. The following year, he became associated with August Krille in a wool and hide business, eventually rising to the position of president after the company was incorporated in 1897 as the Krille-Nichols Wool & Hide Company.

By that time, he had been living for at least eight years with his family in a two-story Victorian clapboard home on East Second Street, the heart of Aristocracy Hill. When he bought the property next door to his home from Abe Mansbach, a pioneer merchant who had come to Trinidad before 1872, Nichols was following what many other prominent businessmen were doing at the time. He was replacing a first generation pioneer vernacular construction with a new and substantial architect-designed

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building. He had Abe Mansbach's old house and outbuildings demolished, and in 1904 construction began on the house designed by prominent architects I.H. & W.M. Rapp. The Nichols House was to become the largest and finest of these second-generation residences built in Trinidad's original Aristocracy Hill neighborhood.

At the time he moved into his new home, Charles Herbert Nichols was not only president of the Krille-Nichols Wool & Hide Company, he was also the mayor of Trinidad. Under his administration the city's water system was developed, including the procurement of water rights, storage facilities and laying of pipeline, which system still serves the city today. He also served as a member and president of the city board of education. His newspaper obituary in 1931 perhaps summed up the character of the man, "His interests and activities were many but always quietly carried on for he shunned, as far as possible, the limelight of public attention. He was a good, substantial citizen whose death is a distinct loss to the entire community."

The second owner (1928-1934), Lynn W. Van Vleet, was president of Trinidad Bean & Elevator Company. He was purportedly the first to place a Trinidad product (white northern beans) in national advertising, thus bringing the name of Trinidad, Colorado, to readers of the *Saturday Evening Post*, *Ladies Home Journal*, *McCall's*, *Literary Digest*, and *Good Housekeeping* magazines. The third owner (1934-1940) was Frank S. Graham, president of the First National Bank in Trinidad.

Graham sold the house to the Campbell-Lewis Mortuary in 1940 for use as a funeral home. At that time the *Chronicle-News* described the house as "one of the finest residence in Trinidad." The first funeral held in the building was in December 1940, and an open house for the public occurred in March the following year. The local paper noted the building was "a complete modern funeral home in every respect." The house was used as a mortuary until sometime in 1995. The current owners acquired the house the following year and now operate it as a bed and breakfast.

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Ca. 1910 photograph
(Source: A. R. Mitchell Museum, Aultman Studio Collection)



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GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lot 1, except the south 42.5 feet of the West 32 feet, except the South 46.5 feet of the East 95.70 feet, in Block 67, Original Townsite, City of Trinidad, as indicated by the dashed line on the accompanying site plan.

BOUNDARY JUSTIFICATION

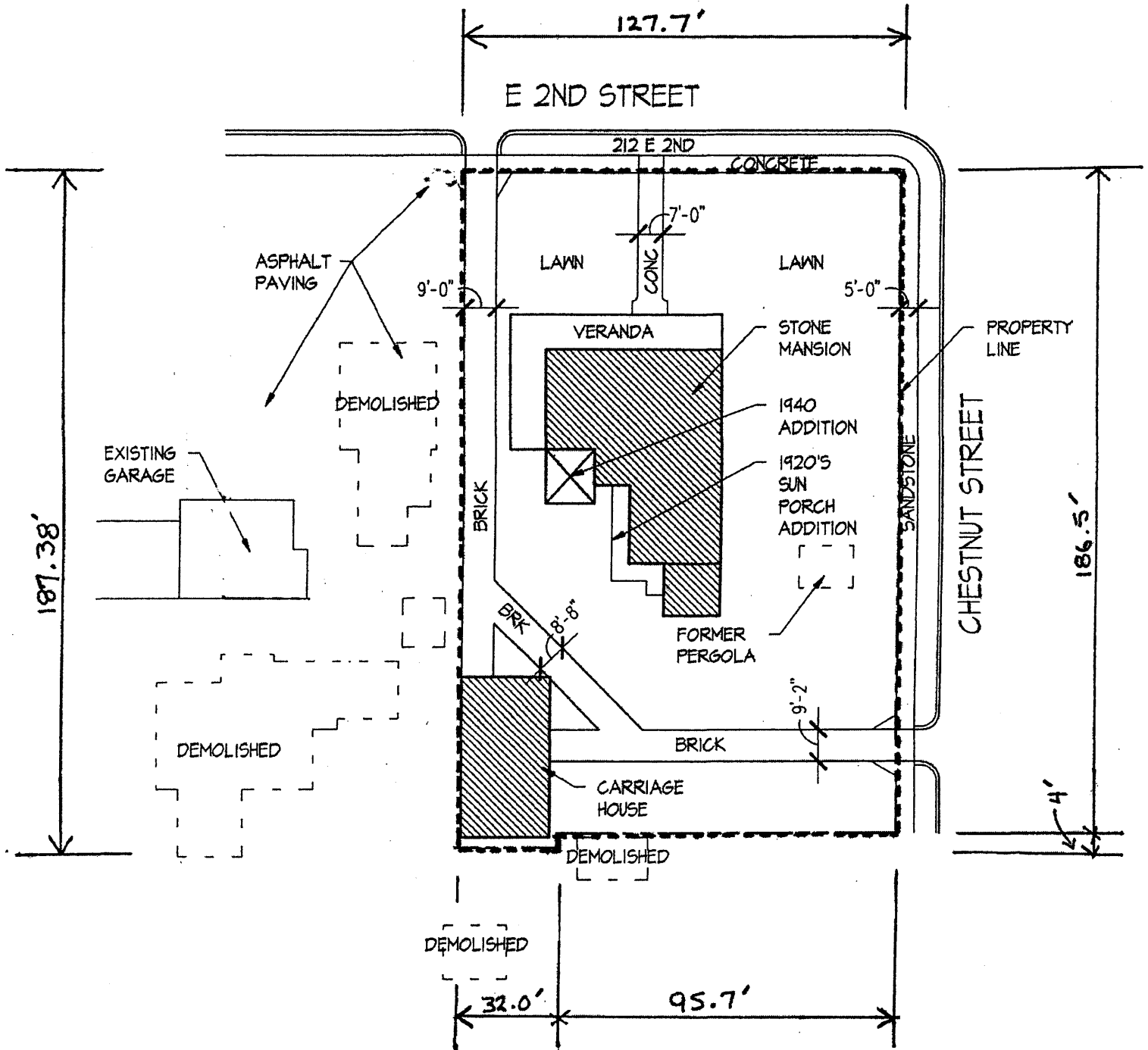
The boundary, drawn to include the residence and accompanying carriage house, is the parcel of land historically associated with the C. H. Nichols residence.

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Site Plan



Site Plan

Scale : NTS

MARK M. JONES ASSOCIATES, ARCHITECTS, LLC



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PHOTOGRAPH LOG

The following information pertains to all photographs:

Name of Property: C. H. Nichols Residence
Location: Trinidad, Las Animas County, Colorado
Photographer: Constance La Lena
Date of Photographs: August 2003
Negatives: in possession of photographer, 124 E. 2nd St., Trinidad

<u>Photo No.</u>	<u>Photographic Information</u>
1	North façade and east side of house; view to SW
2	North façade of house; view to S-SE
3	North facade and west side of house; view to SE
4	West side of house; view to NE
5	South end (rear) of house; view to N-NW
6	Southeast corner of house; view to NW
7	East side of house; view to SW
8	East side of Carriage House; view to SW
9	North side of Carriage House; view to S-SE
10	Northwest corner of Carriage House, view to SE
11	South side of Carriage House; view to N-NW
12	Interior, entrance hall and staircase
13	Interior, entrance hall with beamed ceiling
14	Interior, entrance hall with paneled wainscoting
15	Interior, entrance hall, detail
16	Interior, pocket doors to library from entrance hall
17	Interior, library, bookcases with leaded glass
18	Interior, library, fireplace with ceramic tile surround
19	Interior, colonnaded opening to dining room
20	Interior, dining room with built-in cabinetry
21	Interior, dining room with cabinetry and beamed ceiling
22	Interior, pocket doors to library from dining room
23	Interior, dining room, detail
24	Interior, living room fireplace with tile and cast iron firebox

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USGS TOPOGRAPHIC MAP
Trinidad West Quadrangle, Colorado

UTM: Zone 13 / 544223E / 4113350N (NAD 27)
PLSS: 6th PM, T33S, R63W, Sec. 18, SE SW NW SW

