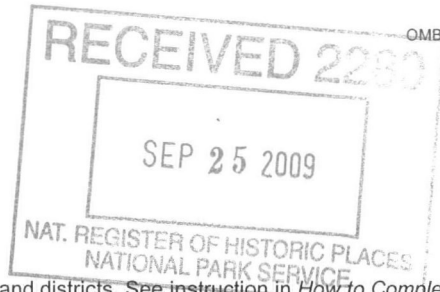


United States Department of the Interior
 National Park Service
**National Register of Historic Places
 Registration Form**

869



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 McCormick House
 other names/site number Wight House; 5LA.12110

2. Location

street & number 1919 Pinon Street [N/A] not for publication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.)

[Signature] Deputy State Historic Preservation Officer 8/24/09 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 See continuation sheet.
- other, explain See continuation sheet.

Signature of the Keeper [Signature] Date of Action 11.4.09
Edson W. Beall

McCormick House
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 | |
|--------------|-----------------|------------|
| 1 | 1 | buildings |
| 0 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 1 | 1 | 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/ Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

Materials

(Enter categories from instructions)

| | |
|------------|-----------|
| foundation | SANDSTONE |
| walls | BRICK |
| | WOOD |
| roof | ASPHALT |
| other | WOOD |

Narrative Description

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

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

McCormick House, Las Animas County, Colorado

Section number 7 Page 1**DESCRIPTION**

Completed in 1891, the McCormick House is located in Powder House Canon, approximately two miles north and west from the commercial center of Trinidad, Colorado. The neighborhood is sparsely settled and is nestled in an area between Simpson's Rest (500 feet above the Purgatoire River) and Prospect Point (600 feet above the Purgatoire River). The house is elevated a few feet above and fronts on Pinon Street, which at this location runs in a southeasterly to a northwesterly direction. Block 13, on which the house sits and which was built upon a portion of Lots ten and eleven, is only partially developed. The non-contributing garage built circa 1960, overlaps part of Lots nine and ten. The remainder of the property (Lots five to nine and Lot 12) is undeveloped and contains a few deciduous trees, firs, scrub brush and grass. A basket-weave wooden fence surrounds the perimeter of the property. Until 1913, the building's original street number was 1425 Pinon.

The northern part of Block 13 (Lots 12 to nine) has a steep gradient from the escarpment of Prospect Point, which comes down from behind the garage and house to Pinon Street. The gravel road (used as an alley) sits above and at the back of the property, which at this point required a five-foot tall retaining wall. Because of the slope, the builder excavated a great deal of earth to place the house foundation on a level footing. The original two-and-a-half foot tall, sandstone retaining wall continues to support the slope along the front of the property. A gentler slope, from Lot eight to five, runs in a southeasterly direction to the edge of the property line.

The two-and-a-half story Queen Anne brick house has an irregular footprint, which measures approximately 50 feet wide by 55 feet deep. The building rests on a foundation of rough faced sandstone. The solid brick walls are painted and laid in a stretcher bond course that is three bricks thick. A double brick belt course, between the first and second floor, extends around the entire building. With a few exceptions as noted, all of the 50 windows are one-over-one and single hung with sandstone sills. Gray asphalt shingles sheathe the steeply pitched hipped roof with lower cross gables.

House (1891; photos 1-17)*Northeastern facing façade*

Because of its setting, the building presents a massive appearance when viewed from its façade. The northeastern facing façade has a large bay on the left, round tower on the right, and a recessed entrance covered by a two-story porch in the center. The curvature of the tower on the right and the extended angle of the bay on the left reinforce the asymmetrical appearance of the façade. A concrete sidewalk and five concrete steps lead to the centrally positioned two-story Colonial Revival influenced wooden porch and front entrance. The first floor porch extends beyond—and angles away from—the walls of the extended bay and the curved wall of the tower. Long narrow windows flank the original glass paneled entrance door. A shed roof angles inward and covers the porch while four square wooden pillars with chamfered corners (shaved off at a 45-degree angle) provide support. A wood carved sunburst occupies the wedge between the porch roof and the pillars on either end. Between the pillars, a wooden balustrade exists.

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

McCormick House, Las Animas County, Colorado

Section number 7 Page 2

Fenestration on the second-story porch mirrors that of the main entrance. Round pillars, with plain square capitals, support the balcony roof that is an extension of the main hipped roof of the building. Fishscale shingles adorn the balustrade of the balcony. Directly above the porches is a large hipped roof dormer with three windows. Fishscale shingles appear below the windows and on the sides.

To the left of the entrance, at the southeastern corner of the main building, a five sided, two-and-a-half -story extended bay with oblique angles creates a prominent stance. It has a complex roof that includes a gable roof over its widest wall. Visible from the façade are three sides of the bay including the widest wall, at the southeastern most section, that provides a statement of its architectural asymmetry. Centered in the first story of the wide wall, a large round arched window exists. A soldier arch, topped with a projecting rowlock arch, surrounds the top of the window. A pair of windows exists in the second story. Fishscale shingles adorn the gable end. To the right of the wide wall is a narrow wall angled only slightly from the front, with a window in both the first and second floors. The third side of the bay angles in toward the entrance and has no fenestration.

A two-and-a-half story round tower with a conical roof sits to the right of the entrance. Four equally positioned windows occupy the first and second floors. The open portion of the tower's attic porch has a balustrade covered by fishscale shingles. Fishscale shingles continue around to the back of the tower. Round posts, with undecorated cushion capitals, support the finial-capped roof.

Northwestern facing side

Most noticeable from the northwest side of the building, the tower appears as a mere bulge growing from the main mass of the house, rather than a separate design element. In addition to the incorporated section of the back of the tower, the northwest elevation has a single window in the center and a paired set of windows on the right side of both stories. On the roof, just to the right of the tower porch, is an eyebrow dormer. At the ridgeline one of the three brick chimneys protrudes above the roofline. A large gable, on the far right of the northwest side, has a small multi-pane horizontal fixed window and below it a pair of multi-pane vertical recessed casement windows. Decorative half cove shingles accent the gable end and curve toward the recessed windows.

Southwestern facing (back) side

The southwestern facing back of the house has three components. On the left, on the first floor, is a sealed off doorway that originally gave access to the dining room. A window exists next to the door and there is evidence suggesting a shed roof porch may have originally extended over the door and window. One second-story window exists, in this section, directly above the sealed off door.

In the middle section, a one-story flat roofed addition projects approximately six feet to the southwest. It has a long narrow window on the west side and a window on the southwestern side. Below the window on the southwest facing wall is an outside storm cellar door with stairs that lead down to the cellar. This is the only access to the basement. The flat roof of the one-story addition provides a deck area accessible from a centered second-floor door flanked by

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McCormick House, Las Animas County, Colorado

Section number 7 Page 3

narrow windows. The composition of the second-story wall is shiplap siding, slightly recessed from the brick wall on the left. Shiplap siding also covers half of the exposed gable to the right. Above this section a shed roofed dormer punctuates the main roof where paired multi-pane hopper windows exist. Random shake siding covers the dormer.

To the right of this elevation is a side gabled projection with no fenestration. Above this section and extending slightly over the middle section is a gable end clad in random shake siding. A fluted chimney extends from the roofline above the gable. A small shed roof porch extends from kitchen on the right section. This porch was originally open, but a previous owner enclosed it with walls of random sized shake siding at an unknown date.

Southeastern facing side

A one-and-a-half-story gable roofed extension wraps itself around the southwestern corner of the southeastern facing side of the building and projects from the main house wall by about 10 feet. To the right of the gabled extension, on the main house wall, is another entrance with a centered glass paneled door and transom. To the left of the door is a boarded over narrow window. Evidence exists of a shed roof porch that extended over the first floor. Due to its deteriorated condition, the current owner removed this porch and is currently restoring it before reattaching it. Two very narrow windows occupy the second floor. Above the second floor and continuing slightly over the extension, an attic gable, the same as its counterpart on the northwestern facing side with its multi-pane windows and decorative half cove shingles curving into the recessed windows, exists. To the right of the gable is the third chimney, matching the second with its fluted sides. A metal cap tops the chimney. On the eastern side (right) of this elevation, the remaining two sides of the large protruding five-sided bay, portions also visible from the façade, exist. One window appears in both stories of the bay sides.

Interior (photos 20-23)

The house interior displays a complex floor plan with no apparent major modifications, although wood paneling now covers some of the walls. The original doors, doorframes, transoms, brass hinges, windows (including curved glass in the tower), mantles, air registers, hardware, and baseboards are all intact. Many of the original switch plates still exist. The homeowner recently removed circa 1970s carpet and revealed the original oak floors trimmed in Douglas fir in the public rooms and yellow pine floors in the other rooms.

First floor

The front door opens to a main entry hall with an unusual reversed curve stairway, which leads to the second floor. Opposite the stairway is a small fireplace. The family room, located in the extended bay, has a small fireplace and wood paneling covers the walls. Access to the living room, located in the tower, is through sliding doors, from either the entry hall or the dining room. A dining room, kitchen, and mudroom make up the remainder of the first floor rooms.

Second Floor

Three large bedrooms occupy the second floor. Two staircase landings, necessitated by front and rear staircases that ascend from the first floor, consume the central part of this floor.

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McCormick House, Las Animas County, Colorado

Section number 7 Page 4*Attic*

A back staircase leads to the attic space, which contains two bedrooms and a large open area. These were most likely the servants' bedrooms originally. The large area served as a play area for the Wight children when Edward and Mary Wight moved to the house in 1904 with their four children.

Alterations

Since the house was constructed there have been no major alterations to the exterior or interior. Soon after the Edward Wight family moved into the house in 1904, the family had the kitchen area enlarged with a one-story flat roof addition on the southwest elevation. Although the actual date of this addition is unknown, to accommodate the family of six the estimated date is circa 1904 to 1906. A previous owner removed a porch on the back (southwestern elevation), presumably due to deterioration. A previous owner also enclosed the kitchen porch, on the southwest elevation, at an unknown date. The current owner removed the porch on the southeast side of the house in 2009, due to deterioration, and is in the process of restoring it for reattachment. The house retains a high degree of integrity with respect to its feeling, association, setting, location, workmanship, materials, and design.

Garage (ca. 1960; photos 18, 19)

A garage is located at the back of the house and close to the southwestern corner of the house. The one story front gabled roof building has pressboard siding cut to resemble wide clapboard siding. Asphalt shingles cover the roof and two garage doors are located on the southeast facing side. There is an access door located on the northwest facing side. The dimensions of the garage are 20 feet x 24 feet. Due to its relatively recent construction and lack of architectural distinction, it is considered a non-contributing building.

McCormick House
Name of Property

Las Animas County, 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

Periods of Significance

1891

Significant Dates

1891

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bulger, Charles William

Rapp, Isaac Hamilton

Primary location of additional data:

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

Name of repository:

Colorado Historical Society

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McCormick House, Las Animas County, Colorado

Section number 8 Page 5**SIGNIFICANCE**

The 1891 McCormick House is eligible under Criterion C for **Architecture**, as a good example of a late 19th century distinctive Queen Anne style house. The house displays the prominent features of the Queen Anne style in its steeply pitched hipped roof with lower cross gable roofs, round tower, balconies, dormers, arched window, decorative fishscale shingles, and overall discontinuity of the vertical wall plane. The two-story front porch exhibits a Colonial Revival influence and dominates the recessed center bay of the façade. The house, which is the largest house in the northwestern part of Trinidad, represents the work of Charles William Bulger and Isaac Hamilton Rapp who were prominent architects in the area. The period of significance is 1891, the year of construction.

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 Kansas. Established as a trading stop on the Mountain Branch of the Santa Fe Trail, Trinidad as a permanent settlement was not until 1861.

In 1866 the Colorado Territorial Legislature carved Las Animas County out of very large Huerfano County, one of Colorado's original seventeen counties. Trinidad incorporated on February 10, 1876, and became a City of the Second Class on December 13, 1879. Large cattle and sheep ranches developing in the surrounding areas directly influenced the town's growth during its formative years. Trinidad's fortunes slowly changed from a pastoral economy to one fostered by coal discovery and mining in the surrounding areas, along with the arrival of railroads to transport the coal to various destinations. Colorado Coal and Iron Company (later renamed Colorado Fuel & Iron, or CF&I) eventually owned most of the mines. The coke produced by the beehive ovens of the mining camps ultimately fueled the steel mill blast furnaces of CF&I at Pueblo, Colorado. Trinidad became the commercial and supply center for the surrounding coal camps.

Construction History

On June 13, 1888, the Trinidad *Daily News* reported D.W. McCormick had purchased, "...lots 7 to 12 inclusive, block 13 for \$1,200." "He proposes to erect a \$5000 [sic] brick, dwelling house on these lots." More than a year later the newspaper reported that Mrs. McCormick had a well bored that was 122 feet deep and contained 45 feet of water (*Daily News*, 24 August 1889). Seven months later the McCormicks expanded their property by purchasing Lots Five and Six of Block 13 at a cost of \$400. (*Daily Advertiser*, 12 March 1890, p. 6).

Two articles appeared in the Denver architectural periodical, under the heading "Reported by Bulger & Rapp," which mentioned the firm's construction of the McCormick residence. The second article reported the building was to have, "...cutstone trimmings, Colonial and Queen

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McCormick House, Las Animas County, Colorado

Section number 8 Page 6

Anne style with all modern improvement....” The cost was to be \$7,000 and Bulger and Rapp were the architects and superintendents (*The Western Architect and Building News*, June 1890, p. 59 and August 1890, p. 87).

The 15 May 1891 *Evening Chronicle* edition reported, “One of the handsomest residences in the city is the one just finished for Mr. McCormick in the conon [sic] west of Simpson’s rest.” The same newspaper, in its 30 July 1891 edition noted, “The biggest carpet contract ever given in the city is being furnished by Jameson [sic] Bros. They are carpeting every room in the handsome large McCormick house, in the northwestern suburbs of the city.” The last known article regarding the house appeared in *Portrait and Biographical Record*, 1899, (p. 1433).

David W. Mc Cormick [sic]. The visitor in Trinidad notices, picturesquely situated in the canon between “Prospect Point” and “Simpson’s Rest,” one of the most elegant residences in the city. Here, in the house he erected in 1889 [sic], Mr. McCormick is passing the twilight of his years, in retirement from the cares that once thronged his busy life. After years of activity, he can now, in his leisure, look back upon the past without regret and forward to the future without fear, strong in the knowledge that he has done all within his power to make the world better for his having lived.

Although Queen Anne style houses often have elaborate ornamentation, the total composition of the McCormick house has limited ornamentation in its design, presumably at the request of David W. McCormick. It was possibly a reflection of his Scottish thriftiness.

David W. McCormick

David William McCormick (Photo H1) was born in Lewistown, Pennsylvania, on September 30, 1817, though some reports have his birth year as 1819. He was the son of David and June (Thompson) McCormick and was the youngest of five children. As a boy, he assisted in his father’s store in Lewistown. In 1855 he moved west to Leavenworth, Kansas, and opened a general store. In 1860 he crossed the plains, via the Santa Fe Trail, and reached Las Vegas in the Territory of New Mexico by June of that year. In 1862, he received a government contract to furnish supplies to the troops on the frontier. On April 20, 1868, at Undercliff, Colorado, he married Mrs. Helen N. Boice, (Photo H2) widow of Stephen Boice, and a daughter of Alexander and Lucy Hatch. Although it is unknown how many children Helen Boice had with Stephen, there is a report of a daughter who lived in Pueblo, Colorado. No children were born to David W. McCormick and Helen Boice McCormick.

In 1867 Mr. McCormick came to Trinidad and established a general store. The town was then a village, with a few hundred people, and indicating to a stranger little promise of growth. After two years he sold his business, and began to buy and ship wool, establishing a store on the Cucharas, above what is now Walsenburg [Colorado], and remained there for several years. From there he went to a point forty miles away, where he engaged in stock raising and ranching, and continued there until 1888, when he returned to Trinidad. Here he became interested in buying and improving real estate (*Portrait and Biographical Record*, 1899, p. 1434).

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McCormick House, Las Animas County, Colorado

Section number 8 Page 7

David McCormick passed away on April 14, 1902, at the age of 85. Helen McCormick continued living in the house until 1904 when she moved to Pueblo. She died at her daughter's residence in Pueblo, Colorado, on July 9, 1906. In her obituary in the *Daily Advertiser* on July 10, 1906, Mrs. McCormick was purportedly, "The first white lady to ever enter the Rocky Mountain country...." Prior to moving to Pueblo, Mrs. McCormick sold the Pinon Street house in 1904 to Edward D. Wight. His wife, Mary Augusta Mitchell Wight (Photo H3), was Helen McCormick's niece.

Edward D. Wight

Edward D. Wight (Photo H4) was born at Windsor, Maine, on August 5, 1860, but he spent his boyhood on a farm at Parkman, 60 miles from Windsor. He was the oldest of seven children. In a biography in the *Chronicle-News*, on March 29, 1931, it indicated Wight had traced his ancestors' arrival in Massachusetts from the Isle of Wight circa 1630.¹ In 1878, at the age of 18, Edward Wight came to Trinidad at the request of his uncle Frederick Dearborn Wight who came to Trinidad in 1874. Frederick Wight was a banker and had large ranching interests. For a time Edward Wight worked at his uncle's First National Bank and shared in his ranching interests. Edward then became one of the founders of the Trinidad National Bank.

On September 8, 1886, Edward married Mary Augusta Mitchell (*Daily Advertiser*, 9 September 1886, p.4). Mary A. Mitchell was born in Trinidad on April 6, 1868, and was educated at Tillotson Academy. In December 1888, *The Weekly News* reported Bulger and Rapp were preparing plans for a "dwelling" for E.D. Wight on Colorado Avenue (7 December 1888, p. 4). This was a house built at 329 Colorado Avenue; however, subsequent owners drastically altered the property in later years, and it now has a street number of 411. In early 1890, Edward Wight became the president of the Bank of Trinidad after its reorganization. In 1904 the Wights purchased and moved into the McCormick House on Pinon.

The Wights had five children: Ruth in 1887, Gertrude in 1890, Clara in 1891, Kenneth in 1893 and Thomas in 1897. Thomas died from whooping cough on March 29, 1900. Due to the size of the family, the Wights had the kitchen area enlarged to the southwest. Mary Wight passed away on December 4, 1916. On December 30, 1923, Edward Wight married Mrs. Jennie Eva Dye, a widow whose husband had died on August 7, 1922. Jennie Dye Wight was born in Mishawka, Indiana, on April 11, 1866.

Edward D. Wight passed away at the McCormick House on May 16, 1931, at the age of 71. Mrs. Jennie Wight remained at the house on Pinon until 1935. Various individuals owned and or occupied the house between the late 1930s and 1981 when Doris Frank purchased the house. She did not live in the house, but possibly rented it in the first few years of ownership. However, for at least the last twenty years the house has sat vacant. When Mrs. Frank passed

¹ Thomas Wight assisted in the founding of Dedham, Massachusetts. He and his family then moved to Medfield, a town which he helped plat. He and his sons were among the first contributors to the founding of Harvard University at Cambridge. He is the great-great-grandfather of Frederick Dearborn Wight, who was the uncle of Edward D. Wight. ("Wight, Frederick Dearborn," *History of Colorado*, Volume 4. Chicago: The Blakely Printing Company, 1895, p. 609.)

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McCormick House, Las Animas County, Colorado

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away in 2005, her three children inherited the property, but the house has remained vacant. In the fall of 2008, the current owner purchased the property and started restoring the house.

Architects*Charles William Bulger*

Charles William Bulger (Photo H6) was born in Delphi, Indiana, on August 3, 1851. He was the oldest of Charles and Sarah Bulger's four children. He attended Wabash College in Crawfordsville, Indiana, and married Ida Connelly in 1875. Their first child, Emily, was born in 1879. By 1880, the Bulgers were living in Anthony, Kansas, where Charles was involved with the erection of a flouring mill. On May 13, 1880, the local Anthony newspaper, *The Republican*, referred to Bulger as a "practical millwright." Bulger and his wife were among twelve pioneers who organized the First Baptist Church in Anthony on June 27, 1880. Their only son, Charles Castleman Bulger, was born on March 4, 1881. By November 1883 Bulger listed himself in the newspapers as being owner of a lumberyard and an architect. The *Anthony Journal*, on November 29, 1883, reported the following:

C.W. Bulger is distinguishing himself as an architect. He showed us a plan that he has drafted for a residence in this city, that for convenience, symmetry [sic] and perfect proportions is ahead of anything we have seen in this country.

The first discovered reference to the firm of Bulger and Rapp in Anthony appeared on March 14, 1885 (*Weekly Republican* 14 March 1885, p. 4). The article stated Bulger and Rapp purchased a lot south of the rink for storing lumber. It seems their early partnership was as contractors and building supervisors, along with owning a lumberyard. Their first documented commission to draft plans for a building came in December 1885, for the First Baptist Church (*Weekly Republican* 11 December 1885). Between 1886 and early 1888 they received numerous additional commissions to design commercial, residential and religious buildings in the town. One of the most significant commissions was for the three-story Anthony Opera House. They also received the contract for the superstructure. Completed and dedicated on December 13, 1887, the opera house purportedly cost \$30,000. The last mention of the firm appeared in the *Daily Republican* on March 16, 1888, noting Bulger & Rapp had failed to receive the design contract for Clark County's new courthouse in Ashland, Kansas.

Bulger arrived in Trinidad, Colorado, as reported by the town's local newspapers, on April 9, 1888. One of the first advertisements for the firm of Bulger & Rapp, Architects and Superintendents, appeared in the *Daily Citizen* on April 9, 1888. It made mention of, "Modern Residence Plans a Specialty." The *Daily Advertiser*, on April 10, 1888, gave a glowing account of the firm's accomplishments in Anthony.

Mr. C.W. Bulger, of the firm of Bulger & Rapp, architects and superintendents, from Anthony, Kansas, arrived in the city yesterday and will locate permanently. Mr. Rapp will follow within a few days. The firm will office with Mr. C.T. Quisenberry in the John-Bell Block, opposite the postoffice [sic]. The city from which these gentlemen hail is one of the best built in the west, and this firm did the work. They are thorough masters of their profession, and it is with pleasure

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McCormick House, Las Animas County, Colorado

Section number 8 Page 9

that the Advertiser welcoms [sic] them to Trinidad where they are sure of receiving a big business.

The first documented commission for Bulger & Rapp in Trinidad came in May 1888, for a two-story building on North Commercial Street for Mr. D.L. Taylor. The foundation was completed, but for some unknown reason the building was not finished. They received a second commission in July 1888 for a combination city hall and fire station. The firm designed many significant buildings, one being the Richardsonian Romanesque style First National Bank building (1889). Besides religious, public and commercial buildings, the firm designed ten residences, the last being for D.W. McCormick on Pinon Street. In addition to the McCormick House and the Edward D. Wight house at 329 Colorado Avenue, other examples of Bulger & Rapp residential designs still extant in Trinidad include:

Mercier house (1888, Photo H8)
George Forbes house (1890, Photo H9) [5LA.2179.157]
H. Schneider house
Helen Dill house
G. H. Eaton house, and
Judge Caldwell Yeaman house

Early on, Bulger seemed to be suffering from the high altitude of Trinidad (at an elevation of 6,025 feet). Local newspapers reported his disabling bouts with "mountain fever," now referred to as altitude sickness. The first intimation Bulger was considering moving from Trinidad appeared in the *Daily News* for January 5, 1891. He traveled to Galveston, Texas, with C.T. Quisenberry, and commented he came to that city with the intention of making it his home. On March 10, 1891, members of the Trinidad Baptist Church gave a surprise farewell party for the Bulgers.

Bulger practiced in Galveston from 1891 to 1904, designing a number of commercial and residential buildings. Along with his family, Bulger survived the devastating 1900 hurricane by taking shelter in his office in the Levy Building, which he designed in 1896. In 1902 the architect's son, Clarence Castleman Bulger, joined the firm after graduating from the University of Chicago with a degree in architecture.

Charles and Ida Bulger moved to Dallas, Texas, in 1904, followed in 1906 by their son Clarence and his young wife Clara. Charles W. Bulger and Son received credit for designing numerous buildings. One of them, the fifteen-story Praetorian Building, was Texas' first true steel-framed skyscraper, built in 1907. Ultimately, the firm designed various buildings, including more than 60 churches, in Texas, Oklahoma, Louisiana and New Mexico. Bulger died on June 17, 1922, and his son continued the practice.

Isaac Hamilton Rapp

Isaac Hamilton Rapp (Photo H7) was born in New York City in December (day unknown) 1854. He was the oldest son of Isaac and Georgeina Rapp. The senior Rapp left New York and journeyed west, settling in Carbondale, Illinois. In 1856, his wife and two children followed. The family grew to include nine children, two girls and seven boys. Four of the boys became

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

McCormick House, Las Animas County, Colorado

Section number 8 Page 10

architects.² Although Isaac Hamilton Rapp attended Normal College, now Southern Illinois University, no advanced architectural courses were available at the time. It is likely he received some form of guidance in the building trade from his father who was a carpenter and building supervisor in Carbondale.

As noted previously, Rapp was in Anthony, Kansas, in March 1885, in partnership with Bulger. Additionally, Rapp's name appeared in the 1885 census for the town. The January 1, 1886 issue of the *Republican* provided an extensive list of all major business buildings and homes built during the previous year, giving credit to Bulger and Rapp for providing information for the article.

While in Anthony, Rapp returned to Illinois in March 1886, to marry Jean Morrison of Odin, Illinois. The couple built a home on North Springfield Avenue, on Quality Hill in Anthony, which they completed in March 1887.

The local Trinidad newspapers announced Rapp's relocation to Trinidad on April 9, 1888, from Anthony. There had been no mention in the local Anthony newspapers of his departure. The only indication Rapp was leaving Anthony came in a brief sentence in the City Summary column of the *Daily Republican* on May 8, 1888, "Mr. and Mrs. I.H. Rapp start tomorrow for Trinidad, Colorado."

After Rapp followed Bulger to Trinidad, they designed a number of buildings while Bulger was still in town. They also went afield, for they designed the Donley County Courthouse (1890) in Clarendon, Texas (listed in the National Register) and the Prowers County Courthouse (1890) in Lamar, Colorado (razed). The last documented building Bulger & Rapp designed in Trinidad was the Congregational Church (November 1890). During the three years the Bulger & Rapp partnership existed in Trinidad (April 1888 to March 1891), the firm designed 32 documented buildings. Eighteen of these are extant as of 2009.

After Bulger left for Galveston, William Mason Rapp (born October 29, 1863) joined his brother Isaac Rapp and the firm became known as I.H. & W.M. Rapp, Architects. The brothers went on to design hundreds of buildings in southern Colorado, throughout the state of New Mexico and in the panhandle of Texas. Although their main office was in Trinidad for the duration of the firm's existence, at times they also had offices in Santa Fe and Las Vegas, New Mexico. Arthur C. Hendrickson, from Beloit, Wisconsin, joined the firm in 1900 and later became a partner. Together they created an architectural style—known as Pueblo Revival—and designed several buildings in that form; most notably the New Mexico Building at the Panama-California Exposition in San Diego (1914), and the Museum of Fine Arts (1916) and LaFonda Hotel (1920) in Santa Fe, New Mexico.

² Brothers Isaac Hamilton Rapp and William Mason Rapp practiced architecture together in southern Colorado, New Mexico and the Texas panhandle, while brothers Cornelius Ward Rapp (1860-1926) and George Leslie Rapp (1878-1941) formed a Chicago based architectural firm designing prominent buildings, including many movie theaters, in Chicago and around the country (Ward Rapp (grandson of William Mason Rapp). Interview, 13 July 2009, by Ken Fletcher on file with Ken Fletcher).

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
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McCormick House, Las Animas County, Colorado

Section number 8 Page 11

With the deaths of William Rapp (June 4, 1920) and Arthur Hendrickson (July 30, 1921), Isaac Rapp returned to Trinidad in 1924 from Santa Fe where he had been living and operating the Santa Fe office. Francis Spencer, Hendrickson's right hand man, became head draftsman and Roy Vorhees, who had joined the firm in 1920, became the building supervisor. The firm continued to design buildings until 1930 when Isaac Rapp retired. He passed away on March 27, 1933.

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United States Department of the Interior
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McCormick House, Las Animas County, Colorado

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National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

McCormick House, Las Animas County, Colorado

Section number 9 Page 13

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Land Survey Plat, Blocks 13 and 14 of James and Mix Re-Subdivision of Grass and Allens Subdivision to the City of Trinidad, County of Las Animas, State of Colorado. Terry Surveying, Incorporated. 18 September 2008.

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

McCormick House, Las Animas County, Colorado

Section number 9 Page 14

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McCormick House
Name of Property

Las Animas County, Colorado
County/State

10. Geographical Data

Acreege of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 542 621 4114 967 (NAD27)
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

The UTM's were derived by the Office of Archaeology and Historic Preservation from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land

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 April 27, 2009

street & number 109 S. Spruce Street, Apt. 3 telephone (719) 680-9138

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 The Mayben Family Revocable Trust, William and Mary Mayben, trustees

street & number 4243 Green Acres Court telephone _____

city or town Fairfield state CA zip code 94534

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 range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

McCormick House, Las Animas County, Colorado

Section number 10 Page 15

GEOGRAPHICAL DATA

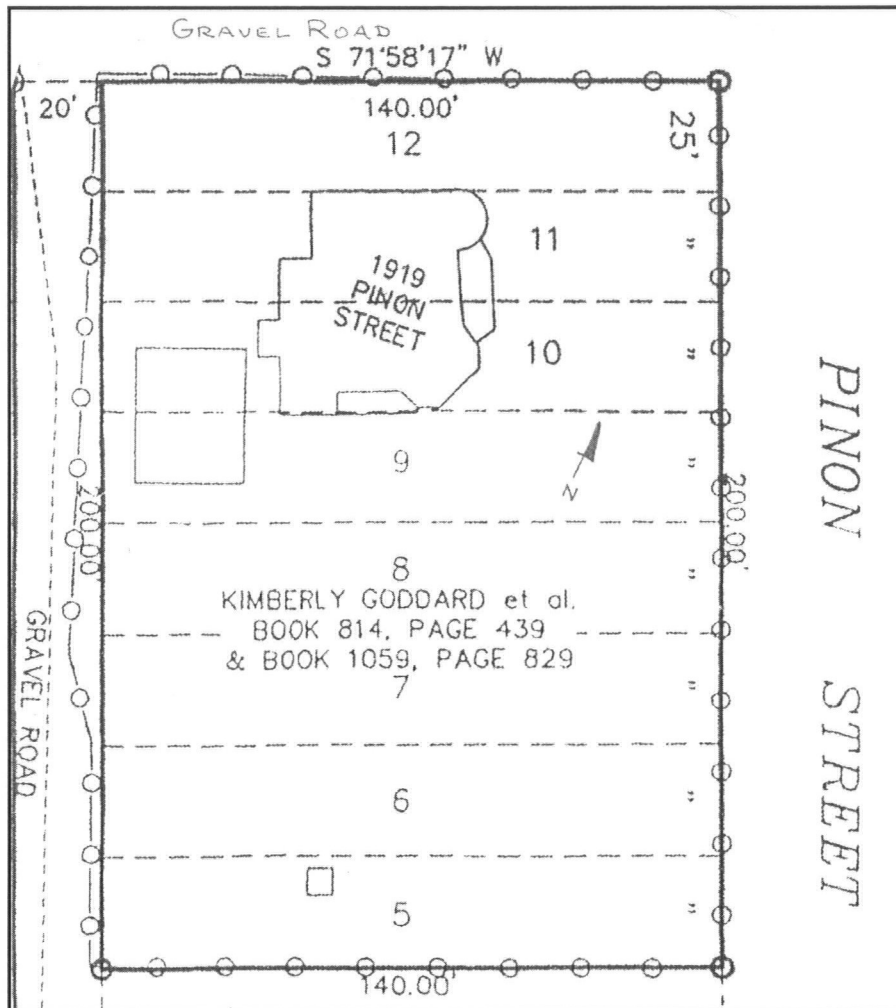
VERBAL BOUNDARY DESCRIPTION

Lots 5 through 12, Block 13 of James and Mix re-subdivision of Grass and Allen's Addition to the city of Trinidad, County of Las Animas, State of Colorado. The parcel totals 28,000 square feet.

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel of land historically associated with the McCormick House.

SKETCH MAP



Land Survey Plat for Part of Blocks 13 and 14 of James and Mix Re-Subdivision of Grass and Allens Subdivision to the City of Trinidad by Gary Terry of Terry Surveying Inc., September 18, 2008.

National Register of Historic Places Continuation Sheet

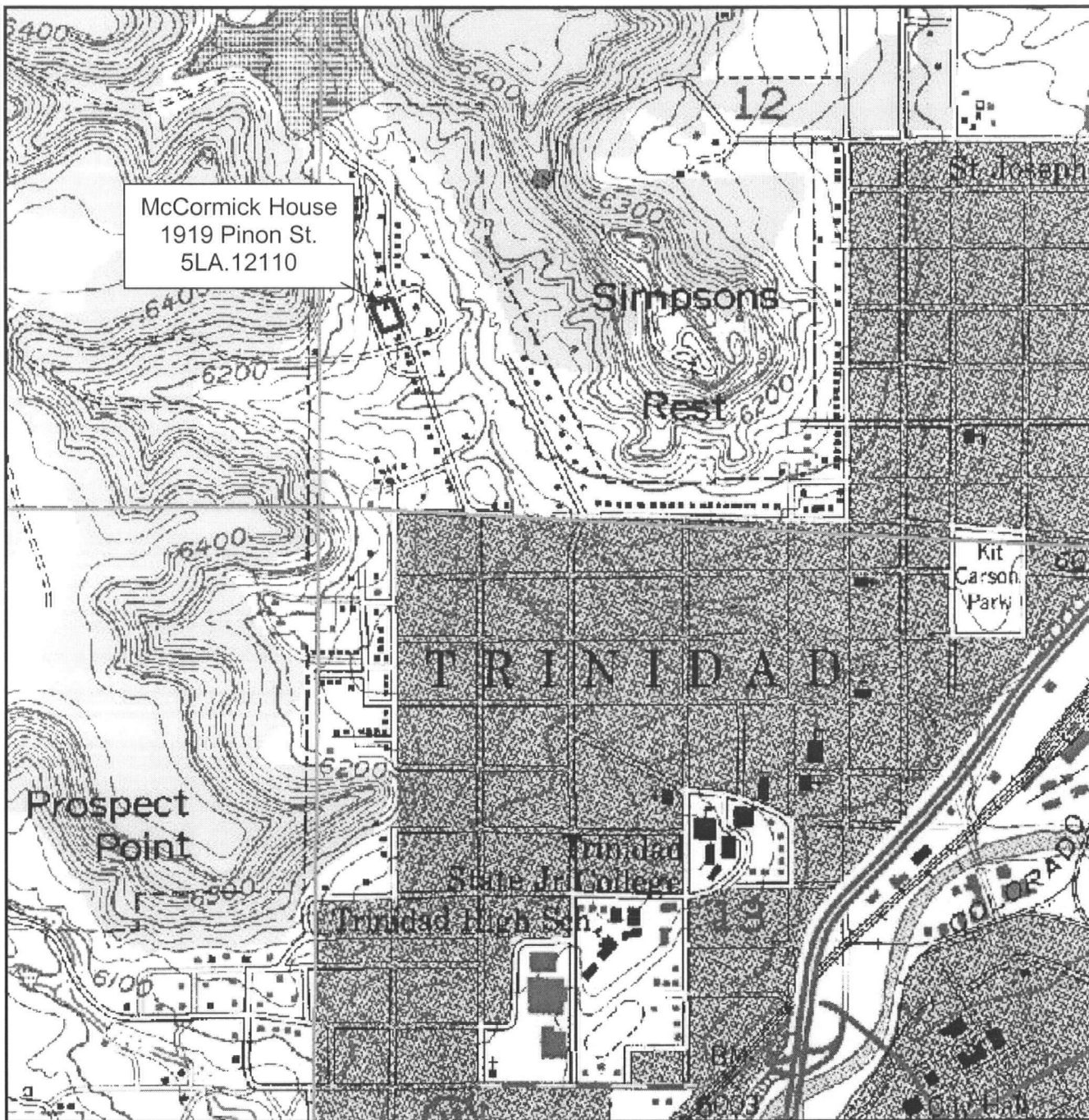
United States Department of the Interior
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McCormick House, Las Animas County, Colorado

Section number 10 Page 16

USGS TOPOGRAPHIC MAP
Trinidad West Quadrangle, Colorado
7.5 Minute Series

UTM: Zone 13; 542 621mE 4114 967mN (NAD27)
PLSS: 6th PM, T33S, R64W, Sec. 12 NE ¼ NW ¼ SW ¼ SW ¼
Elevation: 6120 feet



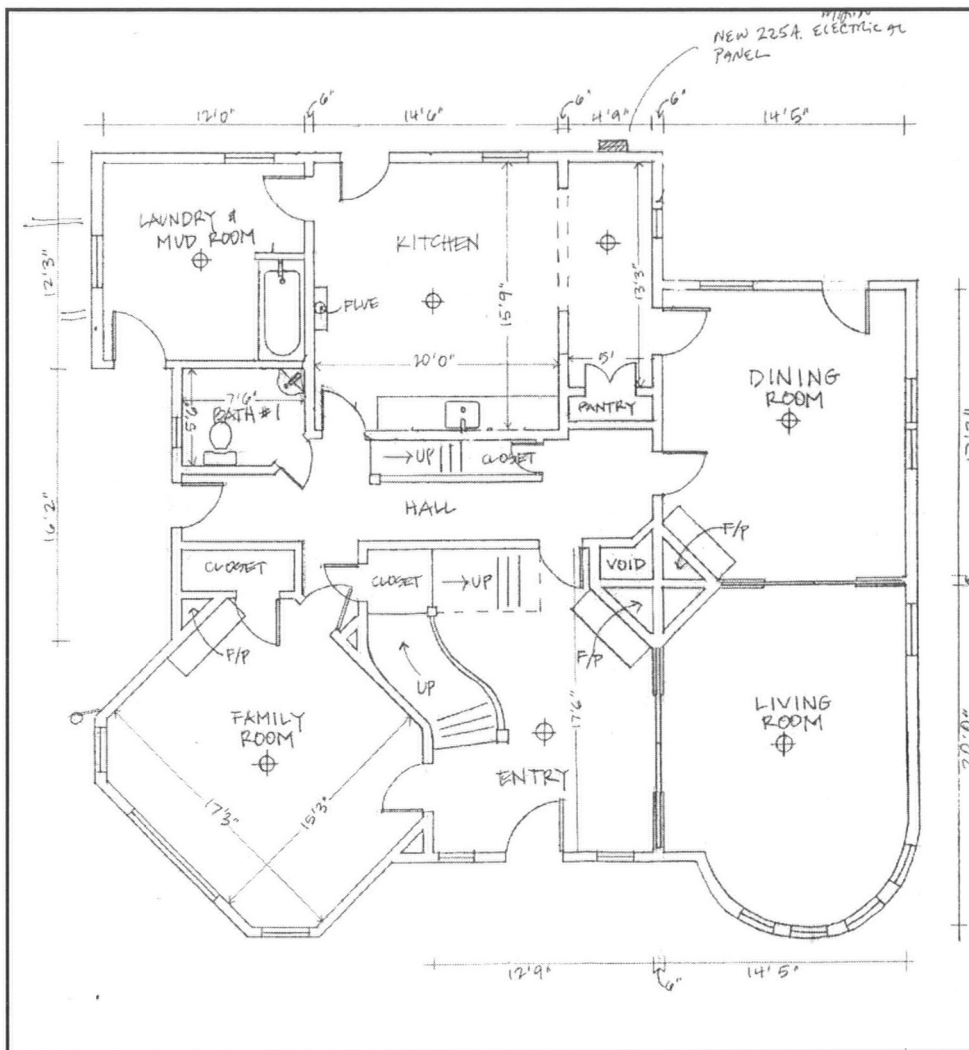
National Register of Historic Places Continuation Sheet

United States Department of the Interior National Park Service

McCormick House, Las Animas County, Colorado

Section number Page 17

Floor Plan – First Floor



Sketch drawn by Mary Mayben 11/7/08

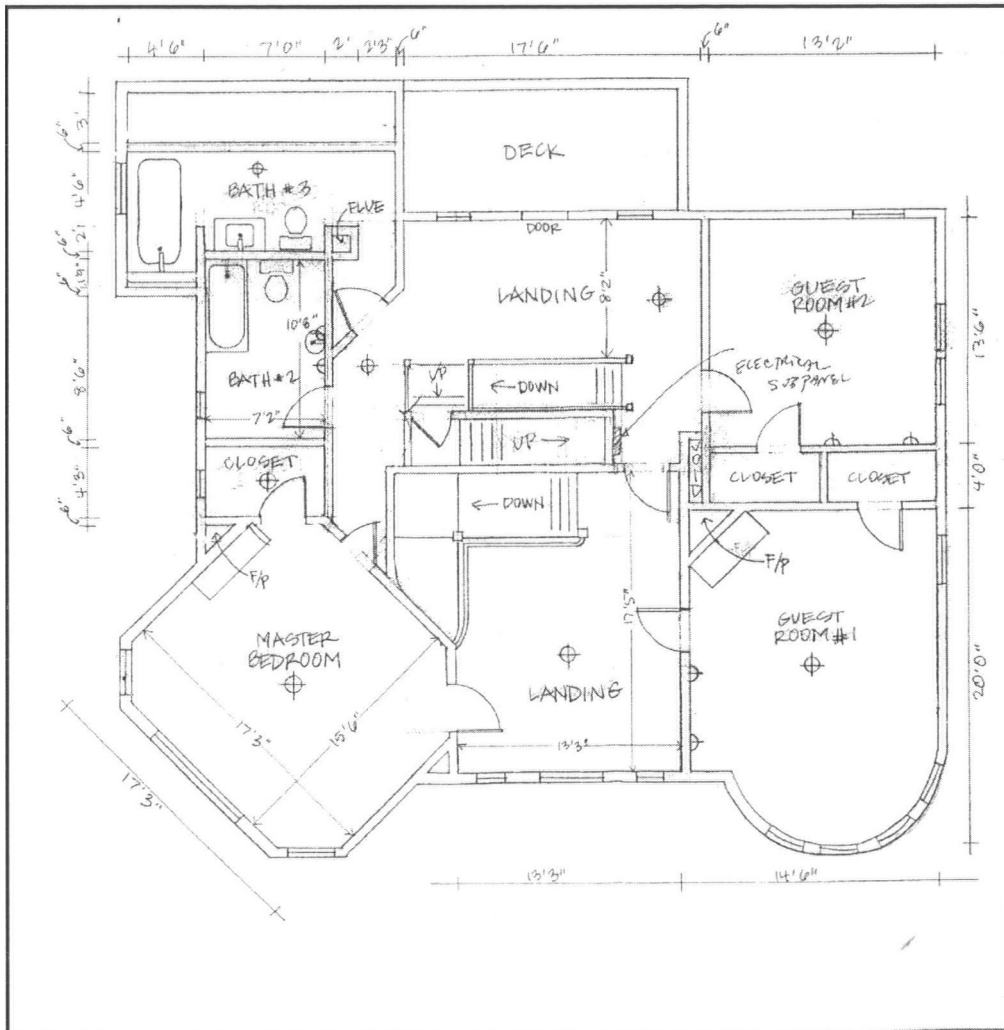
National Register of Historic Places Continuation Sheet

United States Department of the Interior National Park Service

McCormick House, Las Animas County, Colorado

Section number ___ Page 18

Floor Plan - Second Floor



Sketch drawn by Mary Mayben 11/7/08

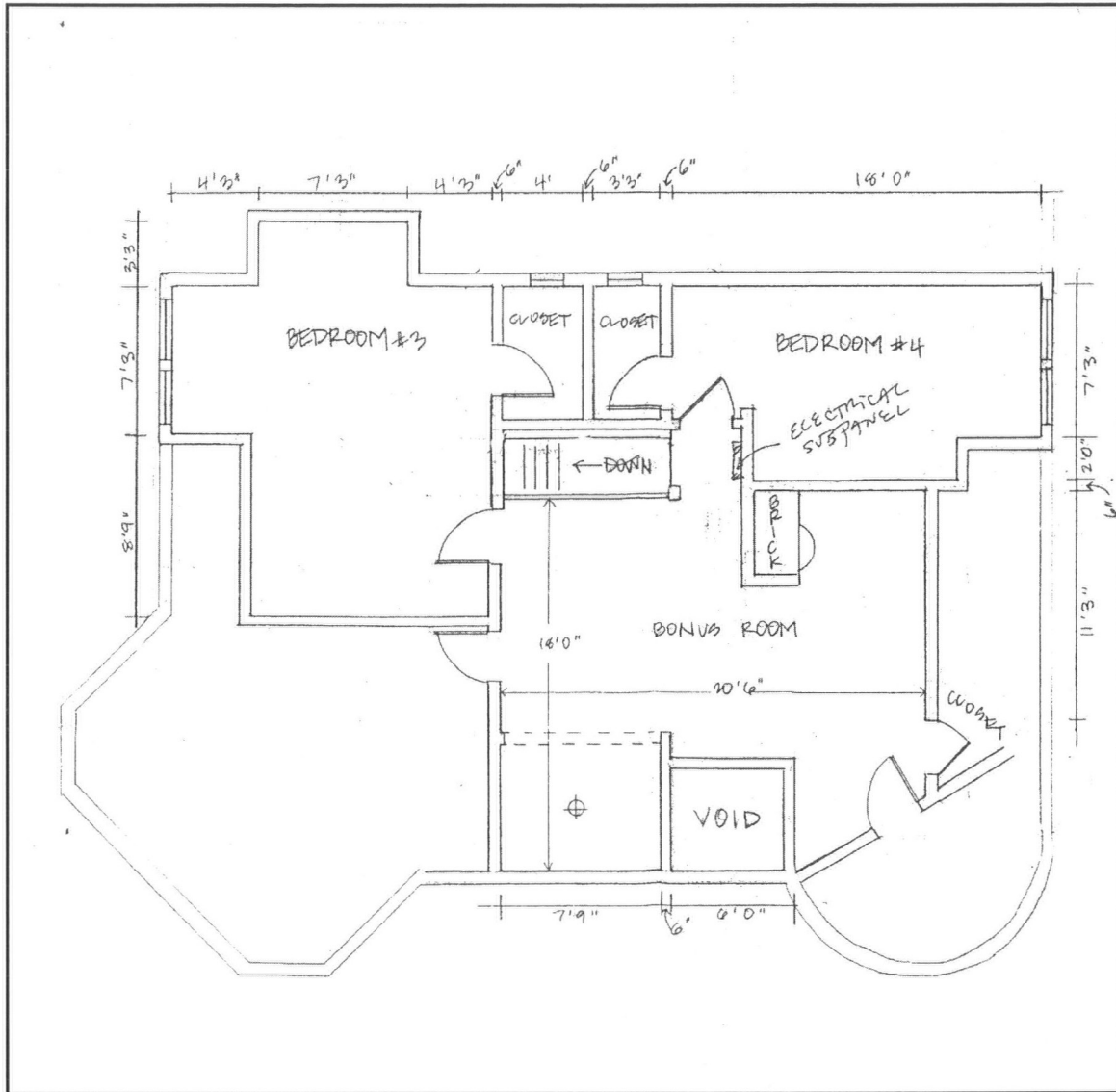
National Register of Historic Places Continuation Sheet

United States Department of the Interior
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McCormick House, Las Animas County, Colorado

Section number ___ Page 19

Floor Plan - Third Floor



Sketch drawn by Mary Mayben 11/7/08

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United States Department of the Interior
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McCormick House, Las Animas County, Colorado

Section number ____ Page 20

PHOTOGRAPH LOG

The following information pertains to all current exterior photographs:

Name of Property: McCormick House
 Location: Trinidad, Las Animas County, Colorado
 Photographer: David Frank
 Date of Photographs: March 20, 2009
 Negatives: in possession of David Frank, 234 N. Commercial, Trinidad, CO

Photo No. Photographic Information

- 1 Northeast façade; looking southwest
- 2 Close up of front porches; looking southwest
- 3 Close up of front dormer; looking southwest
- 4 Tower at northeast corner of front façade; looking northwest
- 5 Attic tower porch; looking northwest
- 6 Northwest side of building; looking southeast
- 7 Attic tower porch; looking southeast
- 8 Eyebrow dormer on northwest roof of building; looking southeast
- 9 Gable on northwest corner of building; looking southeast
- 10 Southwest side of building; looking northeast
- 11 Extensions on southwest side of building; looking southeast
- 12 Dormer on southwest side of roof; looking northeast
- 13 Western portion of southeast side of building; looking northwest
- 14 Eastern portion of southeast side of building; looking northwest
- 15 Gable on southeast corner of building; looking northwest
- 16 Southeast side of building with extended bay; looking northwest
- 17 First floor bay window in extended southeast corner bay; looking northwest
- 18 Northwest side of non-contributing garage; looking southeast
- 19 Southeast and northeast side of non-contributing garage; looking northwest
- 19a Close up of sandstone retaining wall, looking southwest
- 19b Sandstone retaining wall, looking south

The following information pertains to all interior photographs:

Name of Property: McCormick House
 Location: Trinidad, Las Animas County, Colorado
 Photographer: William Mayben
 Date of Photographs: November 2008
 Negatives: in possession of William Mayben, 4243 Green Acres Court., Fairfield, CA

Photo No. Photograph Information

- 20 Inside view of front door and side lights; taken from entry hall
- 21 View of curved stairway to second floor; taken from entry hall
- 22 Fireplace in first floor extended bay (family room)
- 23 View of living room in first floor of tower

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

McCormick House, Las Animas County, Colorado

Section number ___ Page 21**PHOTOGRAPH LOG - HISTORIC**

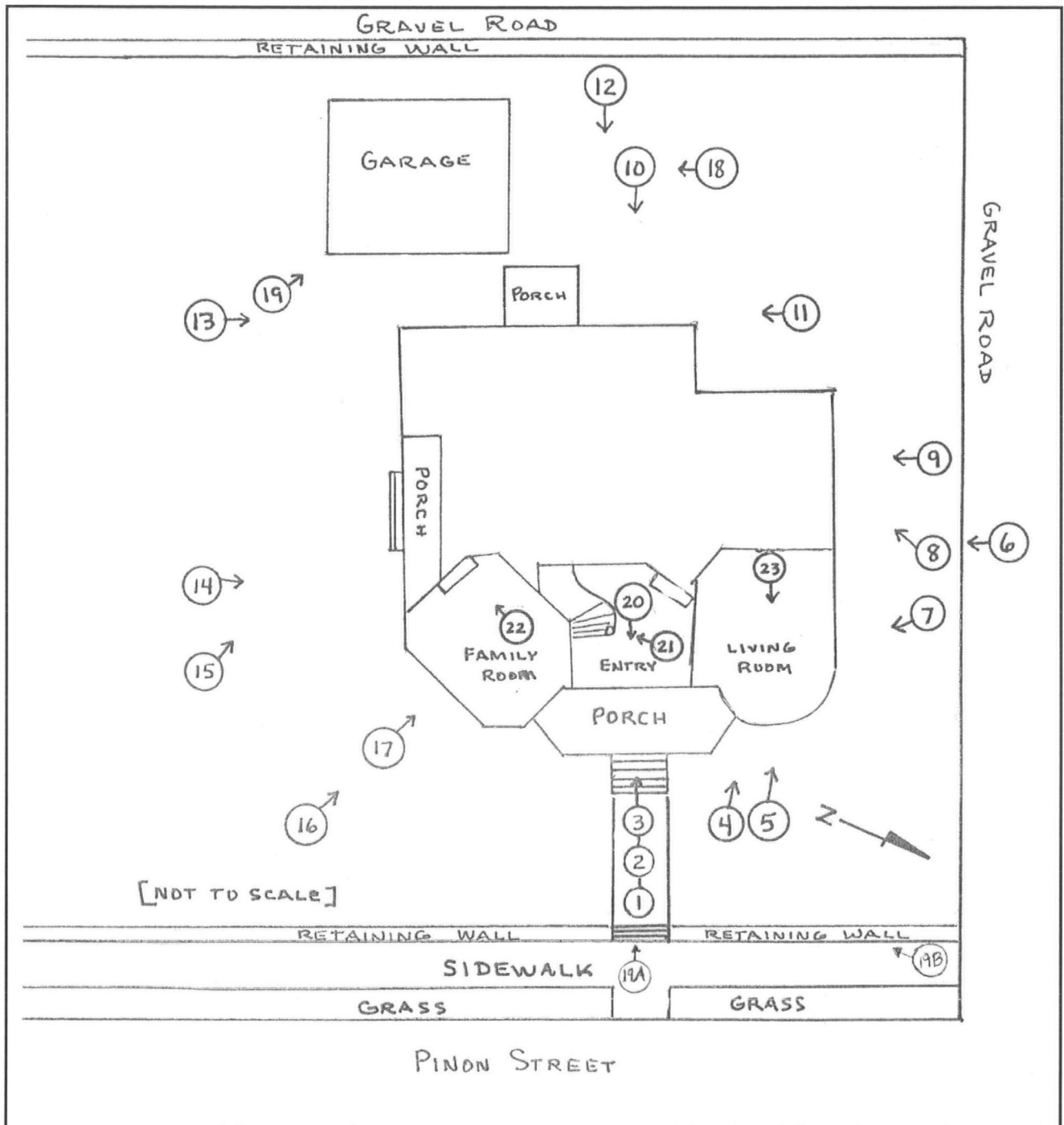
| <u>Photo No.</u> | <u>Photographic Information</u> |
|------------------|--|
| H1 | David W. McCormick, taken from group photo, ca. 1899, Hatch Collection, Haley Memorial Library and History Center, Midland, TX |
| H2 | Mrs. Helen Hatch Streeter-Boice McCormick, Max Platz photo, Chicago, ca. 1885, Diana Dunn collection, State College, PA |
| H3 | Mr. & Mrs. D.W. McCormick and relatives of Mrs. McCormick, ca. 1899. Diana Dunn collection, State College, PA |
| H4 | Mrs. E.D. Wight, Aultman photo, 1901, Colorado Historical Society collection, No. 17, Denver Public Library Call No. CHS.A124 |
| H5 | E.D. Wight and son Kenneth, Aultman photo, 1909, Colorado Historical Society collection, Call No. 19312-B |
| H6 | Charles W. Bulger and grandson, Charles (Hap) Bulger collection |
| H7 | Isaac H. Rapp, Ken Fletcher collection |
| H8 | Mercier house, Ken Fletcher collection |
| H9 | Forbes house, Ken Fletcher collection |
| H10 | McCormick House; looking northwest, Ken Fletcher photo, April 28, 2003 |
| H11 | Bird's eye view of McCormick House; looking west, Ken Fletcher photo, April 28, 2003 |

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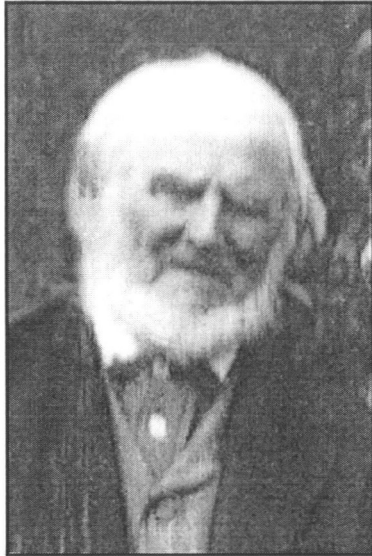
Sketch map drawn by Ken Fletcher, May 2009. Circled numbers with arrows are photograph locations and camera directions. Photographs 20 through 22 are views of the interior.

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

McCormick House, Las Animas County, Colorado

Section number ___ Page 23



H1



H2



H3

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United States Department of the Interior
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McCormick House, Las Animas County, Colorado

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H4



H5

National Register of Historic Places Continuation Sheet

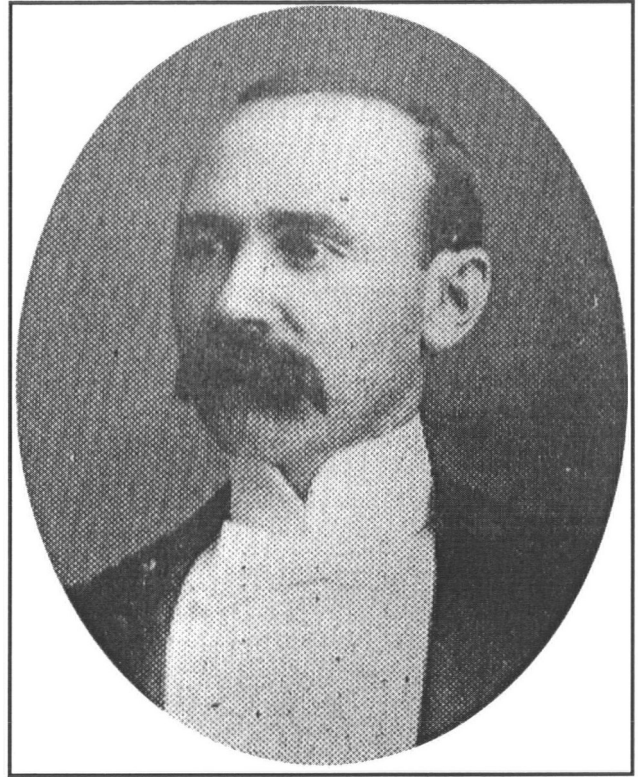
United States Department of the Interior
National Park Service

McCormick House, Las Animas County, Colorado

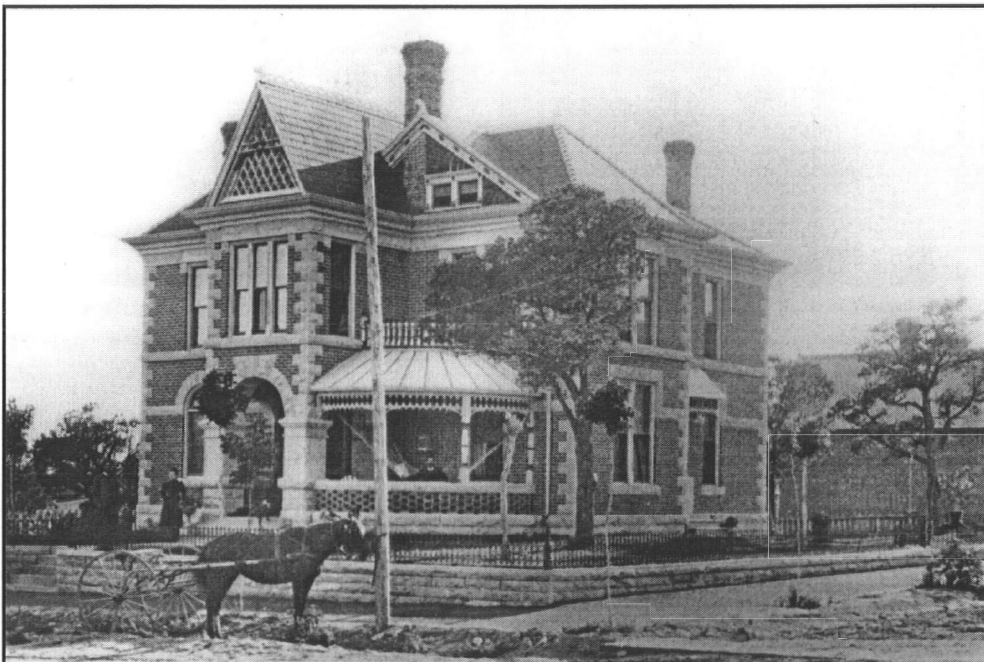
Section number ___ Page 25



H6



H7



H8

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United States Department of the Interior
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H9



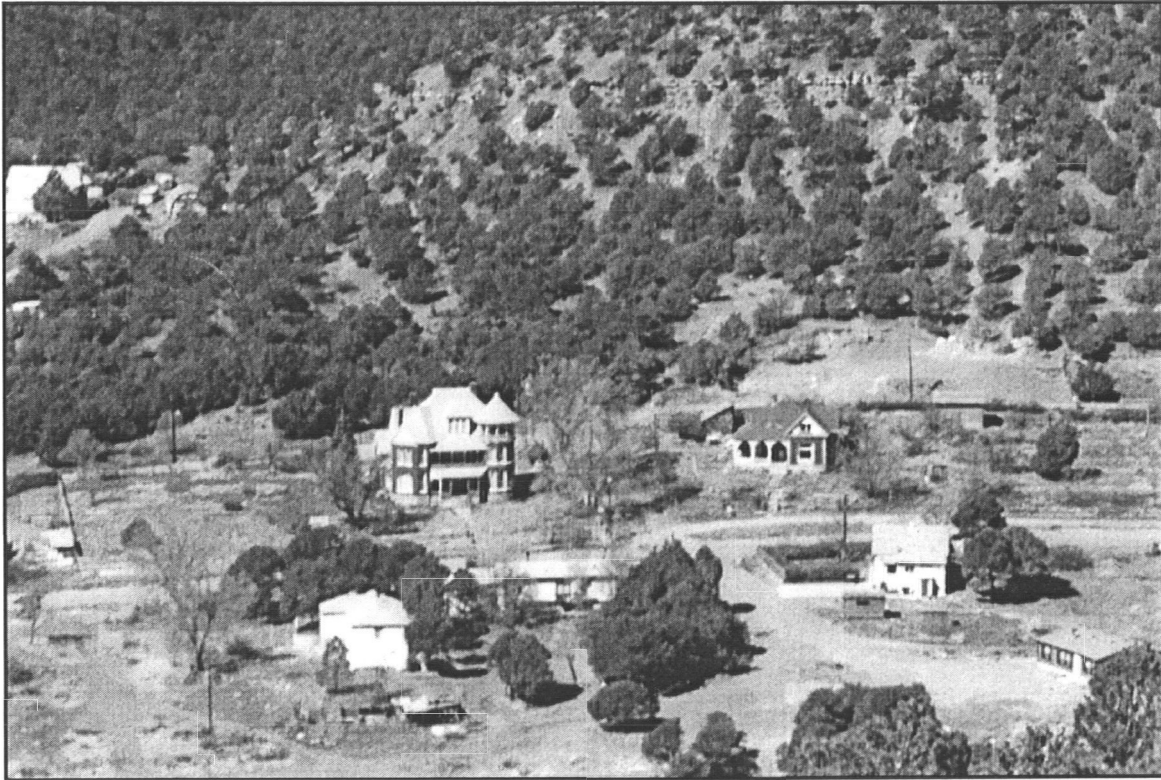
H10

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National Park Service

McCormick House, Las Animas County, Colorado

Section number ___ Page 27



H11

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY McCormick House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: COLORADO, Las Animas

DATE RECEIVED: 9/25/09 DATE OF PENDING LIST: 10/09/09
DATE OF 16TH DAY: 10/24/09 DATE OF 45TH DAY: 11/08/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000869

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11.4.09 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



① McCormick House

5LA. 12110

Las Animas County, Colorado



1019

② McCormick House

5LA: 12110

Las Animas County, Colorado



③ McCormick House

5LA. 12110

Las Animas County, Colorado



(4)

McCormick House

5LA. 12110

Las Animas County,
Colorado



⑤

McCormick House

5LA. 12110

Las Animas County, Colorado



⑥ McCormick House

5LA. 12110

Las Animas County, Colorado



⑦ McCormick House

5LA.12110

Las Animas County, Colorado



⑧ McCormick House

5LA. 12110

Las Animas County, Colorado



⑨ McCormick House

5LA. 12110

Las Animas County, Colorado



⑩ McCormick House

5LA.12110

Las Animas County, Colorado



(11) McCormick House
5LA. 12110
Las Animas County,
Colorado



(12) McCormick House

5LA. 12110

Las Animas County, Colorado



⑬ McCormick House

5LA.12110

Las Animas County, Colorado



⑭ McCormick House

5LA. 12110

Las Animas County, Colorado



①⑤ McCormick House

5LA. 12110

Las Animas County, Colorado



(16) McCormick House

5LA. 12110

Las Animas County, Colorado



①⑦ McCormick House

5LA. 12110

Las Animas County, Colorado



⑱ McCormick House

5LA.12110

Las Animas County, Colorado



①⑨ McCormick House

SUA. 12110

Las Animas County, Colorado



19A

McCormick House

5LA. 12110

Las Animas County, Colorado



19B

McCormick House

5LA. 12110

Las Animas County, Colorado



(20) McCormick House

5LA. 12110

Las Animas County, Colorado



② McCormick House

5LA. 12110

Las Animas County, Colorado



(22) McCormick House

5LA. 12110

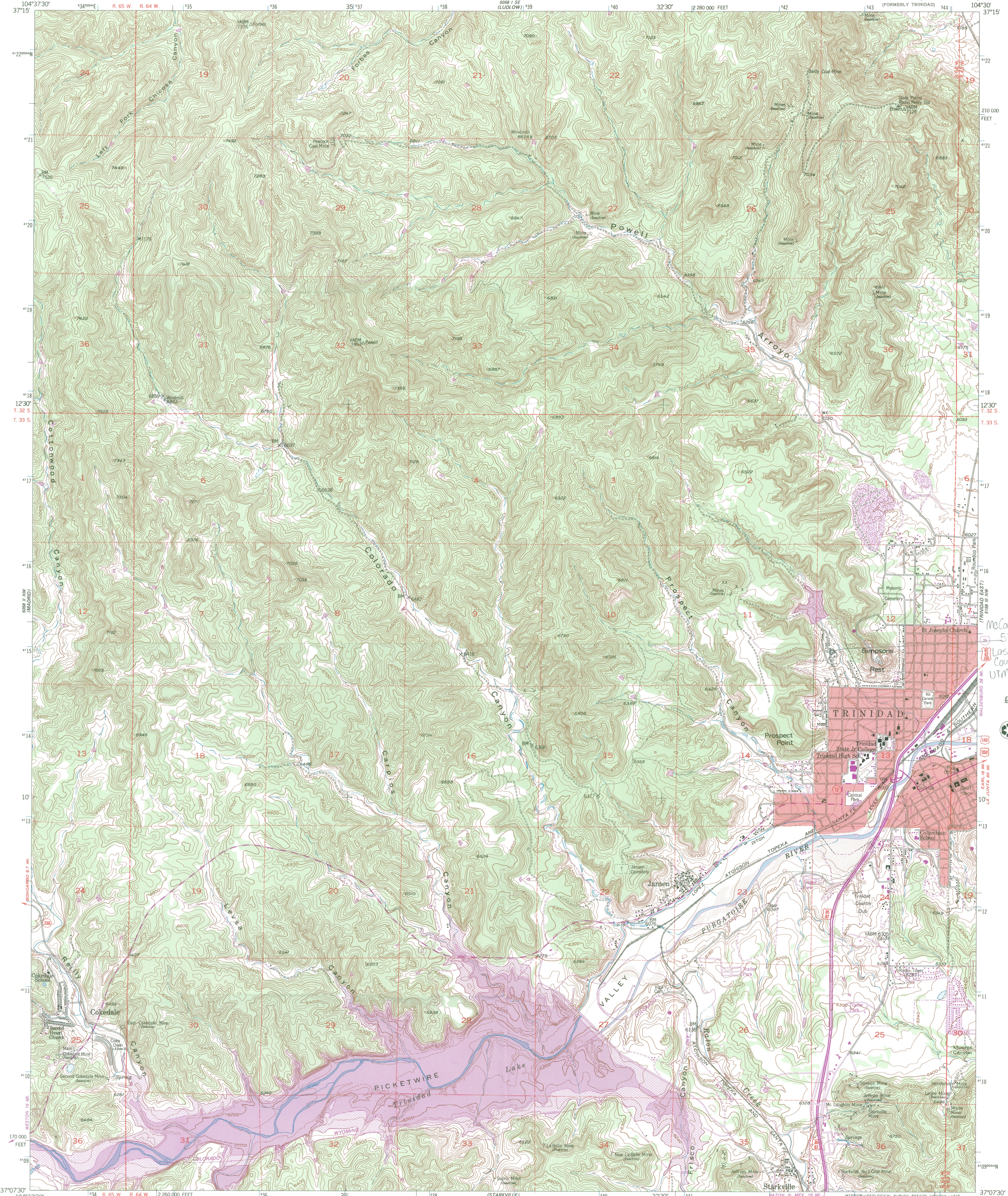
Las Animas County, Colorado



(23) McCormick House

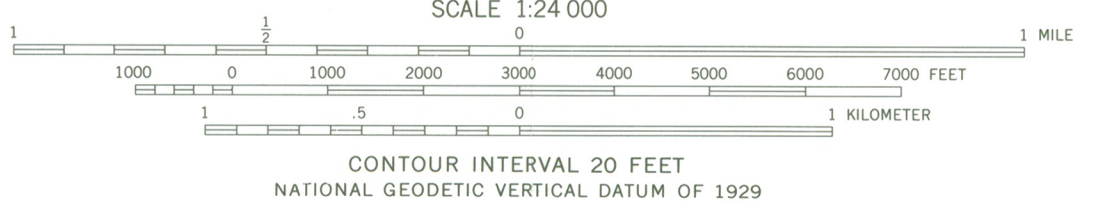
5LA. 12110

Las Animas County, Colorado



Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography from aerial photographs by multiplex methods 1951
Aerial photographs taken 1947. Field check 1951
Polyconic projection. 1927 North American datum
10,000-foot grid based on Colorado coordinate system,
south zone
Red tint indicates area in which only
landmark buildings are shown
Dashed land lines indicate approximate locations
Unchecked elevations are shown in brown
1000-meter Universal Transverse Mercator grid ticks,
zone 13, shown in blue

Revisions shown in purple compiled from aerial photographs
taken 1977 and other source data. This information not
field checked. Map edited 1979



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Areas covered by dashed light-purple pattern
are subject to inundation to 6258 feet

TRINIDAD WEST, COLO.
(FORMERLY TRINIDAD)
N3707.5-W10430/7.5
1951
PHOTOREVISED 1979
DMA 5058 II NE-SERIES V877

McCormick House
5LA.12110
Las Animas
County, Colorado
UTM:
zone 13
542 621 mE
4114 967 mN





OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION



September 18, 2009

Dr. Janet Snyder Matthews
Keeper of the National Register
National Register of Historic Places
1201 Eye Street, N.W. 8th Floor (MS 2280)
Washington, D.C. 20005-5905

Dear Dr. Matthews:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the McCormick House, Las Animas County, Colorado (5LA.12110).

The State Review Board reviewed the nomination at its meeting on August 7, 2009. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me by phone at 303-866-4684 or by e-mail at heather.peterson@chs.state.co.us.

Sincerely,

Heather Peterson
National & State Register Historian
Office of Archaeology and Historic Preservation
Colorado Historical Society
225 E. 16th Ave., #950
Denver, Colorado 80203
(303) 866-4684
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Enclosures
Registration forms
USGS map
Photographs
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