

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received MAY 21 1984  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Nicholson House and Inn

and/or common

2. Location

street & number 4838 West Ridge Road,

N/A not for publication

city, town Erie

N/A vicinity of

state Pennsylvania

code 042

county Erie

code 049

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Mr. & Mrs George E. Nicholson

street & number 4838 West Ridge Road

city, town Erie

N/A vicinity of

state Pennsylvania

5. Location of Legal Description

courthouse, registry of deeds, etc. Erie County Courthouse

street & number

city, town Erie

state Pennsylvania

6. Representation in Existing Surveys

title None

has this property been determined eligible?  yes  no

date  federal  state  county  local

depository for survey records

city, town

state



# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1827

Builder/Architect William & James Hoskinson/John Pherrin

## Statement of Significance (in one paragraph)

The John Nicholson House is a well-preserved, early Erie County inn and exemplifies the important contribution of this type of structure to the social and economic development of communities in northwestern Pennsylvania. The house is also important as the home of one of the first settlers in the region - John Nicholson.

The John Nicholson House is an accurate reflection of that indispensable component in America's westward expansion in the early decades of the nineteenth century - the stagecoach stop or inn. A major purpose of such a building was to facilitate travel and commerce. The Nicholson House was strategically located between the Ridge Road (the main east-west route of the time) and the Erie Extension Canal which conveyed people and goods from Lake Erie to the Ohio River. During the 1840's and 1850's in particular, the volume of immigrant traffic down the lake from Buffalo to Erie, and from there to new homes in the Ohio valley increased rapidly. The Nicholson House was a logical place for such individuals to stop for food and rest.

Beyond its service as an inn and tavern, the Nicholson House was also used as a post station from 1842 to 1857. In 1876, following the closing of the Erie Extension Canal, the structure was converted to a farm supply and general store called the Asbury Place. Later, the site would serve as a stop on the electrified Buffalo & Conneaut trolley line. Of the many stagecoach stops/inns that sprang up in the first half of the nineteenth century to accommodate the travelling public through Erie County, only the Nicholson House remains in any sense approaching its original condition and appearance.

The John Nicholson House possesses further significance in its association with one of Erie County's more important pioneers. John Nicholson was sent by Governor Thomas Mifflin in 1795 to lay out roads at Presque Isle (later to become Erie). He returned the following year to obtain a grant of 400 acres of land in what is now Millcreek Township. Among Nicholson's many projects to develop this region of the state was his influence in the organization and development of the earliest Erie County community on the banks of Lake Erie called Manchester. Located at the mouth of Walnut Creek, with paper mills and saw mills, it was envisioned that this community would one day become an important manufacturing and farm products distribution center. It was Nicholson who determined that commerce from Manchester to Erie should travel along the Ridge Road rather than the Lake Road, saving many miles of difficult transport. At Manchester he spearheaded the establishment of a school, a church meeting house, and a family mill. His first inn/tavern was opened in 1809 and proved successful. By 1850 the Nicholsons had become the largest single holders and developers of agricultural land, their holdings numbering some 3000 acres. These farms supplied the rapidly expanding city of Erie with its needed farm products.

Following the death of John Nicholson, the family enterprises were carried on by his widow Isabella, a remarkable woman who lived to be 93 and raise eight productive children. She is the only pioneer woman to be pictured in any Erie County History book. The old Nicholson Inn has remained in the Nicholson family until the present day, and is occupied as a home by descendants.

The vital contribution of John Nicholson and his descendants to the Erie area is recognized by the several place-names in Erie such as Nicholson Hill, Nicholson Heights, and Nicholson Street in the southern section of the city.

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

**National Register of Historic Places  
Inventory—Nomination Form**

Nicholson House, Erie County, PA.

Continuation sheet one

Item number 8

Page 1

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received 5/21/84  
date entered

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Following the death of John Nicholson, the family enterprises were carried on by his widow Isabella, a remarkable woman who live to be 93 and raise eight productive children. She is the only pioneer woman to be pictured in any Erie County History book. The old Nicholson Inn has remained in the Nicholson family until the present day, and is occupied as a home by descendents.

The vital contribution of John Nicholson and his descendents to the Erie area is recognized by the deveral place-names in Erie such as Nicholson Hill, Nicholson Heights, and Nicholson Street in the southern section of the city.

## 9. Major Bibliographical References

1834 Tavern Petition to Andrew Nicholson, Held by Erie County Historical Society  
1823 Petition, John Nicholson, Held by Erie County Historical Society  
"Historical Sites Series," The Erie Sentinel, July 15, 1976

## 10. Geographical Data

Acreeage of nominated property  $\frac{1}{2}$

Quadrangle name Swanville

Quadrangle scale 1:24,000

### UTM References

A 

1	7	5	5	7	4	4	0	4	6	5	7	7	0	0
Zone	Easting				Northing									

B 

Zone	Easting				Northing									

C 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

D 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

E 

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F 

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G 

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H 

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**Verbal boundary description and justification** Beginning at the intersection of West Ridge Road and the property line of the lot at 4838 West Ridge Road, then following the property lines of 4838 West Ridge Road on all sides.

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

## 11. Form Prepared By

name/title John Claridge

organization Erie Comm. Historical Society

date 2/1/84

street & number

telephone 814 454-1813

city or town Erie

state Pennsylvania

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



title Larry E. Tise, State Historic Preservation Officer

date 5/14/84

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Nicholson House and Inn  
Erie County  
PENNSYLVANIA

Substantive Review

Working No. MAY 21 1984

Fed. Reg. Date: \_\_\_\_\_

Date Due: 6/21/84 - 7/5/84

Action: ACCEPT

RETURN 7/2/84

REJECT

Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

THIS NOMINATION APPEARS TO HAVE SOME MAJOR PROBLEMS WHICH AN TAKEN TOGETHER HAVE CAUSED ITS RETURN.

Recom./Criteria RETURN

Reviewer MAC DOUGAL

Discipline ARCHITECTURAL HISTORY

Date 7/2/84

see continuation sheet

Nomination returned for: 1 technical corrections cited below  
X substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

ALTHOUGH THE HOUSE CERTAINLY APPEARS TO BE EARLY, CERTAIN CHANGES APPEAR TO HAVE TAKEN PLACE OVER TIME THAT HAVE HAD SOME BEARING ON THE BUILDING'S ARCHITECTURAL INTEGRITY. PRIMARY AMONG THEM ARE THE CURIOUS ROOF OVERHANG (IS IT A 1927 VERACULAR TRADITION OR A LATER ALTERATION?), <sup>WINDOW</sup> SASH AND ENTRANCE.

IS 1927 THE CONSTRUCTION DATE?

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect  
Statement of Significance (in one paragraph)

→ AN EARLIER DRAFT COPY OF ITEM 8 #1 APPEARS TO HAVE BEEN MAILED INADVERTENTLY.

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

IF THE BUILDING IS SIGNIFICANT FOR ASSOCIATIONS WITH NICHOLSON IT WOULD BE IMPORTANT TO KNOW THE PERIOD IN WHICH HE RESIDED THERE. IF HE DID NOT LIVE THERE, IT WOULD BE IMPORTANT TO ESTABLISH WHAT HIS ASSOCIATION WITH THE BUILDING WAS. WHY IS THIS BUILDING BEING CHOSEN TO REPRESENT HIS PRODUCTIVE LIFE, RATHER THAN OTHER BUILDINGS ASSOCIATED WITH OTHER ENTERPRISES?

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property \_\_\_\_\_  
 Quadrangle name \_\_\_\_\_  
 UTM References \_\_\_\_\_

Verbal boundary description and justification Please provide VBD - what are the property lines for nominated area? IT IS CUSTOMARY TO PROVIDE EITHER A DEED REFERENCE TO A SPECIFIC LOT OR EXACT DIMENSIONS OF THE LOT. WHAT WAS THE HISTORIC PARCEL FOR THE INN?

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_ national \_\_\_ state \_\_\_ local

State Historic Preservation Officer signature

title date

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed *Debra Ann Ornelas* Date 7/2/84 Phone: \_\_\_\_\_

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

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**National Register of Historic Places  
Inventory—Nomination Form**

received JAN 17 1985

date entered FEB 26 1985

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Nicholson House and Inn

and/or common

**2. Location**

street & number 4838 West Ridge Road not for publication

city, town Erie vicinity of

state Pennsylvania code 042 county Erie code 049

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Mr. and Mrs. George E. Nicholson

street & number 4838 West Ridge Road

city, town Erie N/A vicinity of state Pennsylvania

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Erie County Courthouse

street & number West Sixth Street

city, town Erie state Pennsylvania

**6. Representation in Existing Surveys**

Erie County Historical & Architectural Preservation Plan has this property been determined eligible? \_\_\_ yes  no

date 1976 \_\_\_ federal \_\_\_ state  county \_\_\_ local

depository for survey records Erie County Planning Dept.

city, town Erie County Courthouse state Pennsylvania

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	date <u>        </u> N/A
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

### Describe the present and original (if known) physical appearance

The Nicholson House is a rare existing example of the early Pennsylvania Inn and Tavern and Stage Stop. The Federal architectural style of "four over four", and the simple yet elegant style of the rooms and the lovely open staircase are rare in Erie County. It is a fine example of the local craftsmen of the day.

The basic structure of the Nicholson House and Tavern consists of stone foundation walls topped with courses of brick on which the hewn log form beams rest. The logs are planed on top to provide a level base for the floor boards.

The walls of the house are of brick, having been made from clay found on the premises. The masonry is of Flemish bond and rises two floors with an attic extending the entire width of 52 feet. The interior wall surfaces are covered with plaster for partitioning walls. Framing members are approximately 3-1/2" thick and varied in depth, generally set on 20" centers. The flooring, all original, consists of one layer of tongue and groove, hardwood boards 1" thick and of varied widths.

The roof has a slope of about 30 degrees. The original roof covering of wood shingles was replaced (date unknown) by galvanized tin shingles, and the eave projection extended. The front cornice is of simple design. It is made up of a narrow face board running against the ends of the extended rafters and a wide return board under the overhang, which meets a frieze board of moderate width which drops over the brick. A matching cornice and frieze run up the rake of the roof on the west and east sides. The overhang is supported by decorative brackets mounted equidistantly against the frieze and return.

The five windows across the front facade are placed symmetrically, and in regular relationship on other sides. Trim is minimal consisting of a flush, flat stone keystone arch and narrow projecting sill. The double hung window sash of 4 panes is not original. Nor is the broken pediment front entrance. A second entrance on the west facade was subsequently replaced by a window.

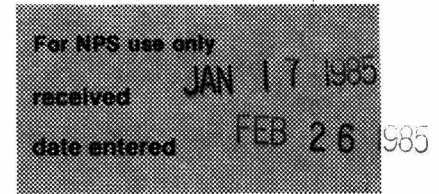
In all except the Tavern Room, doors and window trim consist of fluted architrave and blocks with bullseye turnings at the top. The base-boards are nailed directly on the wood lath (or brick) and the walls plastered to the baseboard.

The present chair rail is to be replaced. The original style matched the contour of the window sill edge and stool. In the tavern rooms, the trim is of mixed styles -- some similar to the main part of the house and the remainder being plain. The bar (restored) is of the design of the day. Its location was determined by mortise and tenon marks in the floor.

The house contains seven fireplaces, of which five are being used. Contemporary firebrick, flues and dampers have been installed for energy conservation and to satisfy local fire codes. The largest fireplace was

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National Park Service**

**National Register of Historic Places  
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Continuation sheet      Description      Item number 7      Page 2

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used for cooking as well as heat. It contains the original crane, although shortened because of the addition of the firebrick liner.

The mantels are of simple Federal style with hand-gouged carvings made by John Pherrin, a local artisan of the time, and are in good condition. All of the mantels are of different design. The wall of the room containing the cooking fireplace has been paneled and is believed to have covered a portion of the fireplace, which contained a baking oven.

The interior wooden doors are original and are of the type with style and rails and raised panels--two small panels above four larger panels. The hardware is all facelatch with slide-lock type. False graining has been preserved on one door (they were all finished with false graining, but the date of application is unknown). There are three exterior doors of approximate design, although none is original.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates **1825** Builder/Architect **William & James Hoskinson/John Pherrin**

**Statement of Significance (in one paragraph)**

The Nicholson House is a well-preserved, early Erie County inn and exemplifies the important contribution of this type of structure to the social and economic development of communities in northwestern Pennsylvania in the early decades of the 19th century.

A major purpose of such a building was to facilitate travel and commerce during America's heavy period of westward expansion. The Nicholson House was strategically situated between what was then called the Buffalo Road, and the Erie Extension Canal which conveyed people and goods from Lake Erie to the Ohio River. During the 1840's and 1850's in particular, the volume of immigrant traffic down the lake from Buffalo to Erie, and from there to new homes in the Ohio valley and beyond, increased rapidly. Being at a trans-shipment point, the Nicholson House was a logical place for such individuals to stop for food and rest.

The Nicholson House has an association with the family of one of Erie County's more important pioneers. John Nicholson was sent by Governor Thomas Mifflin in 1795 to lay out roads at Presque Isle, later to become Erie. He returned the following year to obtain a grant of 400 acres of land from the Pennsylvania Population Company, in what is now Millcreek Township. Among Nicholson's many projects to develop this region of the state was his influence in the organization and development of the earliest Erie County community on the banks of Lake Erie called Manchester. Located at the mouth of Walnut Creek, with paper mills and saw mills, it was envisioned that this community would one day become an important manufacturing and farm products distribution center. It was Nicholson who determined that commerce from Manchester to Erie should travel along the Ridge Road rather than the Lake Road, saving many miles of difficult transport. At Manchester he spearheaded the establishment of a school, a church meeting house, and a family mill. His first inn/tavern was opened in 1809 and proved successful. When that facility became too small, Nicholson cleared more land and erected the present house in 1825 with bricks made from clay he dug on the site. It is one of the few early buildings in Erie County in which it has been possible to document the mason and joiner.

Following the death of John Nicholson in 1828, the business was carried on by his widow Isabella, who lived to be 93 and raise eight productive children. She is the only pioneer woman to be accorded

# 9. Major Bibliographical References

Lathrop, Elise. Early American Inns and Taverns. (New York: Tudor Publishing Co.) 3rd. ed. 1937  
John Nicholson Tavern Petition, 1824  
Andrew Nicholson Tavern Petition, 1835

# 10. Geographical Data

Acreeage of nominated property 1/2

Quadrangle name Swanville

Quadrangle scale 1:24,000

### UTM References

A 

1	7	5	6	7	4	4	0	4	6	5	7	7	0	0
Zone		Easting						Northing						

B 

Zone		Easting						Northing						

C 

Zone		Easting						Northing						

D 

Zone		Easting						Northing						

E 

Zone		Easting						Northing						

F 

Zone		Easting						Northing						

G 

Zone		Easting						Northing						

H 

Zone		Easting						Northing						

### Verbal boundary description and justification

Beginning at a point in the north line of West Ridge Road (Rte. 20), said point being a distance of 230.95 feet from the intersection of the west

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

# 11. Form Prepared By

name/title John Claridge, Executive Director

organization Erie County Historical Society

date Amended 10/84

street & number 417 State Street

telephone (814) 454-1813

city or town Erie

state Pennsylvania

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



title Larry E. Tise, State Historic Preservation Officer

date 12/31/84

### For NPS use only

I hereby certify that this property is included in the National Register

Patrick Andrus

date 2/26/85

Keeper of the National Register

Attest:

Chief of Registration

date

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only	
received	JAN 17 1985
date entered	FEB 26 1985

Continuation sheet      Significance      Item number      8      Page      2

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recognition in any Erie County history book. The family enterprises were expanded to include some 3,000 acres of land whose farms supplied products to the rapidly growing Erie market. The inn itself also served as a postal station during those busy years. In 1871, following the closing of the Erie Extension Canal, the building was converted to a farm supply and general store. Later the site would serve as a stop on the electrified Erie & Conneaut trolley line; thus the history of its use is a reflection of the evolution of 19th century transportation.

Of the many stagecoach stops/inns that sprang up in the first half of the 19th century to accomodate the travelling public through Erie County, only the Nicholson House remains in any sense approaching its original condition and appearance. The old house has remained in the Nicholson family until the present day, and is occupied as a home by descendents.

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

**National Register of Historic Places  
Inventory—Nomination Form**

Major

Continuation sheet Bibliographical Reference number 9

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received JAN 17 1985  
date entered FEB 26 1985

Page 2

"Historical Sites Series", Erie Sentinel, 15 July, 1976.  
History of Erie County Pennsylvania. (Chicago: Warner, Beers) 1844.  
Erie County Tax Records, various.  
Erie County Property Records, various.

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

**National Register of Historic Places  
Inventory—Nomination Form**

Verbal Boundary Description

For NPS use only  
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date entered FEB 26 1985

Continuation sheet and Justification      Item number    10

Page    2

line of Tract 313 with the north line of West Ridge Road; thence north 54° 52' east along the north line of West Ridge Road 130.95 feet to a point in the east line of the Nicholson Estate; thence north 24° 54' west along the east line of Nicholson Estate 225 feet to a point; thence south 54° 52' west by residue of Nicholson Estate 131.55 feet to a point; thence south 25° 4' east by residue of Nicholson Estate 225 feet to place of beginning.

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Nicholson House and Inn  
Erie County  
PENNSYLVANIA

*Substantive Review*

Working No. 51-21-84  
Fed. Reg. Date: 2/4/86  
Date Due: 3/3/85  
Action:  ACCEPT 2-26-85  
 RETURN  
 REJECT

Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*on resubmission, requested information has been provided - building is historically significant for its association with the development of transportation in N.W. PA.*

Recom./Criteria accept A  
Reviewer F. Frank Andrus  
Discipline Historian  
Date 2/26/85  
 see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
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4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	date _____
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

---

**8. Significance**

Period      Areas of Significance—Check and justify below

Specific dates                      Builder/Architect  
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

---

**9. Major Bibliographical References**

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**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_  
Quadrangle name \_\_\_\_\_  
UTM References \_\_\_\_\_

Verbal boundary description and justification

---

**11. Form Prepared By**

---

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_\_ national      \_\_\_\_\_ state      \_\_\_\_\_ local

State Historic Preservation Officer signature

title                                      date

---

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



PV:

FRONT ELEVATION (SOUTH)

Full face photograph not  
practical because of high  
hedge

Nicholson House  
Erie County  
PD: 1982 PC: J. Claridge  
NL: Erie Co. Hist. Society  
PV:

JAN 17 1985



PV:

TAVERN ROOM

Fireplace and Mantel

hand-gouged by John Pherrin

Bar is at left

Nicholson House  
Erie County

PD: 1982 PC: J. Claridge

NL: Erie Co. Hist. Society

PV:

JAN 17 1985



PV:

STAIRCASE

Looking down on first floor

from third floor landing

Nicholson House

Erie County

PD: 1982 PC: J. Claridge

NL: Erie Co. Hist. Society

PV:

JAN 17 1985



PV

NORTH PARLOR

Mantel and Cherry chest by

John Pherrin

Keeping room beyond

Nicholson House

Erie County

PD: 1982 PC: J. Claridge

NL: Erie Co. Hist. Society

PV:

JAN 17 1985



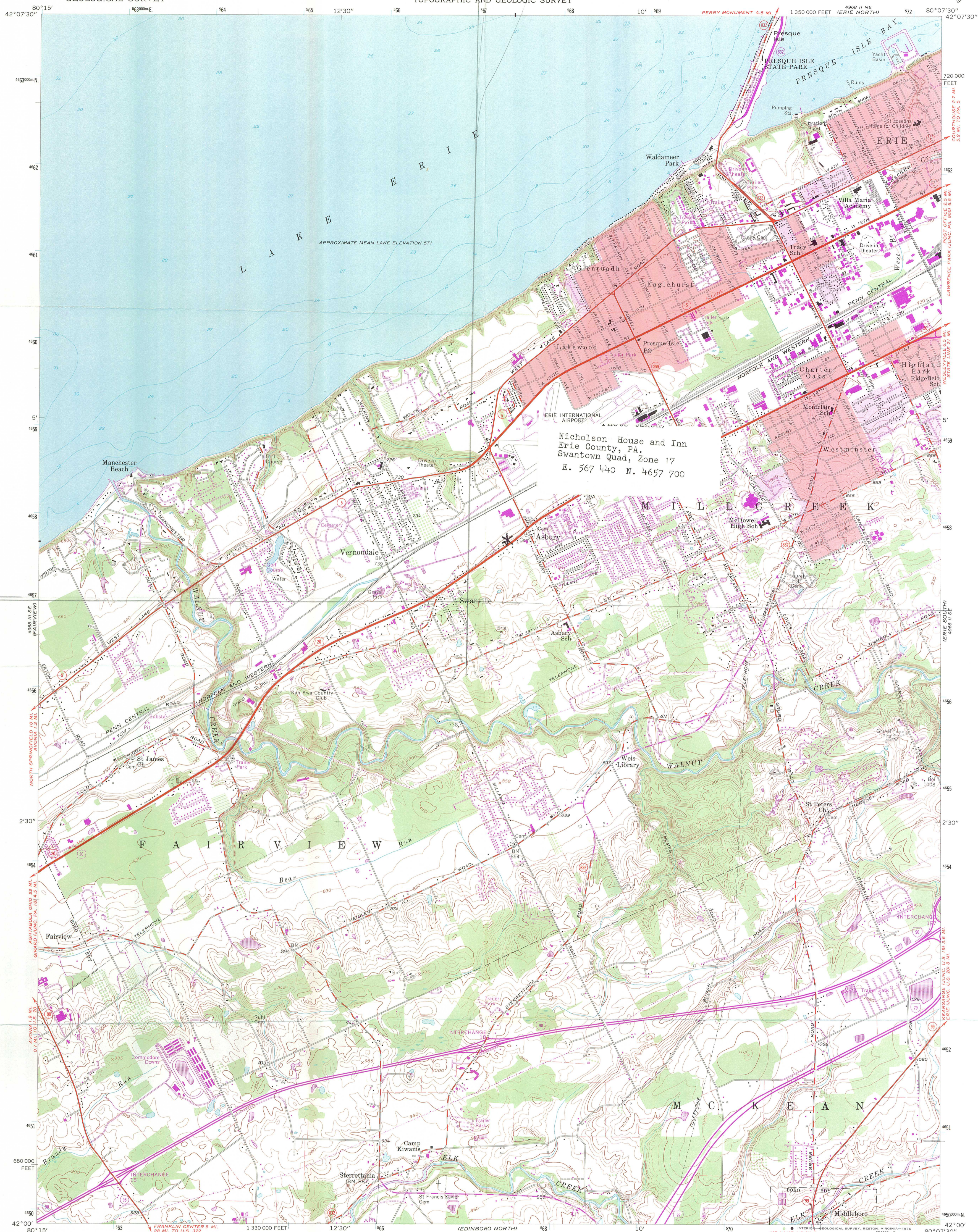
Nicholson House  
Erie County  
PD: 1982 PC: J.Claridge  
NL: Erie Co.Hist.Society  
PV:

PV:

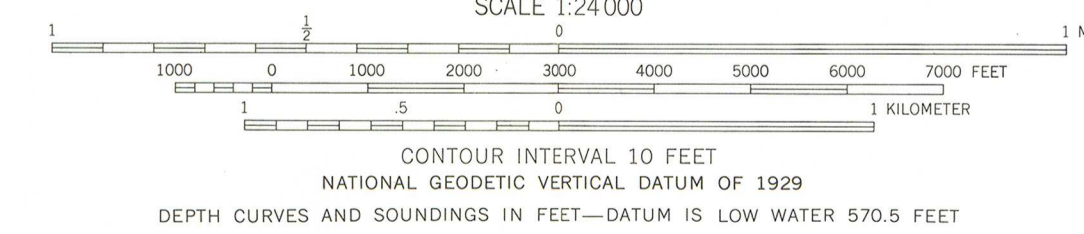
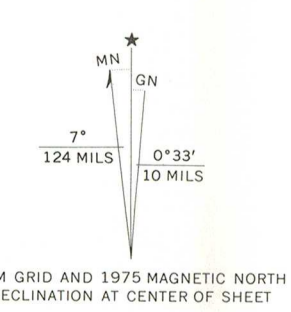
SIDE ELEVATION (EAST)

Original property line  
extended 70 feet from front  
of house to dirt road

JAN 17 1985



Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS.  
Topography from aerial photographs by ER-55  
Aerial photographs taken 1955. Field check 1957  
Hydrography compiled from U. S. Lake Survey charts 33  
and 332 (1956). This information is not intended for navigational purposes  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Pennsylvania coordinate system, north zone  
1000-meter Universal Transverse Mercator grid ticks, zone 17,  
shown in blue  
Fine red dashed lines indicate selected fence and field lines  
visible on aerial photographs. This information is unchecked  
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U. S. Route	State Route
Interstate Route	

SWANVILLE, PA.  
N4200—W8007.5/7.5  
1957  
PHOTOREVISED 1969 AND 1975  
AMS 4968 II SW—SERIES V831

Revisions shown in purple compiled in cooperation with  
State of Pennsylvania agencies from aerial photographs  
taken 1969 and 1975. This information not field checked  
Purple tint indicates extension of urban areas

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



COMMONWEALTH OF PENNSYLVANIA  
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION  
WILLIAM PENN MEMORIAL MUSEUM AND ARCHIVES BUILDING  
BOX 1026  
HARRISBURG, PENNSYLVANIA 17120

January 3, 1985

Jerry Rogers, Keeper  
National Register of Historic Places  
U.S. Dept. of Interior  
1100 L. Street, NW  
Washington, D.C. 20240

Re: NR nomination forms

Dear Mr. Rogers

The following National Register nomination forms are being submitted/re-submitted for your response:

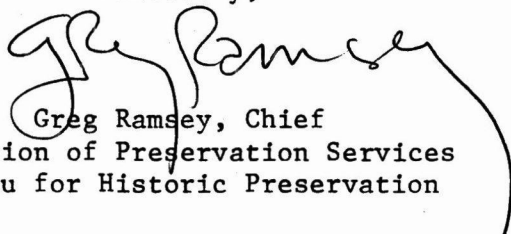
Nicholson House and Inn, Erie County  
(Nomination Form has been revised in  
light of NPS comments)

The proposed action is :

- listing in the National Register  
 determination of eligibility (owner objection)

If you have any questions regarding the nominations please call us at (717) 783-8947.

Sincerely,

  
Greg Ramsey, Chief  
Division of Preservation Services  
Bureau for Historic Preservation

GR:sk  
F.L.12