NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

59

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any 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.

RECEIVED 2280
JAN 30 2014
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

1. Name of Property

Historic name: _____Emerick, Charles, House_____
Other names/site number: __5LA.13268_____
Name of related multiple property listing:
_____N/A_____
(Enter "N/A" if property is not part of a multiple property listing
_____N/A_____

2. Location

Street & number: ___1211 _Nevada Avenue_____
City or town: _Trinidad_____ State: __CO__ County: _Las Animas_____

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this **_X__** nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X__ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide _X__local

Applicable National Register Criteria:

___A ___B _X__C ___D

Richard H. Williamson 9-23-2013

Signature of certifying official/Title: **Deputy State Historic Preservation Officer** **Date**

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

for Edson H. Beall — 3.18.14
Signature of the Keeper — Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	X
Public – Local	
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	X
District	
Site	
Structure	
Object	

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Domestic / Single Dwelling

Current Functions
(Enter categories from instructions.)

Domestic / Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Mixed Style

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Stone, wood, asphalt

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Description of the property and surroundings

The Charles Emerick House property includes the 1905 rough-faced sandstone Mixed Style house, which has remained nearly unchanged since construction, and a 1904 rough-faced sandstone carriage house, later used as a garage. A historic concrete sidewalk extends between a concrete retaining wall and a grassy area next to the street at the front of the property. Frame houses, similar in size to the Emerick House, dating to the early twentieth century exist to the south and north of the Emerick property. However, none express the creativity or style of the Emerick House. Across the street to the east is an array of early to mid-twentieth century houses. To the west (or rear) is the alley separating the east side of the block and the west side of the block (which faces Johnson Avenue) where another early twentieth-century residence and outbuildings exist. North and west of Johnson Avenue is vacant land with native coniferous shrubs that begin the ascent to Simpson's Rest, a sandstone bluff that rises 500' above the Purgatoire Valley and Purgatoire River.

Setting and Location

The Charles Emerick House is located on the north side of the community of Trinidad, Colorado, at 1211 Nevada Avenue (the original house number was 1215) in Taylor and Robinson's Addition. The house and its carriage house-garage occupy Lots Six and Seven of Block 18 in the above-mentioned real estate addition. The property encompasses the two narrow lots that are each 25' x 125', totaling 5,250 square feet. Nevada Avenue is one of the major north/south thoroughfares on the town's north side. For most of its length it climbs a noticeable grade up a hill, beginning at Pine Street, which necessitates a series of retaining walls for each property along the west side of the thoroughfare. At the front of the Emerick house a stone retaining wall

extends along the entire width of the property (see Sketch Plan and Photos 3, 4, 5, 6 and Figure 7). Additionally, matching stone retaining walls run along the south and north property lines beginning at the set back of the house and continuing west until they reach the carriage house on the north side and nearly to the west property line on the south side. The house faces east with the escarpment of Simpson's Rest dominating the background towards the northwest (Photo 2 and Figure 7). Of particular note is that the house is not centered on the property. The building's north side is approximately 5' from the retaining wall. The south side of the building is 13' from the top of the south retaining wall. The carriage house-garage, which measures 19' x 32', is located at the northwest corner of the property. Curiously, the building encroaches into the alley by 6'-6". Historically, many of the buildings on the west side, for several of blocks in Taylor and Robinson's Addition, also encroached into the alley. A newer wooden picket fence exists along the front and sides of the property. Historic lilacs line the south border of the yard and two Chinese elm trees, approximately 30 years old, now grow in the grassy area near the curb.

Narrative Description

Charles Emerick House, 1905, (Photos 2-3, 7-12)

The Charles Emerick House is a one-story asymmetrical building constructed of rough-faced sandstone roughly measuring 48' x 32'. The house has a mostly rectangular plan with the exception of the prominent tower on the southeast corner of the main façade, the front-gabled projection on the hipped roofed, and the slight recessed portion of the house creating a small ell at the southwest (rear) corner. The gable roof is of normal pitch with flared eaves that have a slight overhang and decorative support brackets under the eaves. The hipped roof has flared eaves and three hipped roof dormers on the south, west (rear) and north sides, which also have flared eaves. The roof was originally covered with wooden shingles, but composite shingles now cover the roof. A red brick chimney extends above the north side roof. Window sills are also constructed of the rough-faced sandstone.

East (main) façade (Photos 2-3, 7-8, & Figure 7)

Because of the grade of Nevada Avenue a 50' long, 3' high, rough-faced sandstone retaining wall, covered with concrete since at least circa 1950, supports the raised yard closest to the house. The south portion of the retaining wall measures approximately 24' and the north portion measures approximately 21'. The east end of the south retaining wall has a concrete covering since circa 1960. East of the retaining wall, a historic sidewalk exists just above street level and provides a division between the main yard and the 12' wide grassy area before reaching Nevada Avenue. From the sidewalk four concrete steps, approximately 5' wide, separate the south and north sides of the retaining wall and provide access to the front yard (Photo 5). Rough-faced sandstone sidewalls, capped with sandstone, flank six concrete steps, which provides access to the front porch from a paved stone walkway.

The east-facing (main) façade has three distinct sections. On the southeastern corner is a Gothic Revival style one-story round tower protruding from the hipped roof portion of the house. In the center of the façade a hipped roof porch roof extends from the main hipped roof of the

house and creates an almost centered front entrance. On the northern portion of the façade, a front gabled projection extends from the hipped roof.

Above the sandstone foundation, a rough-faced sandstone watertable protrudes and extends around the tower and the remainder of the house. Two narrow windows exist on the both the east and west sides of the round tower, with a small square fixed basement window below the west window. A row of dentiled rough-faced sandstone follow the curve of the tower, approximately two rows above the east-facing window, meeting the porch roof and the hipped roof of the house on the tower's west side (Photos 7-8). A rough-faced sandstone beltcourse sits just above the dentiling. A rough-faced sandstone crenellation tops the tower. Smaller rough-faced sandstone trims and caps the crenellation.

The small offset porch has a rough-faced sandstone block balustrade that is attached to a rough-faced sandstone pillar on the south side. The balustrade extends from the pillar west to the tower (Photos 7-8). Nearly centered is the original glass and raised panel front entrance door protected by a historic storm door. To the right of the front door, on the south-facing side of the first floor wall, a one-over-one single-hung sash window exists. The north portion of the façade has a front-gable projection off the hipped roof, with a first-floor fixed window. Mirroring the tower detailing, a rough-faced sandstone watertable exists on the gabled portion along with dentiling and a beltcourse that stretch above the window and across the gable end (Photos 3 & 7). Near the top of the gable is a small vertical arched window which has a keystone and arch surround (Photos 2-3 & 7). There have been no alterations to the front façade of the building.

South-facing side (Photo 9)

The south-facing side has one large non-historic picture window centered on the first floor. A small basement fixed window sits below the picture window. The enclosed rear porch extends from the back of the south-facing side. A pair of six-by-six sliding windows exists in this porch portion, which has been stuccoed. A pair of slider windows exist in the upper story hipped roof dormer. The dormer has flared eaves and is clad with wood shingles that have been painted white.

West-facing (rear) side (Photos 9-11 & Figure 15)

The west-facing (rear) side has two narrow windows, one near the center and one to the north. The once open porch on the southwestern portion of the house has been enclosed and contains the back door and a slider window to the south of the door. Inside are the original door to the basement and a door into the kitchen. The enclosed porch is now used as a mudroom. Located on the hipped roof is a hipped roof dormer with one sliding window. It is clad in the same material as the other dormers.

North-facing side (Photo 12)

The north-facing side of the house has had one first-floor window removed near the northeast corner of the house. It has been covered over with concrete. Three original narrow windows remain on this side. A hipped roof dormer on this side has a pair of casement windows with the exterior cladding mirroring the other dormers.

Interior

No changes have occurred to the first floor's walls (see first floor interior sketch plan.) Rooms include a master bedroom, living room, dining room, music room, kitchen and pantry. There is also a full bathroom and closets.

The second floor has a room that is now used by the owner as an office; however, it was originally a bedroom. In addition there are two bedrooms, a half bath and a closet (see second floor interior sketch plan).

Alterations

The owner replaced the dormer window on the west-facing side with a slider prior to 1967; the south-facing dormer window has also been replaced. However, the north-facing dormer window is original. A window on the north-facing side of the main level was removed and covered with concrete near the northeast corner. It is not known when replacement of the window took place, but it appears that it has been that way for several decades. Originally, the narrow windows in the tower were one-over-one single-hung windows. However, due to deterioration, the current owner replaced these with fixed windows using the same window opening. This was completed in the last five years. Also, between 1952 and 1967, a small open porch at the back of the house, on the southeast side, was enclosed (Figure 11). It was clad in stucco with an opening for a door and window on the west side and two double windows on the south side (Photo 10, and Figure 11). The space is now used as a mudroom with an entrance into the kitchen.

After the current owner purchased the property he constructed a wooden picket fence, which is located along the front and sides of the house. Sometime between circa 1952 and 1967, a concrete slab (Figure 11) replaced the soil and grass at the back of the house. Between 2009 and 2012, the owner built a series of trellises, an open gazebo and a gable covered carport on the concrete slab (Photo 11).

Carriage House-Garage, 1904 (Photos 13-19)

The carriage house-garage is located behind the house, in the northwestern-most portion of the property, and roughly measures 19' x 32'. It has a T-shaped plan, an asymmetrical front façade, and rough-faced sandstone covers the walls. The cross-gable roof has extended eaves, and is covered with galvanized metal. Two of the gable ends, on the east and west side of the building, contain the original rough-cut wood shingles. Within the last five years the current owner repointed the joints of the sandstone pieces, where needed.

East-facing side (Photos 13, 14 & 15)

Centered in the east-facing side is the historic main access door. Vertical wood creates the simple entrance with a small concrete step below the door.

South-facing side (Photos 13, 16, & 17 & Figure 8)

On the south-facing side of the east-west gabled end, a narrow window pierces the center of the wall. The south-facing side of the north-south gabled portion was the location of the original carriage entrance. The entrance size has since been reduced and a double roll-up garage door has replaced the original carriage doors. The gable on this side of the building projects 3' from the main cross gable and could be considered the front façade of the garage.

West-facing Side (Photos 16 & 18)

The original rough-cut shingles remain in the gable. The vent or window in the gable was closed at some time in the past and covered with wood. Also in the past a door or window on the first floor, on this side of the building, was sealed and plastered. It should also be noted that the west-facing side of the building encroaches into the alley by approximately 6' (see site plan). However, this portion is still solely owned by the owner of the house.

North-facing Side (Photo 19)

The north side of the building abuts the north retaining wall which mostly obscures this side of the carriage house/garage from view. There are no windows or other fenestration on this side.

Alterations

Interior

The interior of the carriage house-garage is largely unchanged since it was constructed. Originally, the Charles Emerick family lived in a tent while Emerick built the carriage house. When the carriage house construction was complete, the family lived in the new building while the house was being constructed, for approximately one year. Once the house was completed, the carriage house was converted slightly house carriages. Once automobiles made carriages obsolete, the family used the carriage house as a garage.

Exterior

Some parts of the exterior of the Carriage House-Garage have had modifications. The current owner made modifications circa 2009 to the east-facing façade by adding a stairway and platform (Photos 14 & 15), which allows access to a storage area, through what was at one time a door or window (Photo 13).

A previous owner modified and decreased the garage door/carriage entrance opening at an unknown date (see Figure 17). Because of the area's deterioration the current owner replaced the portion that had been boarded up with new wood siding. He also had a new garage door installed to replace the previous one, which was an accordion style door that was falling apart. The current owner replaced the rotted shingles that were above the garage door in the gable end with new shingles in kind and a new vent was put in place of the old one. Galvanized metal roofing replaced the old rough-cut shingles circa 1960 (Photos 13, 16, 17, and Figure 10). Sometime in the years past a window on the building's west-facing side was removed and

covered with concrete (Figure 17) and the same was done for a window on the north-facing side; both of these changes appear to have occurred several decades ago. The building and its attic are now used for storage. At various places, where needed, the current owner repointed the sandstone pieces.

Integrity

The Charles Emerick House maintains a high degree of historic physical integrity. Still in its original location, the dwelling's setting in a residential area on Nevada Avenue in the northwest portion of Trinidad is quite unchanged. The dwelling's design with hand-cut rough-faced stone and round Gothic Revival tower remains intact. The house's principal materials are present and unobscured. The biggest change in materials is the enclosure of and stuccoing of the rear porch, however this occurred sometime between 1952 and 1967. The unusual design and decorative stonework display the workmanship of stone mason and builder Charles Emerick. The house retains integrity of feeling as an innovative early twentieth century, with its Gothic Revival tower and incorporation of the Late Victorian style elements along with Late 19th and Early 20th Century design features, reflecting the prosperity and creativity of the period. The house possesses integrity of association with the history of early twentieth century construction in Trinidad, standing in contrast to some of its more traditional neighboring houses.

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.
- [x] 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.)

- [ ] 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 old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
Architecture

Period of Significance
1904-1905

Significant Dates
1904
1905

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Emerick, Charles

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Criterion C – Architecture

The Charles Emerick House is locally significant under Criterion C for *architecture* as an excellent example of a Mixed Style home and for the type, period and method of construction using hand-cut rough-faced sandstone for the 1905 house and 1904 carriage house. The periods of significance for the architecture begins in 1904 when the carriage house construction was complete and continues to 1905 when the house construction was finished.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Mixed Style exhibited by the1905 Emerick House combines the Gothic Revival, Late Victorian and Late 19th and Early 20th Century American Movement styles. Because of its placement, the Gothic Revival tower creates a character-defining dominant feature. It is a round, one-story crenellated tower on the house's southeastern corner of the main façade making the Gothic Revival style features most apparent. Late Victorian style character-defining features include its asymmetrical front façade, rough-faced sandstone dentils, beltcourse, and watertable and front-gabled projection. By incorporating the Late Victorian style Emerick was able to select decorative motifs to achieve a degree of picturesque intricacy and to enhance the irregular massing of the design in the building. Late 19th and Early 20th Century American Movements character-defining features include the hipped roof of the main portion of the house, wide overhanging flared eaves with brackets, and hipped-roof dormers.

While Charles Emerick built other homes in Trinidad, none were as ornate or innovative as the one he built for his own family. The Charles Emerick House is the only documented residence in Trinidad that is built of hand-cut rough-faced sandstone and includes a one-story Gothic style tower that has a battlement with crenels, merlons and coping.

Historic Context

Taylor and Robinson Addition

A "Declaration of Claim" to the area that encompassed what eventually became Taylor and Robinson's Addition was made by David Robinson on July 25, 1871. It is not known just when Robinson came to Trinidad, but an early census reported his birth year as 1830 in New York. Daniel L. Taylor was also a native of New York state, born on April 5, 1838, and came to Trinidad in 1858. Robinson and Taylor became partners in their north side real estate venture on March 21, 1877. Because Trinidad did not have a complete city directory published until 1888, it contained a notation of the addition on the north side and also listed Robinson and Taylor as "capitalists." The first documented record of the sale of some property in their addition was on October 10, 1889. Robinson passed away sometime between September and October

1892. Taylor, who served as mayor of Trinidad numerous times and was an owner of a large amount of property, passed away on April 7, 1917. On February 16, 1904, Mary and Emeline Robinson executed a warranty deed selling Lots Six and Seven in Block 18 to Charles Emerick for $325.

Charles F. Emerick, brick, stone and concrete contractor

Charles Emerick was born in Kentucky to German parents in 1882. The first record of his appearance in the west was noted in the 1900 census taken in San Miguel County, in the Territory of New Mexico. He listed himself as 17 years old and as a servant in the household of a stone mason by the name of William Brown. This is likely where Emerick learned his future profession. Sometime between 1900 and 1904 he moved to Trinidad, where he purchased the property in the Taylor and Robinson's Addition in early 1904.

During the early years of Trinidad, newspapers reported the construction of both commercial and residential buildings as a major source of information within their pages. Names of the people having a building constructed, contractors who built them and at times the architect who designed them appeared and sometimes given front-page coverage. Somehow the press failed to mention the Gothic Revival tower house subject to this nomination. Emerick's home for his wife Carrie and future children was completed sometime in 1905. However, prior to the house being built, Emerick built the carriage house on the property at which time he and Carrie lived in a tent on the property. Once the carriage house was complete, the Emericks lived in the carriage house for approximately six to twelve months until the house was completed.

One of the first articles to appear in the local press about Emerick came in the Trinidad *Chronicle-News* on August 5, 1908. Although the newspaper had Emerick's last name spelled incorrectly, it revealed that at the age of 26, he was an inventor of a new type of brick:

BRAIZE BRICK MADE OF COKE CINDERS AND CEMENT

> Charles Emery [sic] has engaged in the manufacture of a braize brick for the inside of brick walls which can be made fifty percent cheaper than regular brick. It is made of coke cinders and cement and answers the purpose, contractors say, as well as the heavier article. He has already contracted to place it in several local buildings which will be erected. Nails can be drove [sic] into it which is an advantage not to be obtained from the regular sand bricks.

On February 10, 1909, it was reported by the Trinidad *Chronicle-News* that Emerick was doing the foundation work for Arthur C. Hendrickson's residence at 714 Pine Street. At the time Hendrickson was a draftsman for the Trinidad firm of I.H. & W.M. Rapp, Architects. Hendrickson later became a partner in the firm.

In 1910, Emerick purchased a part of Lot 6 in Block 116 in the commercial district of Trinidad and constructed a garage for the Trinidad Novelty Works on Elm Street. Then in 1916 he purchased part of Lot 1, in the same block, and constructed a garage for the Association Motor Company at 125 N. Chestnut Street (5LA.2179.100). In 1919, Emerick was the stone contractor for the East Street School (NRIS.07001277, 5LA.11123) working with the Rapp & Rapp architectural firm of Trinidad. The Trinidad *Evening Picketwire* newspaper, in its June 10, 1921

edition, reported that Emerick was involved in the construction of several residences on both the north and south sides of town. The article continued by reporting the following:

> Among the dwelling houses built or in the course of construction is the handsome residence of Burney B. Sipe on Ash street. It is bungalow type and was the work of Chas. Emmerich [sic], contractor. Mr. Emmerich [sic] has several other houses under course of construction at the present writing, a large double house on Arizona and Frost aves, another at Second and Oak and a third at Colorado and Arizona.

In 1922, Emerick purchased another lot on Block 116, in the commercial part of Trinidad. This time it was a portion of Lot 2 and front of East Main Street, known as the Emerick Building and Apartments (5LA.2179.127), with the current address of 231 E. Main Street. The building was completed and the original tenant of the first floor was the Rice Buick Motor Company that opened on June 1, 1923. He also was laying several sidewalks in various neighborhoods around town and some can still be found with his name inscribed in the concrete (see Photo 1 which was taken at the corner of Baca Street and Nevada Avenue).

In 1926, he was awarded the contract to construct "a fine modern garage building for F.H. Unfug at Walsenburg," a community in Huerfano County, 37 miles north of Trinidad. It was to be built of tapestry brick (Trinidad *Chronicle-News*, 10 November 1926). The building located at West 6th Street and S. Albert Avenue is no longer extant. In addition to his construction work in Trinidad, he built some houses in Raton, New Mexico. However, the addresses to those homes are unknown.

Emerick House

Charles and Carrie Emerick had five children: Kathryn (1908), twins Carl and Caroline (1911), Herman (1913), and Josephine (1917). For a time, Elick Emerick, Charles' widowed brother and his young son Julius (1901) also lived at the Emerick home. Kathryn married Ray Jones in 1928 and had four children, Ray, Marjorie, Don and Richard. In a recollection of her childhood, Marjorie recalled that in the economic difficult times of the 1930s, her parents and siblings moved to Trinidad and lived with the Emericks beginning in about 1933 and lived there until about 1937. Don and Richard were born in Trinidad.

Marjorie recalled her grandfather, Charles Emerick, as a large man, 6'-4" tall and weighing about 250 pounds. She indicated he was a kind man, but had a temper when he was angry. She also remembered an African-American woman who worked for her grandmother, but mostly on Mondays and Tuesdays, which were laundry days. Her grandmother and the woman heated several tubs of water on the kitchen stove then carried them through the pantry to the back porch washing machine. Although the washing machine was electric, it had a hand wringer. It took all day for the washing and drying and they used the same wash water for the entire laundry, washing the white clothes first. The hired woman returned on Tuesdays to iron the laundry and on Fridays to help clean the house for Sunday company.[1]

[1] Marjorie Ann Jones Samples. *Recollections of Childhood Memories.* Unpublished manuscript, n.d. in the collection of Connie Samples Ingmire and Pat Samples Ehlich, Fort Morgan, Colorado, p.3.

After Kathryn and Ray Jones and their children moved to Denver in 1937, Marjorie and Don spent several summers with the Emericks at their home on Nevada Avenue. Marjorie recalled some of her most memorable experiences:

> We had a lot of fun at Trinidad. Grandpa had a big two story barn with a loft. When the folks would go to town, we would walk on the outside ledge of the barn or climb to the top of the roof and slide down the shingles with our shoes. We would also jump out of the second story window into a pile of sand that was at the bottom of one of the windows. The house in Trinidad was a two story house and we would climb out of the upstairs window onto the roof and walk around the house. There was a castle looking part of the house that we climbed on.[2]

The two-story barn was on a lot west across the alley on another lot that the Emericks owned at the time, however, it is not a part of this nomination.

During the 1930s, in addition to Charles Emerick's construction business he also opened a roller skating rink in a large tent on the outskirts of town, which became was very popular. He also purchased a dance hall in town called Sunset Gardens at 125 N. Chestnut Street (5LA.2179.100) currently known as JuJo's; the neon sign on the façade continues to read Sunset. Emerick's grandchildren helped with the dance hall in the lunchroom and Marjorie managed the hat check station when she was about 10 years old. These two ventures helped support Emericks and their extended family during the 1930s, when the construction business was not as prosperous as it had been in the 1920s.

By mid-1940s the grandchildren were older and did not visit during the summer, eliminating the need for a family-sized house. On August 22, 1948, the Emericks sold the house to Horace and Marguerite Mann and Charles Emerick retired. The Emericks moved into a house that Charles constructed across the alley directly in back of his original home. The address was listed in Trinidad city directories as 1211½ Nevada. The Emericks eventually moved to Denver where he passed away on May 16, 1957 and she in 1962.

Later owners

Horrace Kelly Mann was a saddle maker with his business located on Pine Street, some six and a half blocks south of his home. The Manns lived in the Emerick House for only a short period. In July 1952, they sold the property to Daniel and Helen Fodor and moved to Kim, a small community in the far eastern limits of Las Animas County.

Dan Fodor was born in a striker's tent in the Walsenburg Tent Colony on May 22, 1914, one month after the "Ludlow Massacre." He graduated from Aguilar High School and worked in area coal mines. He joined the U.S. Army and served in the Pacific Theater in World War II, receiving a Purple Heart in the Battle of Attu. For 20 years he was a mechanic and service manager for Triangle Chevrolet. He also taught auto mechanics for 14 years at the Trinidad High School until he retired in 1979. He passed away on September 14, 2001. The Fodors owned the property for over 50 years.

[2] Ibid., p. 2.

Helen E. (Zorich) Fodor was born on April 12, 1919, on the family homestead in Huerfano County. She attended school in Gardner, and graduated from Walsenburg High School. She attended Adams State College and received her teaching degree. She was a teacher in one-room schools in Rouse and Trujillo Creek and in the early 1950s taught in Primero. Later she was employed by School District #1 in Trinidad until her retirement in 1982. She passed away on December 8, 1994, at the age of 75.

Fritz Augustin, the current owner, purchased the property in 2008. Since that time he has been methodically restoring the house and carriage house/garage. New mortar work has been done, where needed, to both buildings on the property. On the south side of the property, between the concrete and the retaining wall of the next door neighbor's house—where there is open ground—he has had planted a variety of fruit trees. He has also added a series of wooden picket fences, of various sizes, trellises, open gazebo, and a carport to the property.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"Abstract Opinion." Dazzo and Nigro, attorneys, Letter to Daniel Fodor. 27 August 1952.

"Charles Emerick to Horace Kelly Mann and Marguerite E. Mann." Warranty Deed. 22 August 1946.

The Chronicle-News (Trinidad, Colorado)
"Braize Brick Made of Coke Cinders and Cement." 5 August 1908.
"Mayor Daniel L. Taylor is Dead." 7 April 1917.
"All Around Town." 10 November 1926.
"Karl E. Emerick Passed Away at His Home Today." Obituary Notice.19 October 1929.
"Emerick." Obituary Notice. 22 October 1929.
"Charles Emerick Died in Denver." Obituary Notice. 20 May 1957.
"Helen E. (Zorich) Fodor." Obituary Notice. 9 December 1994.
"Dan Fodor." Obituary Notice. 17 September 2001.

The Evening Picketwire (Trinidad, Colorado)
"May D.L. Taylor Dead." 7 April 1917.
"Trinidad Having a Building Boom." 10 June 1921

Fletcher, Ken. "*Arthur C. Hendrickson House*." (May 2009) Unpublished. On file with Ken Fletcher, Trinidad, Colorado.

Fletcher, Ken. "*Charles Emerick Building.*" (September 2009) Unpublished. On file with Ken Fletcher, Trinidad, Colorado.

Fletcher, Ken. "*Charles Emerick Residence*." (September 2006) Unpublished. On file with Ken Fletcher, Trinidad, Colorado.

Samples, Marjorie Ann Jones. *Recollections of Childhood Memories.* Unpublished manuscript, n.d. in the collection of Connie Samples Ingmire and Pat Samples Ehlich, Fort Morgan, Colorado.

Sanborn Fire Insurance Map. 1917.

"Simpson's Rest." *Directory of Trinidad, Colorado for 1888.* Trinidad, CO: W. H. Whitney Company. 1888.

Trinidad City Directories. 1888-1952. Various publishers.

"1211 Arizona." Aerial Photos & Satellite Images – The Leader In Online Imagery. http://www.terraserver.com/view.ASP?ex=-04.5102006999999&cy=37.17917&proj=432. accessed 2 January 2013.

"1211 Arizona." Satellite View of My House. http://www.satelliteviews.net/my-house.htm. accessed 31 December 2012.

U.S. Census. 1900 – 1940.

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 # _____
_____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

__X_ State Historic Preservation Office
_____ Other State agency
_____ Federal agency
_____ Local government
_____ University
_____ Other
Name of repository: _____History Colorado_____

Historic Resources Survey Number (if assigned): ____5LA.13268_____

10. Geographical Data

Acreage of Property less than one acre

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

UTM References
Datum (indicated on USGS map):

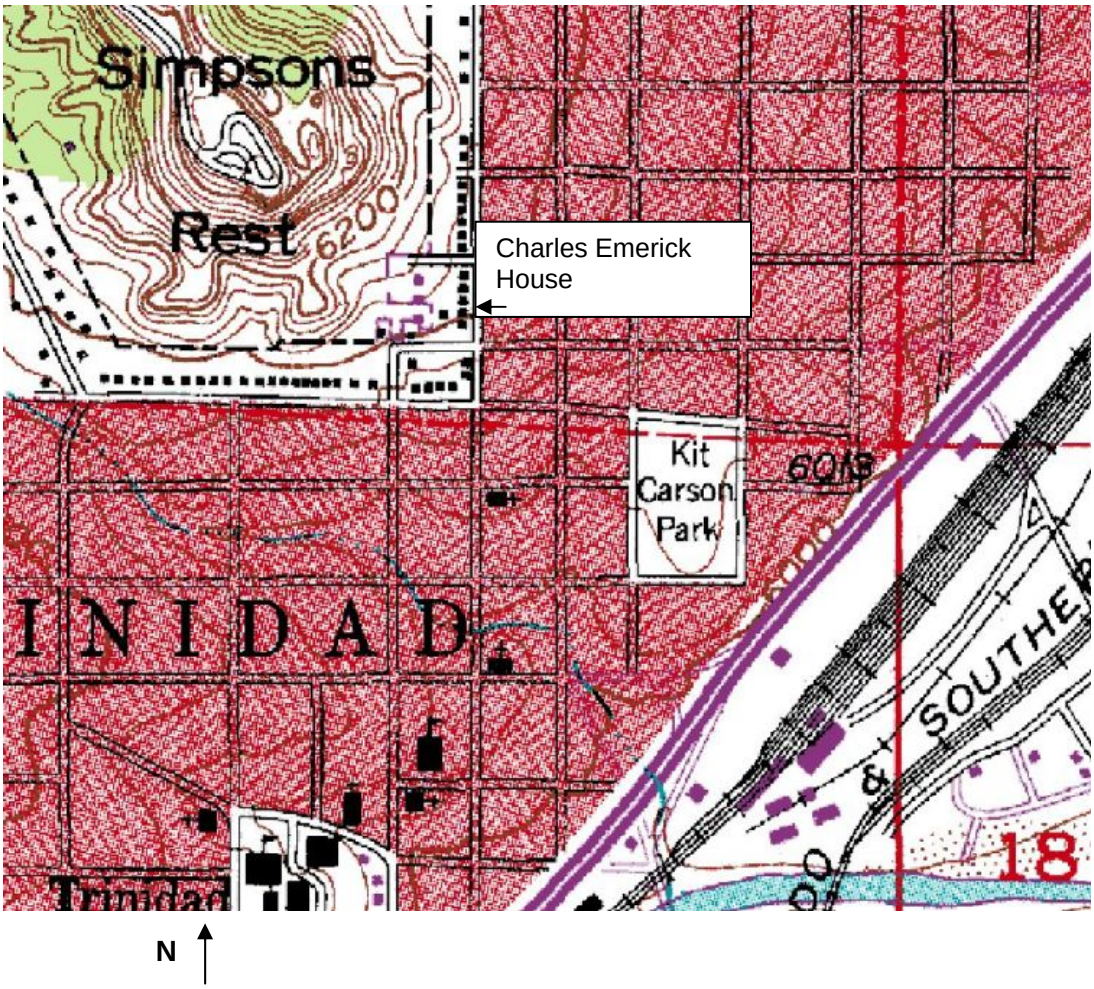
[ ] NAD 1927 or [X] NAD 1983

1. Zone: 13	Easting:	543 513	Northing: 4114 697
2. Zone:	Easting:		Northing:
3. Zone:	Easting:		Northing:
4. Zone:	Easting :		Northing:

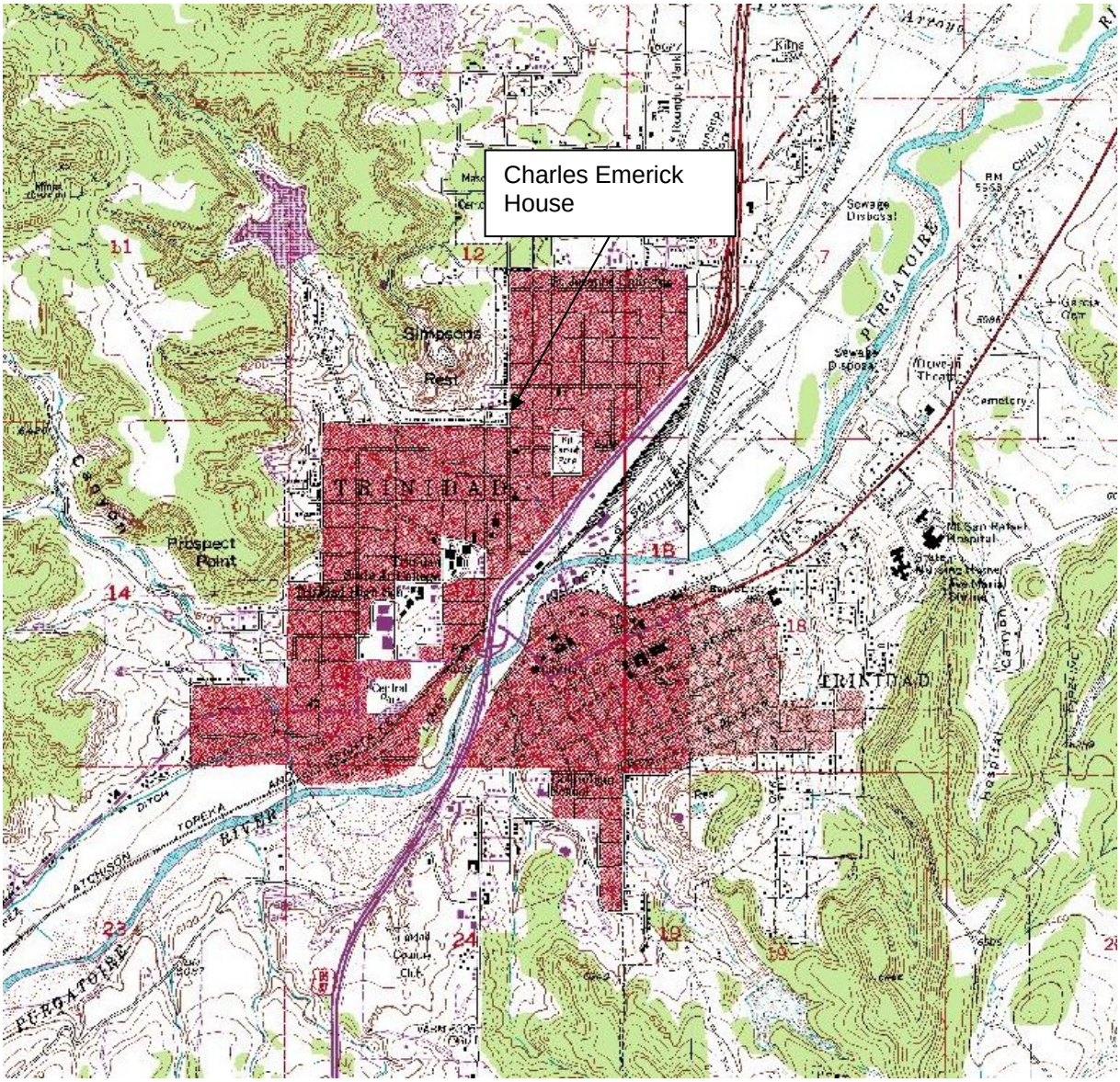
Verbal Boundary Description (Describe the boundaries of the property.)
The Charles Emerick House is located at 1211 Nevada Avenue, in Lots 6-7, Block 18, of Taylor and Robinsons Addition, Trinidad, Las Animas County, Colorado; it is further described as a parcel located in the center of the southwest quarter of the southeast quarter of Section 12, Township 33 south, Range 64 west of the 6th Principal Meridian. The city considers the 6'-6" portion of the carriage house-garage that extends into the city alley, as owned by the Charles Emerick House, and has since 1904.

Boundary Justification (Explain why the boundaries were selected.)
The nomination boundary is that which was historically associated with this property,

USGS Map – close up perspective **Elevation 6100'**
Trinidad quadrangle
7.5 minutes series

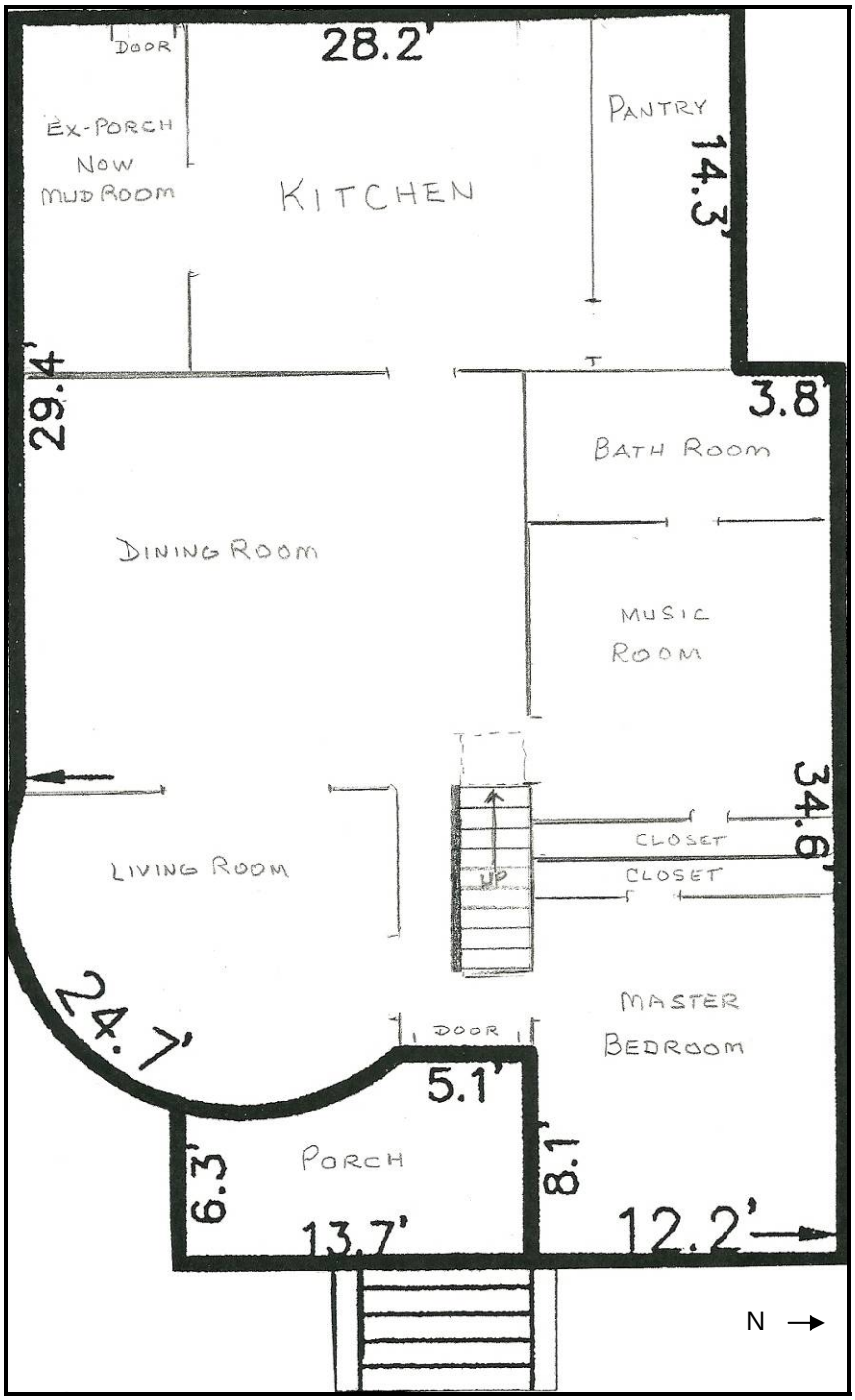


USGS Map – regional perspective



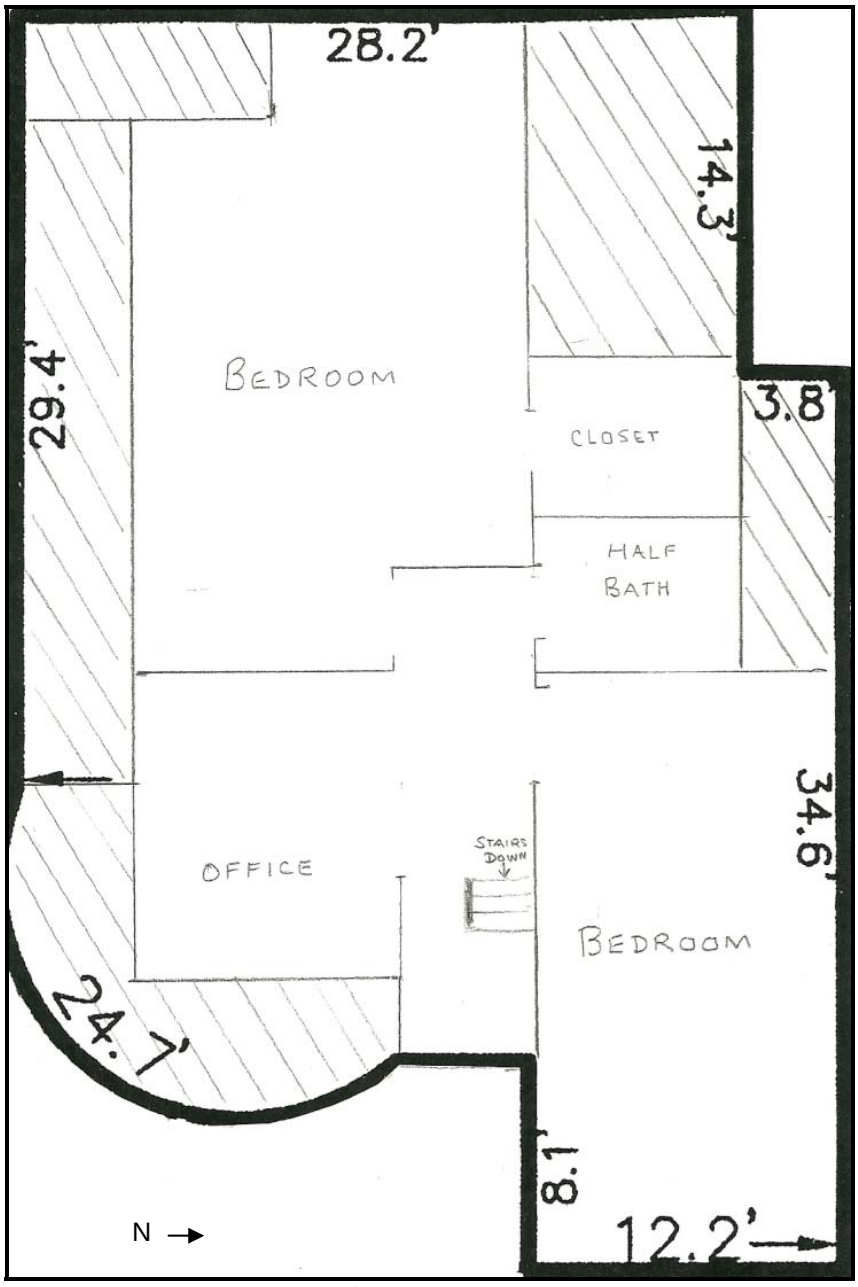
Emerick, Charles, House — Las Animas County, Colorado
Name of Property — County and State

Interior Sketch Map – First Floor



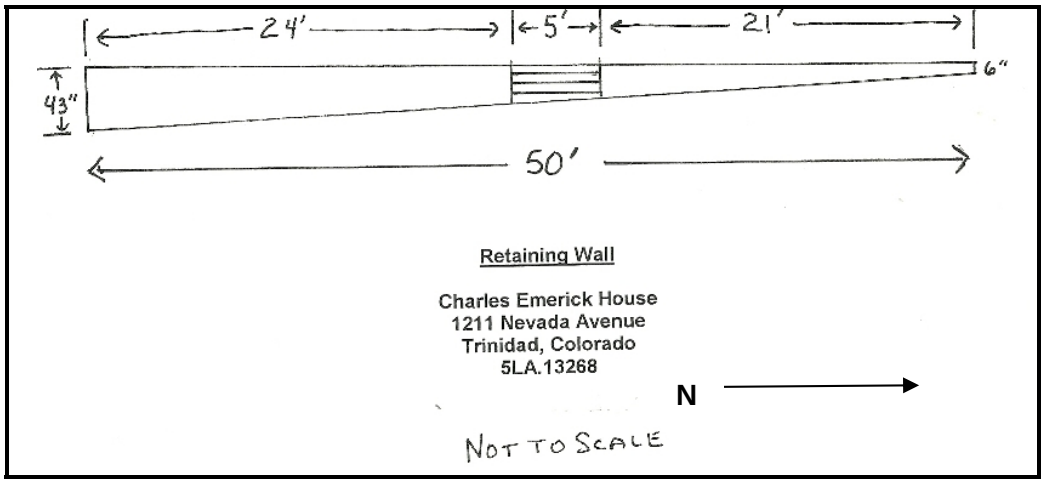
Drawn by preparer 5-2013

Interior Sketch Map – Second Floor



Drawn by preparer 5-2013

Sketch plan of retaining wall, east-facing façade



11. Form Prepared By

name/title: Ken Fletcher (for property owner)
organization: _____
street & number: 109 S. Spruce St., #103
city or town: Trinidad state: CO zip code: 81082
e-mail_____
telephone:_____
date: 5-25-2013

PHOTOGRAPHIC LOG

The following information pertains to current exterior photographs.

Name of Property: Charles Emerick House
Location: Trinidad, Colorado
Photographer: Ken Fletcher, unless otherwise noted.
Date of Photographs: Jan-Apr 2013, unless otherwise noted.
Negative: TIFF images on CD on file with National Register, Washington, D.C.

Photo No.	Photographic Information
1	Impression of contractor's name on sidewalk at Baca Street and Nevada Avenue. Photo by Fritz Augustin.
2	Main façade (east-facing side) of house, prior to installation of picket fence. Camera pointing northwest.
3	Main façade (east-facing side) of house, after installation of picket fence. Camera pointing west.
4	Retaining Wall. Camera pointing southwest.
5	Front steps and retaining wall. Camera pointing west
6	Retaining Wall. Camera pointing northwest.
7	East and south side of house. Camera pointing northwest.
8	Southeast tower and main entrance, east-facing (front) side. Camera pointing northwest.
9	West and south side of house. Camera pointing northeast
10	West side of house. Camera pointing east.
11	West side of house with carport and gazebo. Camera pointing east.
12	Portion of north and west sides of house. Camera pointing southwest
13	East and south side of garage. Camera pointing northwest.
14	East side of garage. Camera pointing northwest.
15	East and south side of garage. Camera pointing west.
16	West and south sides of garage. Camera pointing northeast.

17 South side of garage. Camera pointing north.
18 West side of garage. Camera pointing northeast.
19 North and west sides of garage. Camera pointing southeast.

PHOTOGRAPHIC LOG – HISTORIC

Historic Photos 1 – 6 are from the Connie Ingmire and Pat Ehrlich Collection, Fort Morgan, Colorado; Historic Photos 7- 12 are from Dan Fodor's collection, Trinidad, Colorado; historic photo 13 is from Ken Fletcher's collection, Trinidad, Colorado; and historic photos 13-17 are from the Fritz Augustin collection, Trinidad, Colorado.

Figure No.	**Photographic Information**
Fig 1	Emerick House circa 1905
Fig 2	Charles Emerick, unknown date
Fig 3	Charles Emerick House, unknown date
Fig 4	Charles Emerick on right, 1920s
Fig 5	Advertisement for Emerick Motor Sales, unknown date
Fig 6	Charles and Carrie Emerick, unknown date
Fig 7	Charles Emerick House on 1211 Nevada, circa 1950
Fig 8	Dan Fodor, Jr., 1952
Fig 9	Dan Fodor, Sr., 1953
Fig 10	Bill Fodor on south side of carriage house/garage, unknown date
Fig 11	West-facing (rear) of house after resurfacing of backyard with concrete, 1967
Fig 12	Dan & Helen Fodor, June 1968
Fig 13	Charles Emerick House, 2006, Ken Fletcher collection
Fig 14	East and south side of house. Photo by Fritz Augustin, 2008
Fig 15	West side of house. Camera pointing east. Photo by Fritz Augustin, 2008
Fig 16	East and south side of garage. Camera pointing northwest. Photo by Fritz Augustin, 2008
Fig 17	West and south side of garage. Camera pointing northwest. Photo by Fritz Augustin, 2008

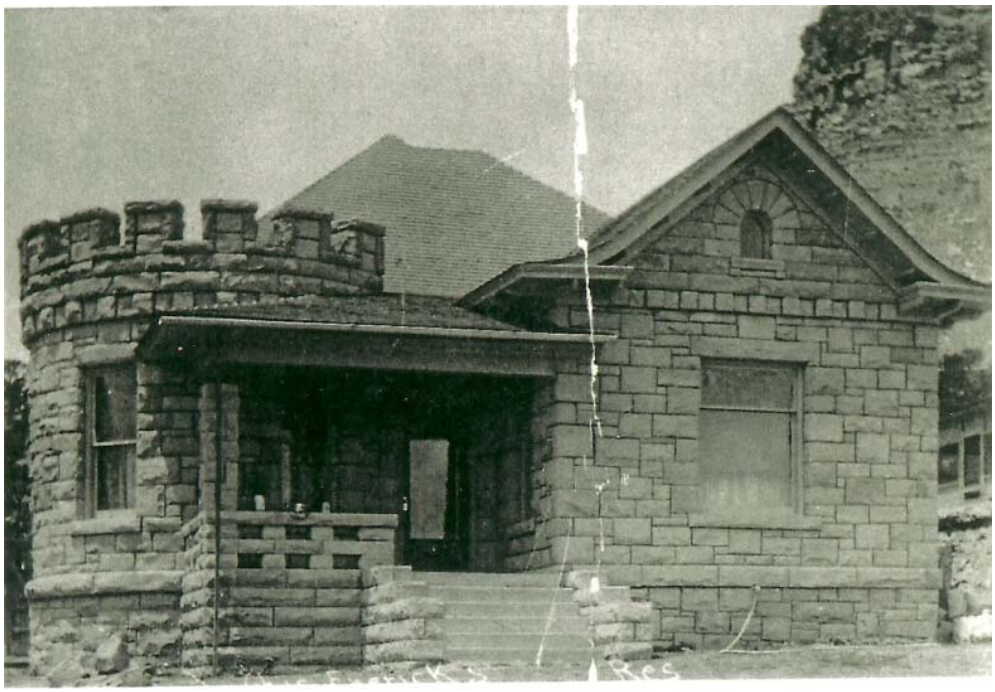


Fig. 1 – Emerick House circa 1905

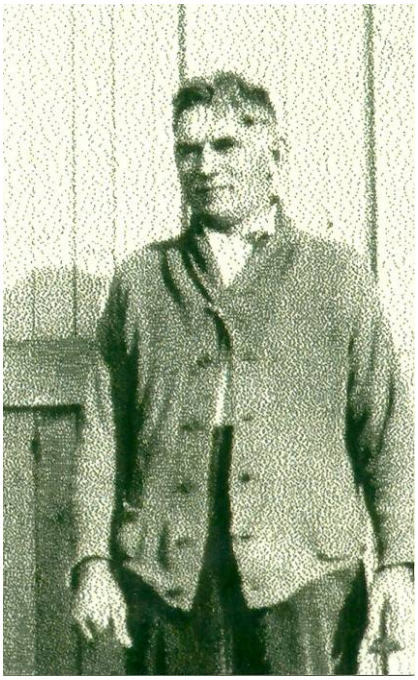


Fig 2 – Charles Emerick, unknown date

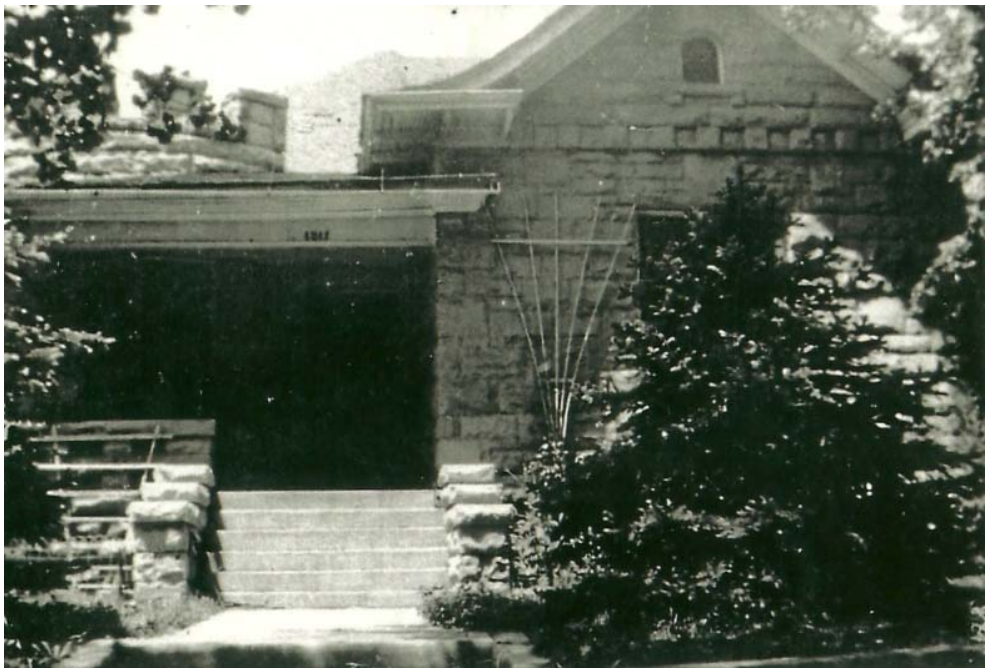


Fig 3- Charles Emerick House, unknown date

Fig 4- Charles Emerick on right, 1920s

Fig 5- Advertisement for Emerick Motor Sales, unknown date

Fig 6 – Charles and Carrie Emerick, unknown date

Fig 7 – Charles Emerick House, circa 1950

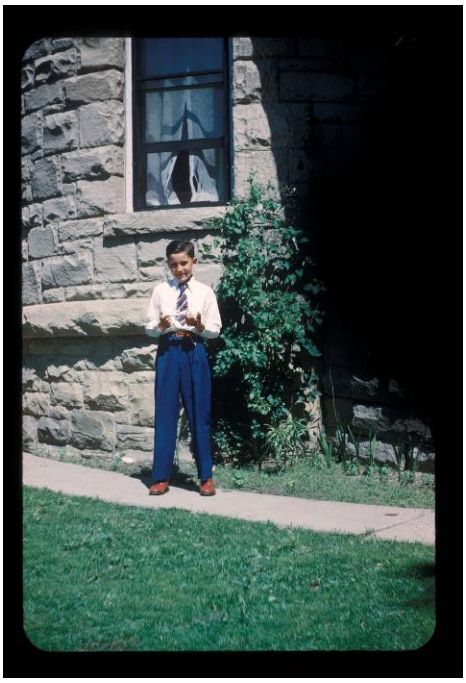


Fig 8 – Dan Fodor, Jr., 1952

Fig 9 - Dan Fodor, Sr., 1953.

Fig 10 - Bill Fodor (son of Dan & Helen) on south side of carriage house/garage, unknown date

Fig 11 – West-facing (rear) of house after resurfacing of backyard with concrete, 1967.

Fig 12 – Dan & Helen Fodor, June 1968

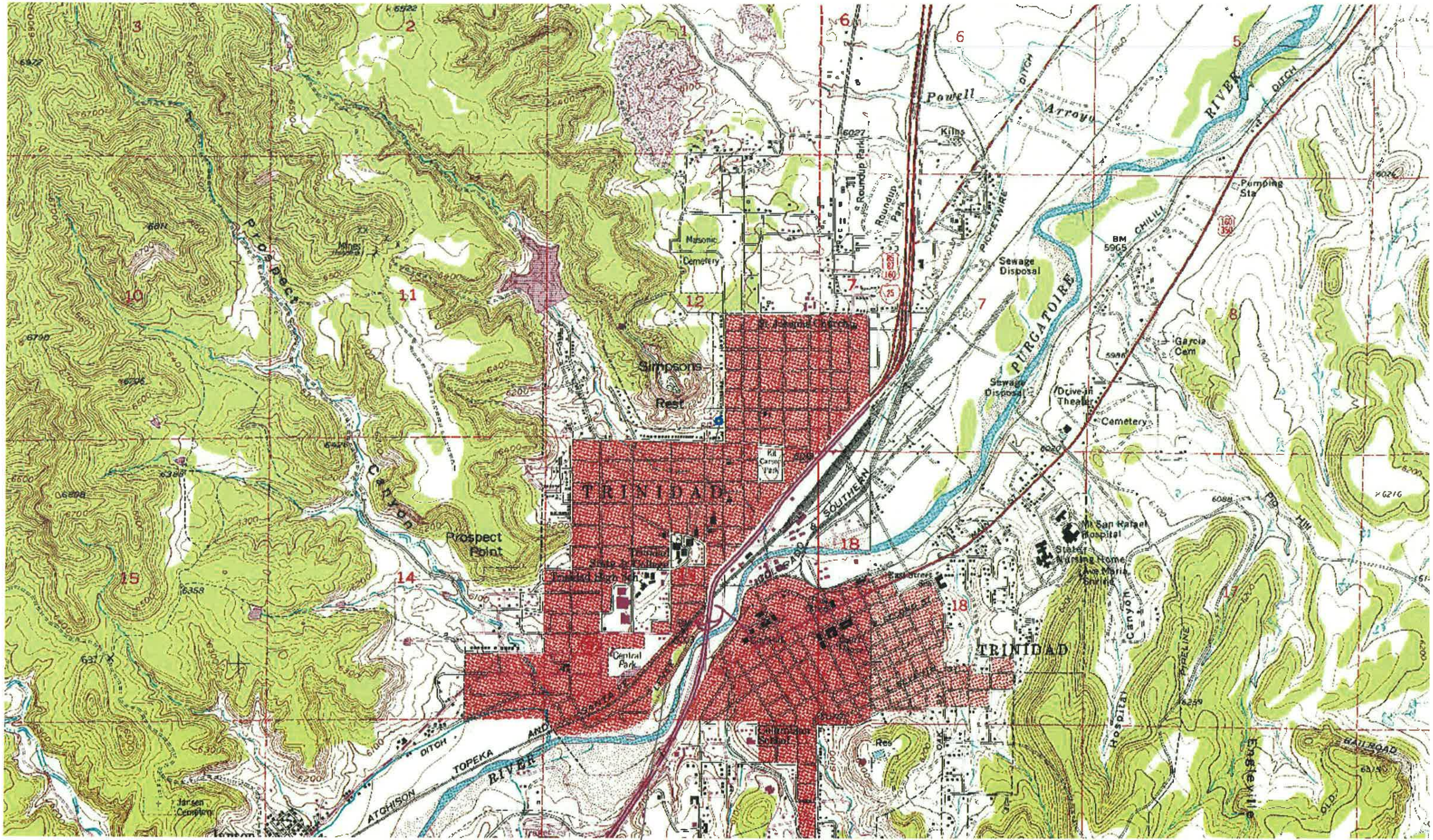
Fig 13 – Charles Emerick House, 2006, Ken Fletcher collection

Fig 14 East and south side of house. Photo by Fritz Augustin, 2008

Fig 15 - West side of house. Camera pointing east. Photo by Fritz Augustin, 2008.

Fig 16 - East and south side of garage. Camera pointing northwest.
Photo by Fritz Augustin, 2008

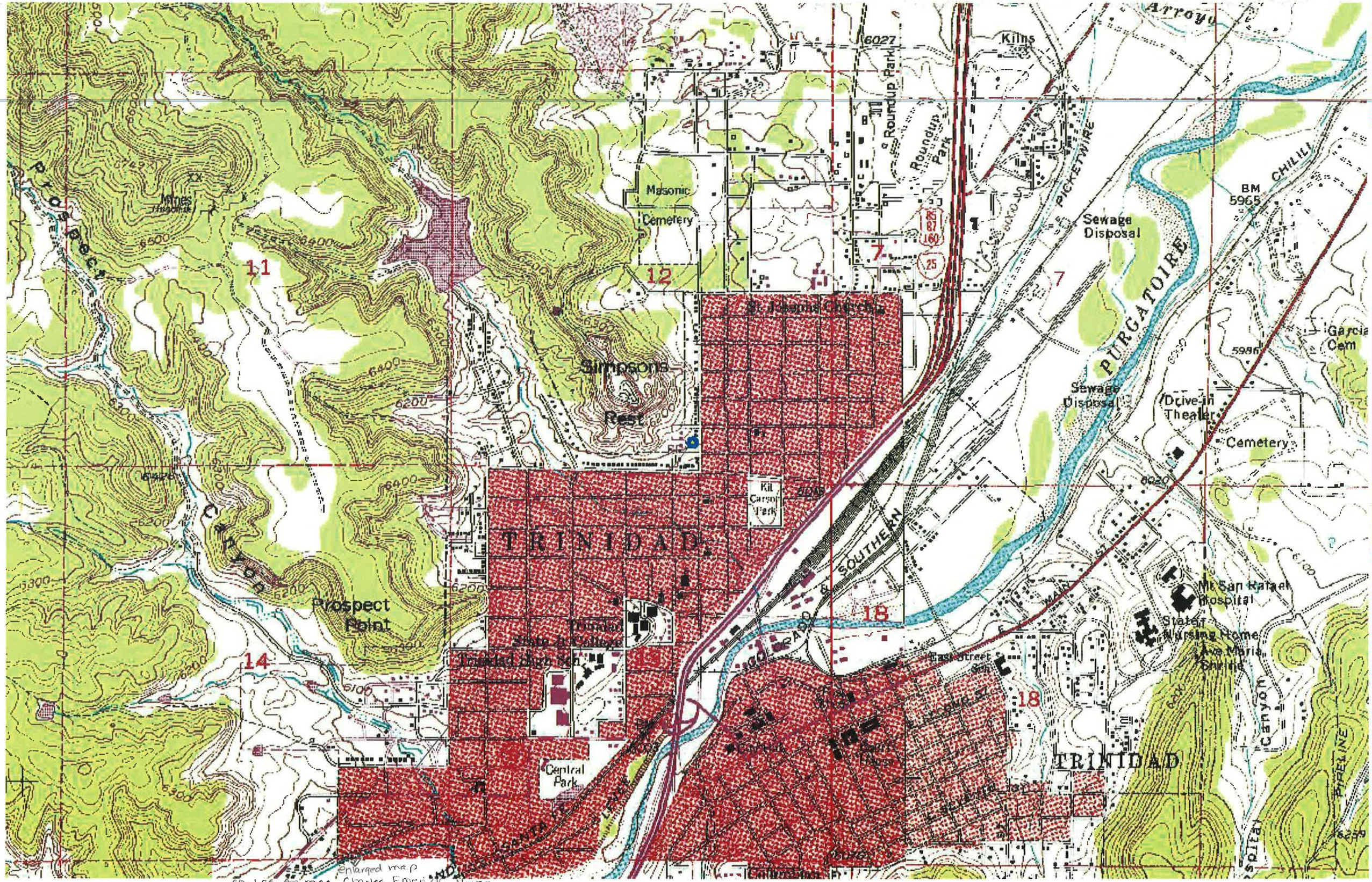
Fig 17 - West and south side of garage. Camera pointing northeast.
Photo by Fritz Augustin, 2008.



Trinidad West Quad

CO_Las Animas — County — Charles Emerick House

NAD 1983 UTMs: Zone 13; 543 513 mE 4114 697 mN



enlarged map
CO-Las-Animas-Charles-Emerick-House

CHAS EMERICK
CONTRACTOR

499 · SAJ
COLORADO
DRIVING

Carriage House