

COLORADO HISTORICAL SOCIETY

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Dick-Trapp House

Other Names _____

Address of Property

address not for publication

Street Address 714 South Nevada Avenue

City Colorado Springs County El Paso Zip 80903

Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name James W. and Diane M. Cheffy

Address 714 South Nevada Avenue Phone _____

City Colorado Springs State CO Zip 80903

Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)

Preparer of Nomination

Name Diane M. Cheffy Date October 18, 2006

Organization _____

Address 714 South Nevada Avenue Phone _____

City Colorado Springs State CO Zip 80903

FOR OFFICIAL USE:

10/26/2006 Nomination Received

2/16/2007 Review Board Recommendation

Approval Denial

Site Number 5PE.4497

Senate # _____ House # _____

2/22/2007 CHS Board State Register Listing

Approved Denied

Listing Criteria A B C D E

Certification of Listing: President, Colorado Historical Society

Date _____

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SECTION II

Local Historic Designation

Has the property received local historic designation?

no

yes --- individually designated designated as part of a historic district

Date designated _____

Designated by _____ (Name of municipality or county)

Use of Property

Historic Domestic/single dwelling

Current Domestic/single dwelling

Original Owner Arthur C. Dick

Source of Information surmised from 1902 warranty deed

Year of Construction ca. 1907

Source of Information Sanborn Maps, Colorado Springs Tax Assessor records

Architect, Builder, Engineer, Artist or Designer unknown

Source of Information _____

Locational Status

Original location of structure(s)

Structure(s) moved to current location

Date of move _____

SECTION III

Description and Alterations

(describe the current and original appearance of the property and any alterations on one or more continuation sheets)

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SECTION IV

Significance of Property

Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

- | | | |
|---|--|---|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Architecture |
| <input type="checkbox"/> Archaeology – prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology – historic | <input type="checkbox"/> Entertainment/ Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/ Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/ Community Identity | <input type="checkbox"/> Politics/ Government |
| <input type="checkbox"/> Community Planning and Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Invention | <input type="checkbox"/> Social History |
| | | <input type="checkbox"/> Transportation |

Significance Statement

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

Bibliography

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

SECTION V

Locational Information

Lot(s) 13 Block 304 Addition Number 2 to Colorado Springs

USGS Topographic Quad Map Colorado Springs

Verbal Boundary Description of Nominated Property

(describe the boundaries of the nominated property on a continuation sheet)

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SECTION VI

Photograph Log for Black and White Photographs

(prepare a photograph log on one or more continuation sheets)

SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Owner Consent Form

Black and White Photographs

Color Slides

Sketch Map(s)

Photocopy of USGS Map Section

Optional Materials

For Office Use Only

Property Type: building(s) district site structure object area

Architectural Style/Engineering Type: Classic Cottage [Late 19th & 20th Century Revivals: Classical Revival]

Period of Significance: ca. 1907

Level of Significance: Local State National

Associated Multiple Property Submission: n/a

Acreage less than one

P.M. 6th Township 14S Range 66W Section 19 Quarter Sections E NE NE NW

UTM Reference: Zone 13 Easting 515447 Northing 4297045 (NAD 27)

Property Name Dick-Trapp House

DESCRIPTION and ALTERATIONS

Constructed by 1907, the Dick-Trapp House is located in what once was a residential section south of the central business district in Colorado Springs. The one and one-half story house has a hipped roof covered with asphalt shingles and narrow lap sided walls resting on a sandstone foundation. A hipped roof porch supported by classical columns spans the full width of the house and wraps around to the south side. The house retains its architectural integrity having undergone very few alterations since its construction.

Setting Overview

The house sits on 50' wide by 190' deep lot (9500 square feet). Historically, there were two outbuildings at the west (rear) end of the property, but only one remains today. The Classic Cottage style house faces east on Nevada Avenue (*Figure 1*). Early plantings of a maple tree, lilac bushes and morning glories continue to enhance the front yard landscape. Just north of the front yard is a gravel driveway. There are two large old elm trees on the southern property line. The backyard has a perimeter fence most of which was constructed of old plumbing pipes and wire from the early part of the twentieth century.

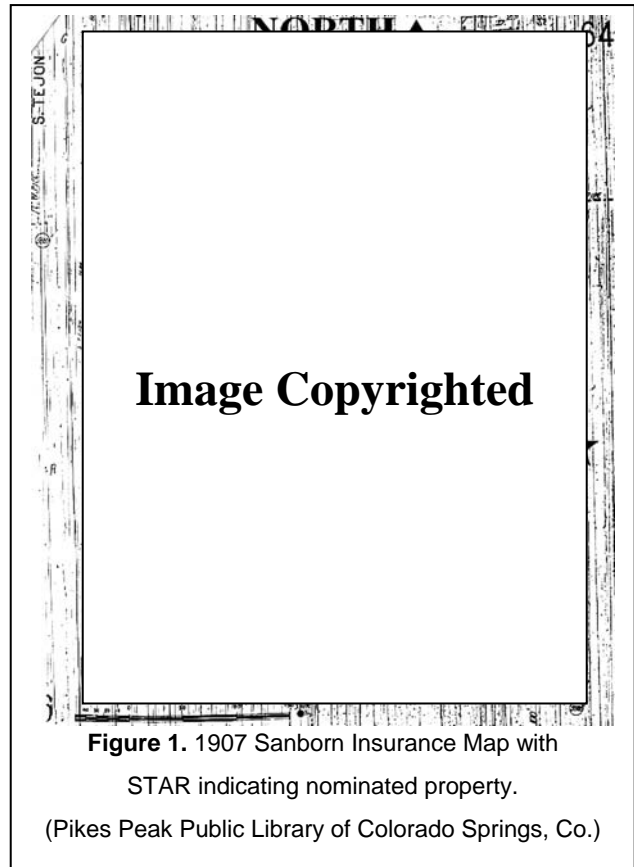


Figure 1. 1907 Sanborn Insurance Map with STAR indicating nominated property.
(Pikes Peak Public Library of Colorado Springs, Co.)

The Dick-Trapp House is one of the eleven remaining houses on the block. Four houses face east on Nevada Avenue, five houses face south on Las Animas Street and two houses face north on Rio Grande Street. Unfortunately, the last three original houses on the southwest corner were demolished in July 2006. Presently, the entire south end of the west side of the block is a large open field. A 1980s two-story stucco office building and a 1969 building stand on the lots behind the house. A parking lot for the Day Nursery is on the northwest corner. This house and the one just north (712 South Nevada) are the two largest houses on the block. There are two vacant 9500 sq. ft. lots to the south of the Dick-Trapp property. The three houses that were on these lots were demolished ca. 1985. This land has remained vacant since then.

Running the perimeter of the backyard is fencing of old plumbing pipes and wire. Small sections of the old fencing on the south side and the tall wide-opening gate to the alley have been replaced over the years with more recent fencing material. The old pipe fencing dates from the early part of the twentieth century. It is not known when the pipe fencing was installed, but two previous owners could help narrow the time frame. Arthur C. Dick owned the property between 1902 and 1919 and had a stepson, Mervyn Shideler, who was a plumber. Malcolm Trapp, owner of the house between 1937 and 1944, was a steamfitter for a local plumbing company. Either one could have been responsible for creating the pipe fencing. Also in the backyard are larger plumbing pipes that were vertically sunk into the ground and used as clothesline supports; they are still in use today.

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In 1961, sewer lines were installed on the property; the old access concrete plug with an iron ring handle is buried near the cellar door. Laid out in the backyard and used as a sidewalk were two old and very heavy steel roller tracks possibly from an early John Deere farming or excavating machine. One 16½' track was moved in 1996 to the north side of the cottage and is still being used as a sidewalk. The other track was removed from the property in 2006. Also on the north side, (purpose unknown) is a 10' x 7' concrete pad with a manhole-type cover that reads, "Hassell Iron Works Colorado Springs, Colorado." †

House Description

The 1-1/2 story, rectangular plan, wood frame house has an elongated hipped roof with overhanging, slightly flared, boxed eaves. A brick chimney pierces the south slope near the ridgeline. On the east, north and south slopes there are hipped roof dormers with flared eaves and wood shingled cheeks. The north and east dormers have paired double hung sash windows; the larger south dormer has two pairs. The walls are narrow lap siding with corner boards, wide frieze boards and skirt boards. The foundation is quarry-faced sandstone. The majority of windows are wood frame, double hung sash with an architrave trim.

The house faces east onto Nevada Avenue. A concrete sidewalk edged with brick leads to a series of concrete steps with a pipe railing and the full width front porch. Built on a base of stone piers with decorative concrete blocks, this hipped roof covered porch measures 183 square feet, wrapping around the south end of façade. It features a wood floor, a beadboard ceiling, and seven full-height Tuscan columns with a stick balustrade.

The slightly offset entrance is a wooden door with an oval light of beveled glass and an architrave lintel trim. Protecting this exterior door is a modern aluminum storm/screen door. North of the entrance is a large fixed sash window with a transom of decorative leaded glass. The south end of the façade is set back with another large sash and transom window with an identical pattern of leaded glass in the transom. Centered on the slope of the roof is a hipped roof dormer with flared eaves, shingled sidewalls, and a pair of double-hung sash windows.

The south elevation has paired and single double-hung sash windows with architrave trim. The notable feature on this elevation is the beveled bay that contains three double-hung sash windows with architrave trim. The slope of the roof is broken by a hipped roof dormer with flared eaves and shingled sidewalls that contains two sets of paired double-hung sash windows. The stone foundation on the south side contains one small basement window.

The rear (west) elevation has undergone alterations in the form of several additions (photo #4). Although a 1962 Sanborn Map shows only an open rear porch at the southern end of the west wall, a long-time neighbor indicated that the "sunroom" addition at the north end of the west wall was on the building when he moved in after World War II. The neighbor also indicated that the central enclosed entrance to the basement was also completed before 1945; physical evidence indicates that it was constructed after the "sunroom" addition.

† Hassel-Talcott Iron Works was a local foundry in the late the 1880s. In 1896, W. W. Hassel dissolved his partnership with Talcott and rebuilt the Hassell Iron Works, a national producer of decorative iron goods specializing in ornamental iron fences. The company was sold in the late 1930s.

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The original shed-roof porch was screened in sometime around 1966 and finally enclosed in 1993. This shed roof enclosed porch is 44 square feet with two large slider windows facing south, two large slider windows and one long narrow window facing west (photo #5). The walls below the sliders are faced with wide horizontal siding. Around 1997, a new 10-light French door was installed, replacing the old wooden screen door. Several wooden steps with an old plumbing pipe railing lead to the French door. Inside the porch, the original exterior wall of the house with its narrow lap siding is still visible. A double hung sash window and the original four panel and glazed exterior back door with architrave trim also remain.

The shed-roofed "sunroom" addition projects out from the north half of the house's west wall. A series of six multi-light windows span the width of the addition's west wall under the eave with a medium-width siding below and a wide-width siding at the base. (The siding at the base of the addition was badly deteriorated forcing the current owners to reside with the wider boards.) The ribbon of windows high on the wall wraps around to the south side where three four-light windows face south, partially obscured by the roof of the central projecting enclosed basement entry. In the sunroom, there is a tall double-hung sash window facing the back porch, and an old four panel and glazed exterior door with dentil molding leading to the back porch.

At the center of the rear (west) wall is a projecting enclosed entrance bay to the cellar/basement. The south half wall of the entrance bay appears to have been resided with wider boards; most likely done when the porch was enclosed in 1993. There are two 9-light windows on the south wall of this entrance bay enclosure. The old four panel door replaced the original wood door with a small multi-light window around 1996.

The north elevation has three large and one small double hung sash windows with architrave trim. At the base of this wall are two metal coal chute doors and one basement window. Above the north wall is a hipped roof dormer with flared eaves, shingled cheeks, and one set of paired double hung sash windows. A small window opening (paired 6-light) with a simple wood surround pierces the north wall of the sunroom addition.

In a letter dated August 3rd, 1901, Colorado Springs architect Thomas MacLaren addressed the citizens of Colorado Springs of the Year 2001. He remarked that "The walls should be buff or white (in brick or cement plaster), these colors agreeably contrasting with the prevailing color of the landscape in which neutral tints predominate. The shadows from eaves on the buff or white walls would be delightful, and a note of strong red color in roofs, preferably tile, would complete an agreeable color and light and shade effect." MacLaren's advice on color was followed for almost a century as the exterior walls of the cottage remained white until replaced by a Victorian color scheme in 1993 and the red roof was replaced with a gray one in 1995.

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Interior

Architectural elements were well-executed within the interior of the house as well. The house was designed with 10' ceilings and an optimal flow of rooms with two to five entrances into each room on the main level (Figure 2). Original heart of pine flooring along with 9" baseboards with quarter-round at the floor and a molded top run throughout the main rooms on both levels.

Original, unpainted, decorative trim molding surrounds each door and window except for the woodwork in the upstairs bathroom and closet which has been painted white. Simple framework surrounds one pantry window and the French doors leading to the sunroom. Original pine picture rails are found in the foyer, front and back parlors, dining room, and main level bedroom. All walls are lath and plaster except in the sunroom.

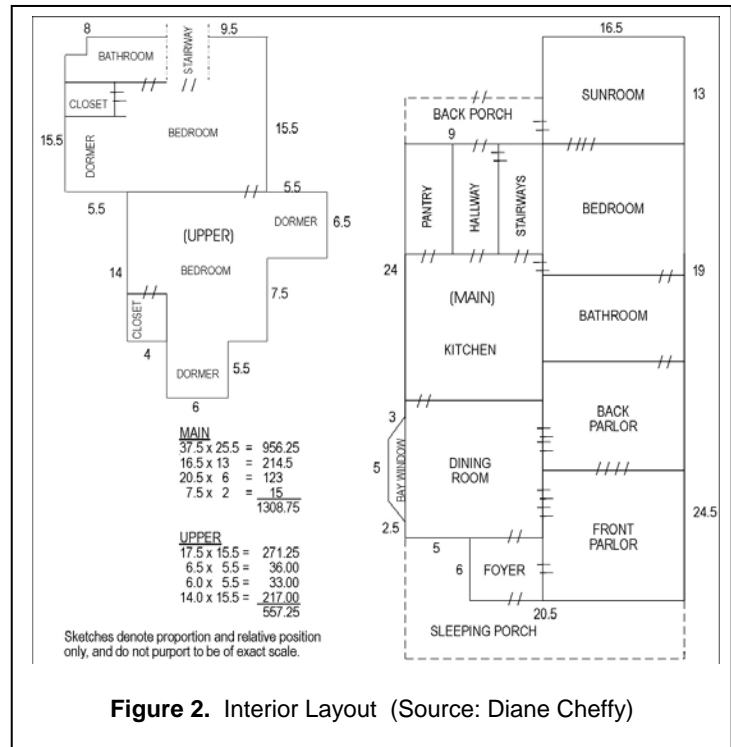


Figure 2. Interior Layout (Source: Diane Cheffy)

There are twenty-one interior doors---all are original, varnished five panel pine doors with original hardware. Two pocket doors separate the front and back parlors. Separating the front parlor and dining room is a pair of five panel pine folding doors. There is a swinging door between the dining room and kitchen. The dining room gets abundant natural light from the southern exposure bay window.

The kitchen cabinets, appliances, sink, countertop, backsplash tiles and linoleum were updated in 1993. Original pine flooring remains under the linoleum and original beadboard wainscoting with molded cap remains on the perimeter of the kitchen. Two large south-facing windows and a high ceiling provide ample light. Just off the kitchen is a long pantry with beadboard cabinets (salvaged from an outbuilding in 1995 where they had been stored), pine cabinets, and potato bin; all with original hardware.

The main level bedroom has one small walk-in closet and two 15-light French doors leading to the 214.5 sq. ft. sunroom addition. The sunroom walls and sloped ceiling were constructed entirely of beadboard. A large built-in beadboard closet and upper cabinets, original pine floor planks, and exterior door to back porch finish off the room.

Off the bedroom is a full bath with the original claw foot tub. Two large original beadboard cabinets remain, as well as, the original beadboard wainscoting with molded cap running along the perimeter of the bathroom. Plumbing was updated in 1993 when a new sink and vanity were installed.

A 10' hallway leads from the kitchen to the back porch. Entering from the hallway towards the back of the house is a steep stairway with its old plumbing pipe railing. In the stairwell is one small window to the back porch. It was boarded up in 1966 when a new electric meter was installed on the back porch. The window

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still retains its original decorative trim surround which makes an unusual picture frame. On the high ceiling, at the top of the stairs is an attic access. The stairway leads to the upper level, which has two bedrooms and one full bath.

Entering into the smaller (west) bedroom, there is a cove with an original four drawer built-in. A window seat under the one set of dormer windows appears to be original, but was actually built in 1996 to mimic the window seat in the other bedroom. It has two doors that open to storage space. There is a small walk-in closet with one window. This window is paired up with the bathroom window as part of the other dormer on the south side. The upstairs bathroom retains its original claw foot tub. A new sink and vanity were installed in 1993. All woodwork in this bathroom as well as in the small walk-in closet has been painted white.

The larger (east) bedroom has a sloping 8' ceiling, one small walk-in closet with attic access, and a 4-drawer built-in. Under the east-facing dormer windows is an original beadboard window seat/storage. Another dormer extends from the north wall.

The cellar/basement can be accessed via the outside bay entrance or the stairway leading from the kitchen. The total basement area is about 485 square feet. There is a workshop set up and a laundry room with the original utility sink. Originally, there was a wall between the old coal-burning furnace area and the coal room. The wall was removed around 1998 making one open space for storage. The large original coal-burning gravity-air furnace is still in use today, but has been converted to gas. Entering through a door to the north of this area is the old root cellar that retains remnants of an old water pipe, indicating that there had been running water at one time. The east half of basement is enclosed with a 5 ft. rubble foundation wall, dirt floor and approximately three feet of head room. This area provides additional storage space.

Outbuilding

There is a small building at the back of the lot near the alley that now serves as a one car garage. The 276 square foot building has a rectangular plan with walls of bead board siding laid horizontally. Its front gabled roof has overhanging eaves and is covered with corrugated metal. There are four-part folding doors on each of the gabled ends—one set faces the alley on the west side and the other faces the house on the east. The south wall has two multi-light windows. The lean to addition on the north side was constructed sometime after 1966 and was used as a carport. It is stuccoed and has a corrugated metal roof.

Alterations

The footprint of the house was the same on 1907 and 1962 Sanborn maps; each showing only a small open rear porch off the southwest corner. That porch is now enclosed—screened in sometime around 1966 and enclosed in 1993. There is also a shed roof projection (sunroom) on the rear northwest corner, as well as an enclosed entrance to the basement. It is not known when the sunroom was constructed or when the enclosure for the basement entrance was built, but a long-time neighbor indicated that both were extant by 1945. The basement entrance had to have been built sometime after the sunroom addition.

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In 1993, the exterior white paint was replaced with a Victorian color scheme and the grey asphalt shingles were installed on the roof in 1995.

Interior alterations have been minimal. From 1966 until about 1989, the upstairs had been rented out as an apartment with a new electric meter installed on the back porch. The smaller bedroom was set up as a kitchenette with a refrigerator, sink, and gas stove/oven. No walls were added, removed or altered; changes were non-intrusive. In 1995, all appliances were removed and the space was converted back into a bedroom. The basement wall separating the old coal-burning furnace area and the coal room was removed around 1998.

A 128 square foot lean-to addition was built on the north side of the garage sometime after 1966. It was used as a carport until about 1989.

A 160 square foot wood frame outbuilding originally stood southeast of the garage. When the Cheffys purchased the property in 1994, this building was deemed unsafe and demolition was required in order to obtain mortgage approval. Original beadboard cabinets that had been stored in the outbuilding were salvaged and returned to the house.

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SIGNIFICANCE STATEMENT

The Dick-Trapp Residence is eligible for the State Register under Criterion C for its architectural significance. The house serves as an excellent example of the Classic Cottage style in Colorado Springs. It embodies the distinctive characteristics of the Classic Cottage style as seen in the elongated hipped roof with flared, overhanging boxed eaves, the central hipped roof dormer, windows with architrave lintel trim, and the full-width porch with Tuscan column supports (Figure 3).



Figure 3. 714 South Nevada Avenue
(Source: South Downtown Historic Resources, CSC 2006)

Other notable features include the side elevation bay window, transom windows with decorative leaded glass, narrow lap-siding, and stone foundation. This building

reflects the development of the South End neighborhood as a residential area for middle and working class families, including many who worked for the streetcar and railroad companies whose tracks surrounded the area. Despite some additions on the rear that are not readily visible from the street and a reversible paint color scheme, the house displays a high degree of historic physical integrity.

What became known in Colorado as the Classic Cottage, is not so much a bona fide architectural style as it is a very recognizable form or building type. The essential design is a one-story building with a rectangular plan and an elongated hipped roof with a central hipped roof dormer on its façade. Almost all Classic Cottages feature a front porch, which most often spans the full width of the house, although partial width porches can also be found. The most common supports for the porch roofs are simple classical columns, with Tuscan (an unfluted shaft with unadorned capitals and bases) being the most popular. Occasionally square columns or pillars of brick or stone can be found. A bay window that projects from a side elevation is another standard feature of Classic Cottages. Additional dormers on the side slopes of the roof usually indicate a useable upper half story.

Other common features were the use of leaded glass in transoms windows and quarry-faced stone foundations. Ornamentation was generally limited to flared eaves and the classically-inspired porch supports and window surrounds. The Classic Cottage became popular starting in the late 1890s. The simple design, classical references and light color paint scheme were a reaction to the more ornate and colorful Victorian-era styles. Plans for this popular design could be obtained in pattern books and magazines. The popularity of Classic Cottages continued through the 1920s.

In Denver, the majority of Classic Cottage homes are brick with a few rare frame examples. This is no doubt a reflection of the city ordinance, prompted by several disastrous fires that required brick construction. Any pre-1880 wood frame building in Denver is rare. Colorado Springs on the other hand, without such restrictions, appears to have more wood frame Classic Cottages than masonry. An OAHF database search resulted in 30 Classic Cottages identified in Colorado Springs; only five of those were constructed of brick. In addition to the Dick-Trapp House, there are several other wood frame examples of Classic Cottage in the surrounding areas.

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An excellent representation of the Classic Cottage style is the 1899 dwelling at 817 S. Tejon Street (*Figure 4*). This wood-shingled house features the common characteristics: a central dormer, hipped roof, flared eaves, and full-width front porch with Tuscan column supports. This house has the most complex roofline with multiple hipped roof dormers. It is further defined by the full-width front porch with six full-height classical columns and stick balustrade, and double hung sash windows with architrave lintel trim. The elaborate central entrance has a glazed and paneled door flanked with sidelights of small leaded glass panes. There is no side elevation bay window.



Figure 4. 817 South Tejon (Source: James Cheffy)

An early (1884) representation of the Classic Cottage style is the small South End dwelling at 718 Sahwatch (*Figure 5*). This very modest example exhibits the distinct characteristics as seen in its hipped roof and central dormer, and the partial width front porch with classical column porch supports. It has an offset glazed and paneled door with sidelights. The porch balustrade has been compromised by the use of stucco. This house has wood shingled walls and retains some of its original window trim.



Figure 5. 718 Sahwatch (Source: James Cheffy)



Figure 6. 918 East Boulder (Source: James Cheffy)

Another excellent example of the style is the dwelling at 918 E. Boulder (*Figure 6*). This well-preserved ca. 1903 house with horizontal siding possesses the common characteristics: a hipped roof with flared eaves and central dormer and an almost full-width porch. The porch has full-height Tuscan column supports with a stick balustrade. The windows have classical architrave lintel trim. There is another dormer to the north and a side elevation bay window.

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An interesting interpretation of the style is the dwelling at 315 North Institute (*Figure 7*). This ca. 1903 wood-shingled house has a central dormer on its hipped roof and Tuscan columns for porch supports. Unlike the other examples that have a separate porch roof, this house has an inset porch. Under the slope of the roof is the most distinctive feature—a beveled bay that occupies a good portion of the façade. Each of the bay windows contains a diamond light transom. The central dormer features diamond lights in the upper sashes of its paired windows. One alteration is apparent. A turned balustrade spanning the classical column porch supports is not original. There is a dormer to the south and double hung sash windows with architrave lintel trim.



Figure 7. 315 North Institute (Source: James Cheffy)

Historical Background

One of Colorado's most prominent and influential pioneers, William Jackson Palmer is considered the father of Colorado Springs. Palmer and his associates founded the narrow gauge Denver & Rio Grande Railroad, the first north-south railroad in the state. "Although Colorado Springs was to be one of many Denver and Rio Grande Railroad towns, its actual development by Palmer and his town company was somewhat unusual. Deciding to live in Colorado Springs himself, Palmer took special care in the planning of the townsite and also made substantial investments in the improvements to the town" (Simmons 2004:18).

Colorado Springs was incorporated in September 1872 and typical of many western towns, it was laid out in a gridiron pattern with thoroughfares meeting at right angles with rectangular lots and blocks. The blocks were 400 feet square with the average lot being 50' wide and 190' deep. The depth of the lot, according to Marshall Sprague, was decreed in an effort to avoid fly problems by providing distance between the stable and the house. The town's main thoroughfares were unusually broad and were purportedly intended to allow a multiple horse carriage to turn around without having to back up. Nevada Avenue was one of the first three north-south streets. Most of the earliest residential construction appeared south of Pike's Peak Avenue. Addition #1, recorded in April 1873, extended the town's boundaries in all directions; the area of the town more than doubled with Addition #2 the following year (Simmons 2004:24).

During the original planning and early settlement of the town, the founders planned for a proposed college at the north end with the area south of the central business district expected to be the prime residential district. However, during the 1880s a number of substantial, architect-designed, high style residences were constructed on the main thoroughfares north of the downtown towards Colorado College.

Historians offer a number of theories as to why the North End attracted the wealthiest residents. One explanation is that the wells of the central and south downtown area began to fail during the 1880s; another explanation is related to the build-up of Colorado College. Abele (1985:18) believes that perhaps the most decisive factor in the competition between the north and south neighborhoods was the location of railroad operations south of Pikes Peak Avenue, which began in 1882. Soon other

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industries, like lumber yards which depended upon the railroad, set up business in the South End. City directories and census records indicate that the working classes began to move into the South End.

With the expansion of the railroads in the 1880s and 1890s and the establishment of related industries, the South End became less prestigious than the area near the college. Nevertheless, the neighborhood grew steadily as it attracted the families of the railroad and industrial workers. In the late nineteenth and early twentieth centuries, many modest frame houses were built south of the downtown. For the most part these were simple vernacular style homes with little ornamentation and detail (Abele 1983).

The South End became home to the middle-class working people—nurses, teachers, policemen, plumbers, carpenters, streetcar conductors and motormen. To provide a convenient place of worship within the neighborhood, several modest church buildings were erected. Although most of these small churches are long gone, the Baptist Church still survives at 832 South Nevada Avenue. To keep pace with the growing South End, small businesses were established in the area. To accommodate the South End families, schools and nurseries were built, all within walking distance

The lot on which the house sits has had a number of owners. John Stanley, Sr., owned lots 13 and 14 in block 304 from 1874 until 1885 when both lots were sold to the First Congregational Church. In 1889, O. W. Lehman owned both lots. It is not known if he was related to the next owner, Ernst J. Lehmann, who purchased the property in 1890.

Ernest J. Lehmann, known as the “Merchant Prince of Chicago” purchased many other lots and acreage in Colorado Springs between 1889 and May 1890. In May 1890, Augusta Lehmann, wife of the millionaire merchant, filed a petition in the Probate Court in Chicago, asking for the appointment of a conservator for her husband's estate, alleging that he was insane. The petition claimed he was worth about \$2,500,000. Lehmann was committed to Bloomingdale Asylum for the Insane in White Plains, New York. Ernst J. Lehmann died there in January 1900 leaving Augusta Lehmann executrix of his estate. The “Inventory of Property of Ernst J. Lehmann, Deceased” showed he owned many properties in El Paso County. Lots 13 and 14 in Block 304 in Addition Number 2 to the city of Colorado Springs, El Paso County, Colorado, were valued at \$1700. Augusta Lehmann sold Lot 13 to John O. Henry on September 17, 1901.

On April 14, 1902, John O. Henry sold the property to Arthur C. Dick. Arthur was born in 1859 and came to Colorado Springs with his younger brother, Oliver O., around 1896 at which time they both found employment with the Colorado Springs Rapid Transit. Arthur was a motorman (car No. 16) and Oliver was a conductor. By 1898, Arthur moved (as a lodger) into the home of Rose Shideler and her three children at 901 South Nevada Avenue. Rose, a widow, married her second husband, Arthur, in December 1900 and together they had a son, Alva Conway, born in January 1902. The Dick family was the earliest known occupants of the house. By 1910, Arthur, Rose and Alva Dick, Rose's mother (Margaret A. Younce) and Rose's daughter (Ruth Shideler) all resided at 714 South Nevada Avenue. Arthur was employed as a waiter in his brother's restaurant, O. O. Dick Confectionery.

The 1911 city directory noted that Arthur C. Dick had moved to New Mexico and Albert C. Bond of the Bond Automobile Co. resided at 714 South Nevada Avenue. City directories from 1912 to 1916 listed William Scheihing, a baker at Star Bakery Co., residing at 714 South Nevada Avenue. The 1920 city directory records 714 South Nevada Avenue as the residence of William D. and Stella Buchanan. Mr. Buchanan was a conductor for the Colorado Springs and Interurban Railway.

Arthur and Rose (Shideler) Dick sold the property to Frank J. and Maude Koch on September 24,

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1919.[§] Frank J. Koch, a long-time resident and cigar merchant in Colorado Springs, and his wife Maude made this house their home for eighteen years, owning the property from September 1919 until October 1937. (The current owners discovered some cigar memorabilia inside the house, which presumably belonged to Koch.)

According to the 1930 Federal Census, the house at 714 South Nevada Avenue was valued at \$5000 and the house at 712 South Nevada Avenue was also valued at \$5000. These two houses were the highest valued homes on the west side of the 700 block of South Nevada Avenue in 1930.

The next owners of the house were Malcolm J. and Frances E. Trapp who purchased the property in 1937. Malcolm, who worked as a steamfitter, married Frances E. Haines in 1931. Frances, born in Colorado Springs and a Colorado Springs High School graduate, soon became a typist in a real estate office. In 1919, she was employed as a telephone operator. Frances was a secretary for the Mountain States Telephone and Telegraph for 29 years, retiring in May 1961.

After her husband's death in 1944, Frances Trapp continued to live in the cottage for another forty-five years. From 1966 until about 1989, she rented out the upper level to other telephone employees. Frances was a productive and very involved member of the community. She was affiliated with the Mountain Bell Pioneers, was president of the National League of American Pen Women, Pikes Peak Branch and wrote short stories for the *Colorado Springs Gazette*. She was the round-up foreman (secretary) of the Pikes Peak Posse of The Westerners, a society dedicated to the history of the west. Frances was a member of the First Christian Church; the Monte Rosa Rebekah Lodge 4, Order of the Eastern Star Centennial Chapter 58; and the Automobile License Plate Collectors Association. Frances died in 1989 at the age of 89 and was buried with her husband in the Colorado Springs Evergreen Cemetery.

For over fifty years, Frances made 714 South Nevada Avenue her home—all the while maintaining and preserving the physical integrity of this historic Classic Cottage. She maintained the original white exterior and red roof. The original interior woodwork was never painted. The garage was never modernized. The early plumbing pipe fencing and hand rails remain.

The estate of Frances E. Trapp went to her elderly brother. For more than three years, the cottage remained vacant until November 1993 when realtors Gary and Barbara Spears purchased the property. The Spears moved in and updated the plumbing, the kitchen, and the bathroom sinks and vanities. They removed wallpaper, re-surfaced and re-painted all the interior walls. They enclosed the back porch. The white exterior walls were re-painted in the current Victorian color scheme. Current owners, James and Diane Cheffy, purchased the property in December 1994.

[§] Presumably, the information listed in the 1920 (copyright 1919) city directory was gathered a month or more before it was actually published and might account for the listing of William and Stella Buchanan residing at 714 South Nevada Avenue rather than Frank J. and Maude Koch. It is interesting to note that the January 6, 1920, Federal Census for New Mexico recorded residency for Arthur, Rose and Alva Dick with Arthur and Alva listed as farmers. Oddly, the January 5, 1920, Federal Census for El Paso County records Alva C. Dick living with Frank J., Maude and daughter, Mary Koch at 714 South Nevada.

Property Name Dick-Trapp House

Construction History

Trying to determine a date of construction and an architect or builder has been unsuccessful. The El Paso County Assessor records show a construction date of 1899 for this dwelling, and some think it could have been built even earlier. The 1985 "Downtown Intensive Survey Report" by Abele cited the assessor's date. The earliest estimated date of construction reported in the 2003-04 survey by Simmons and Simmons was 1901. They reported, "Although the El Paso County Assessor provides a construction date of 1899 for this house, it was not present at this location in 1900, according to the Sanborn insurance map. While the map does not cover this site, it noted that the nearest building south of number 708 was a frame building 110 feet to the south (718 S. Nevada Ave., no longer standing). This address (714 S. Nevada) is not listed in the 1901 city directory, but the house is shown on the 1907 Sanborn map. The estimated date of construction is 1901-1907."

Census records and city directories, often helpful in clarifying construction dates, provide confusing and conflicting information. Trying to track the house by its 714 South Nevada Avenue address proved particularly frustrating. It was not uncommon to re-number buildings during the housing boom at the turn-of-the-century and the early city directories appear to have some inconsistencies within their listings. For example, the 1900 U.S. Federal Census recorded residents at 702, 706, 718, 704, and 720 respectively; the house numbers were out of order and there was no 708 [contrary to the Sanborn Map of the same year noted above]. Addresses 704 and 708 South Nevada were not found on any subsequent Federal Census or city directories; the address of 720 South Nevada does not appear in the city *Householders' Directories* (listings by street names) until 1924. The 1902 city directory listings by address include: 702, 706, 710, 718, 722 South Nevada Avenue. The 1904-1905 city directory listings by address included only 702 and 722 South Nevada Avenue. Addresses for 712 [Lot 14] or 714 [Lot 13] S. Nevada were not found in any of these census records or city directories.

Millionaire Ernst J. Lehmann owned the property from 1890 until his death in January 1900. Among the many properties listed in the "Real Estate, El Paso County, Colorado, Inventory of Property of Ernst J. Lehmann, Deceased," were Lots 13 and 14 in Block 304—listed together and valued at \$1700. In her book, *Time Capsule 1900: Colorado Springs A Century Ago*, Judith Reid Finley reports, "Ordinary folks built modest dwellings: an eight-room house on North Tejon for \$2500; a six-room cottage on North Weber for \$2000; a three-room place on West Vermijo for \$350." Although one might infer from these turn-of-the-century property values that the multi-room Dick-Trapp Residence could have been in existence by 1899, it is doubtful Lehmann, committed to an asylum in New York shortly after acquiring the property, would have been able to arrange for the construction of any building on either lot.

Arthur C. Dick purchased the property on April 14, 1902 (Warranty Deed). The May 1902 Giles City Directory in the "Directory of Names" section listed Arthur and Rose (Shideler) Dick still living at 901 South Nevada Avenue. Although in another frustrating example of inconsistency, the *Householders' Directory* (listings by street names) does not include a listing for 901 South Nevada.

The 1904-1905 city directory is the first time 714 South Nevada appears. The Directory of Names section lists high school student Mervyn H. Shideler boarding at 714 S. Nevada, yet 714 S. Nevada does not appear in the *Householders' Directory* (listings by street names). Mervyn Shideler was the step son of Arthur Dick. This same 1904-1905 directory listed Arthur and Rose Dick residing at 714 S. Weber. Could this be an error that should have read 714 S. Nevada? Unfortunately, one can not make that assumption, further illustrating the caution that needs to be taken when using city directories.

Property Name Dick-Trapp House

The directory for the following year finally offers a discrepancy-free entry for 714 S. Nevada. The 1905-1906 city directory lists Arthur and Rose residing at 714 S. Nevada Avenue. Mervyn H. Shideler, indicated as a helper, and L M Trautman, identified as a plumber, are rooming at the same address.

While conclusive evidence of exactly when the house was built still proves elusive, ca. 1907 is an acceptable date of construction. Taking into consideration that the Sanborn Map Company probably compiled the information for their insurance maps the year before publication, the house was constructed by 1907.

(edited by OAHP staff)

Property Name Dick-Trapp House

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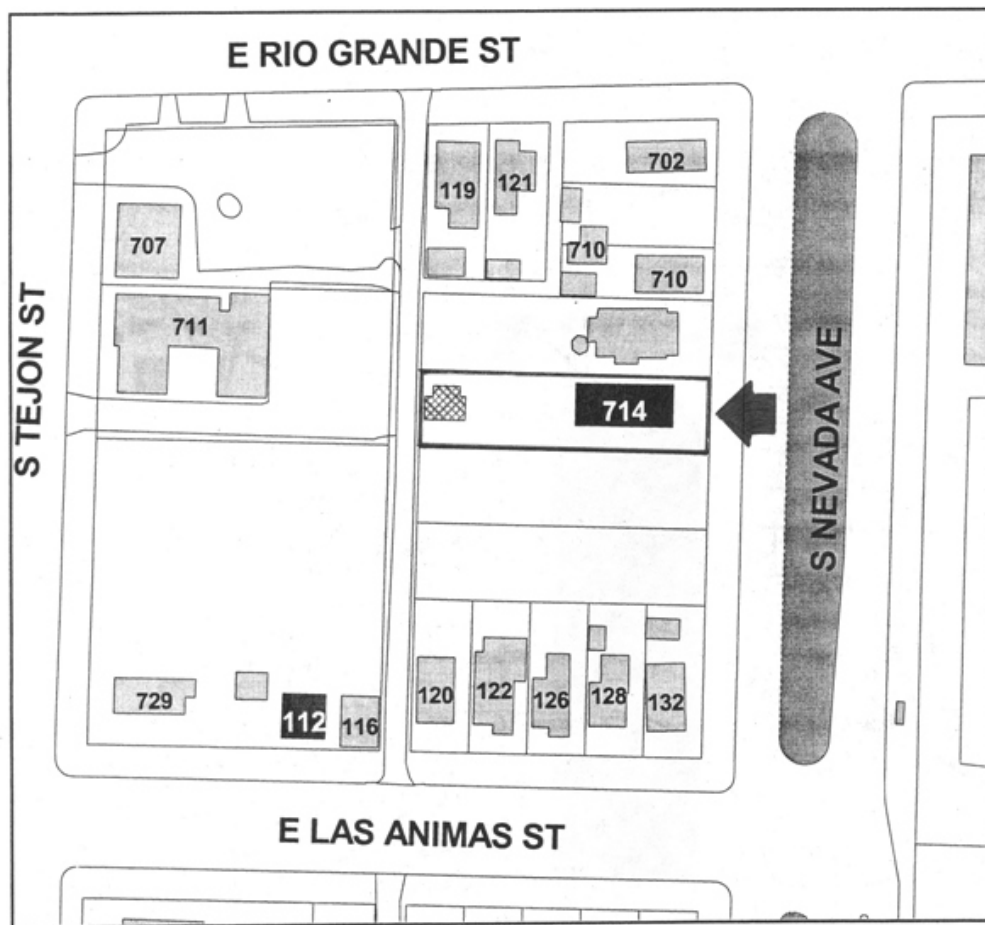
Property Name Dick-Trapp House

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Lot 13, Block 304, Addition Number 2 to Colorado Springs.

SKETCH MAP



714 S. Nevada Ave.

20 0 20 40 Feet



Source: Architectural Inventory Form for 5EP4497 (Simmons 2004)

Property Name Dick-Trapp House

PHOTOGRAPH LOG

The following information pertains to all photographs except as noted:

Name of Property: Dick-Trapp House
Location: Colorado Springs, El Paso County
Photographer: James Cheffy
Date of Photographs: October 2006
Negatives: Digital images; CD on file in OAHP

Photo No. Photographic Information

- 1 Cottage façade, view to the west.
- 2 East and South elevation, view to the northwest. Photographer: Tim Scanlon. Date: March 2006.
- 3 South elevation, view to the north.
- 4 West elevation, view to the east.
- 5 Southwest elevation oblique angle, view to the northeast. Date: December 2006.
- 6 North elevation, view to the southeast.
- 7 Carriage house & lean-to addition east and south elevation, view to the northwest.
- 8 Carriage house & lean-to addition west and north elevation, view to the southeast.

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USGS TOPOGRAPHIC MAP
Colorado Springs Quadrangle, Colorado
7.5 Minute Series

