

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Hotel Holly/Haswell Hotel
other names/site number 5KW.33

2. Location

street & number 200 4th Street (State Highway 96 and Main Street, southeast corner)

N/A
N/A

 not for publication
city or town Haswell vicinity
state Colorado code CO county Kiowa code 061 zip code 81045

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 ___ 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

Signature of certifying official/Title _____ State Historic Preservation Officer _____ Date _____
Office of Archaeology and Historic Preservation, History Colorado
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:) _____
Signature of the Keeper _____ Date of Action _____

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

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

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
4	1	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
4	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/hotel

VACANT/NOT IN USE

COMMERCE/TRADE/specialty store

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

OTHER/Foursquare

foundation: STONE, CONCRETE

walls: STUCCO

roof: ASPHALT, METAL

other:

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Erected in 1907, the Hotel Holly/Haswell Hotel was the earliest public accommodation in Haswell, serving the area's residents, including teachers and work crews, as well as members of the traveling public. As one of the largest buildings in the community and with a popular dining room, the hotel became a gathering place for local social gatherings and other events. The Hotel Holly/Haswell Hotel historic district is located in the Town of Haswell in the western portion of Kiowa County on Colorado's eastern plains. The hotel occupies a 0.4-acre, roughly rectangular parcel at the southeast corner of Main Street and Colorado State Highway 96 (4th Street), the town's commercial roadways (Photographs 1 and 2). The hotel complex lies about a block south of the former Missouri Pacific Railroad tracks and immediately north of the Haswell Post Office (the former Haswell State Bank). In addition to the hotel building, the hotel complex includes four additional associated resources: an office/filling station (northwest of the house), bunkhouse (west of the house), chicken coop (southeast of the house), and garage (west). The large corner location is partially encircled by a woven wire fence (collapsed in places) with a gate on the west (Photograph 8). A short length of picket fence is west of the filling station. A concrete sidewalk passes along the north side of the yard, and a sidewalk leads through the gate to the porch; there are sections of brick walkway east and west of the porch. The front yard contains multiple trees (evergreen and deciduous), and the landscape includes some grass, planters on tree stumps, shrubs, flower beds, and a hedge to the east.

Narrative Description

The Hotel Holly/Haswell Hotel Historic District includes five resources: the two-story hotel building (Resource 1); false front land office/filling station building (Resource 2); bunkhouse (Resource 3); chicken coop (Resource 4); and garage (Resource 5). Four of the five resources are evaluated as contributing. The garage is assessed as noncontributing because it was moved to the parcel after the hotel's period of significance. Each of the resources in the district is described below; resource numbers and photographic references are keyed to the enclosed sketch map.

Hotel Holly/Haswell Hotel, 1907, Resource 1, Contributing, Building, Photographs 3 through 8. The hotel is a two-story building with textured stucco walls crowned by a shallow hipped roof with flared, overhanging eaves and asphalt composition roofing. A tall, red brick chimney with a corbelled top is present on the east roof slope. On the front (north wall) the hotel displays a center, projecting front porch with a concrete deck and battered, stucco piers supporting a shed roof with overhanging eaves and exposed rafter tails (Photograph 3). The east and west ends of the porch have solid, stucco balustrades. At the east end, the porch is enclosed, creating a slightly inset entrance bay with eight-light wood doors on the north and west. Bays at each end of the main wing display single windows on each story. A tall, flat arch, double-hung sash window with plain wood surround with narrow lintel trim is east of the porch, with a similar window aligned above. A shorter six-over-six-light double-hung sash window with narrow wood surround is west of the porch, with a one-over-one-light window (like those toward the east) aligned above.

The west wall displays two one-over-one-light double-hung sash windows on each story (Photograph 4). The windows at the north end are aligned vertically, while further south the upper story window is closer to the southwest corner than the first story window.

From the west end, the three-bay south wall contains a one-over-one-light double-hung sash window on the first story above a metal bulkhead door to the cellar; a similar window is aligned above on the upper story (Photographs 5 and 6). At the center of the wall is a rectangular bay window with a wood-shingled hipped roof, tall one-over-one-light double-hung sash windows on the west and east walls, and paired windows on the south wall. The windows have screens with decorative frames. A single window is centered above the bay window on the second story. At the east end of the wall are a paneled door and a window aligned above. A rectangular, one-story, stucco projection with an asymmetrical gable roof with composition roofing extends outward to the south and east. The projection contains an inset bay at the south end of the west wall that is clad with horizontal board siding has a one-over-one-light double-hung sash window. The south wall of the one-story projection has small one-over-one-light double-hung sash window.

The east wall of the projection contains a wood door and wood screen door with a gooseneck light fixture above (Photographs 6 and 7). The projection incorporates what appears to be an older component toward the north. The east

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wall of the older component is stucco and displays a remnant of a sloping eave, as well as a small two-part wood frame window and metal along its foundation. The second story of the main wing is visible above this projection and the south end has a small nine-light window and a flat wood door with a wood screen door. Further north, the east wall includes a second stucco projection with a shed roof and a boarded up window. The north end of the upper story contains a one-over-one-light double-hung sash window. The north wall of the shed roof projection is blank and flush with the front wall of the main wing.

Alterations. A circa 1908 or 1909 photograph of the hotel shows it with a shed roof porch with slender shaped supports (not the current ones) and a stepped back shed roof projection on the east. The present concrete porch, visible in historic photographs, was added to the hotel in 1922. The rear bay window dates to 1925. Stucco probably was added to the walls during the 1910-16 ownership of Daniel O. Strohl, who advertised his services for plastering and cement work in the local newspaper. An original chimney on the west roof slope is no longer present. A 1961 fire map of Haswell shows the building with the set back east projection; since that time the projection has been extended toward the front in its current configuration. A newspaper article opined in 1962 the hotel "stands remarkably unchanged. A bathroom has been added, the kitchen enlarged, and a utility room with showers has been built."¹

Eckles Land Office/Conoco Filling Station, 1919, Resource 2, Contributing, Building, Photographs 9 and 10.

Adjacent to Colorado Highway 96 at the northeast corner of the parcel is a false front, rectangular (28'3" x 18'4"), one-and-a-half-story stucco building facing north. The gabled roof behind the false front is clad with corrugated metal roofing. The façade (north) contains a large square window opening to the east and a paneled and glazed door (glazing boarded) to the west, which opens onto a concrete stoop. The east and west walls are blank. The rear (south) wall features an off-center paneled and glazed door (glazing boarded) to the west, a tall one-over-one-light window to the east, and a two-light window in the gable face. About 10' west of the building is a slightly raised concrete gasoline pump island with two capped metal pipes near the center and two metal posts with hooks at each end.

Alterations. The front window opening once held paired one-over-one-light double-hung sash windows. The two gas pumps once mounted on the concrete island were probably removed after 1976.

Bunkhouse, 1907-11, Resource 3, Contributing, Building, Photographs 11 and 12. East of the hotel is a one-story, shed roof rectangular (21'6" x 9'3") bunkhouse, facing west toward the hotel. The roof has overhanging eaves and is clad with corrugated metal roofing. The walls are stucco and have corner boards. The front wall contains a vertical board door near the south end and a one-over-one-light window with plain wood surround to the north. The east wall has a single-light window slightly south of center, and the north wall contains a center one-over-one-light window. The south wall is blank.

Chicken Coop, 1907-11, Resource 4, Contributing, Building, Photographs 13 and 14. The rectangular (21'3" x 12'2") chicken coop is located southeast of the hotel. The building faces south and has a shed roof clad with wood shingles, overhanging eaves, and exposed rafter tails on the north. There is a short red brick chimney topped with a tall clay pipe. The front wall features vertical board sections on the east and west ends and a center section with a band of screened openings at the top above a glazed area with six-light windows (some missing). There is stucco on the wall below the windows. A vertical board door is on the east.

Garage, year built unknown, Resource 5, Noncontributing, Building, Photographs 15 and 16. This roughly square (21'2" x 20'11") double-car garage lies west of the hotel and faces south. The garage has a front gable roof with overhanging eaves and exposed rafters. Walls are stucco over horizontal boards. There is a full-width open entrance on the south. The building does not have a foundation.

Alterations. Some stucco has fallen from the east wall near the center. The garage was moved to the parcel between 1998 and 2001, after the district's period of significance, and is therefore assessed as noncontributing.²

Integrity

The Hotel Holly/Haswell Hotel maintains a substantial level of historic physical integrity. The hotel is still in its original location at the southwest corner of Colorado 96 and Main Street. The surroundings have undergone some changes since the historic period, most notably the demolition of several commercial buildings once present along the north side of the

¹ *Pueblo Chieftain*, 13 May 1962; Mountain States Inspection Bureau, Haswell, Colorado, fire insurance map, 1961.

² The garage is not shown in this location in a 1998 National Aerial Imagery Program aerial image but is shown on the 2005 image. www.googleearth.com (accessed 25 November 2012).

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highway. The immediate setting is untended, but retains elements of the historic landscape, such as the fence, walkways, planting beds, shrubs, and trees. While experiencing some years of deterioration and deferred maintenance, the hotel possesses integrity of design, materials, and workmanship. Changes to the original construction, such as the application of stucco and alterations to the hotel porch, occurred within the period of significance. The contributing outbuildings have experienced few changes in design. The hotel complex still contains the layout of the historic period and most of the buildings its operators deemed important to its role as a small town hostelry, including the hotel building, a filling station, bunkhouse, and chicken house. A two-room privy and blacksmith shop/garage are no longer present; only one noncontributing resource (the current garage) has been moved into the district. The property is presently vacant and no longer used as a hotel. The hotel retains integrity of association with the commercial past of Haswell, as one of the town's few remaining commercial resources and anchoring what was the town's principal business intersection and playing a vital role in its history. The building retains integrity of feeling as one of the largest buildings in town, which provided hospitality, convenience, and reliable lodgings for travelers and long term guests.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

SOCIAL HISTORY

Period of Significance

1907-63

Significant Dates

1907

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Period of Significance (justification)

The period of significance for the Hotel Holly/Haswell Hotel historic district extends from 1907 (the year the building was erected) to 1963 (a year fifty years before the present, consistent with National Register guidelines).

Criteria Considerations (explanation, if necessary) None.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Built by Acquilla Hollingsworth in 1907, the Holly Hotel/Haswell Hotel is significant under Criterion A in the areas of Commerce and Social History at a local level of significance. The hotel has significance in the field of Commerce as one of the first business buildings erected in Haswell, operating as a hostelry for about sixty years. In the area of Social History, the hotel served from its inception as a center of social activities for the town, including meetings, dinners, and celebrations. The hotel is associated with the Hollingsworth family, among the most prominent early pioneers of Haswell, and with the Rebel and Covalt families who each operated the hotel for many years. Writing in 1962, reporter Mrs. Leonard Stoker described the hotel and its tree-filled yard "a landmark on the broad eastern Colorado prairies."³

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

The Hotel Holly/Haswell Hotel is significant in the area of Commerce, dating to the year Haswell was platted and serving as the town's only hotel from 1907 through the mid- to late-1960s. Since most of the town's early commercial buildings along Main Street or Highway 96 (4th Street) have been demolished or substantially altered, the hotel is a rare surviving example of Haswell's early twentieth century commercial life. As in small towns throughout the country, the hotel was one of the first and most important buildings erected in the community, whose vitality depended on the provision of lodgings for new settlers and visitors.⁴ Acquisition of a good hotel was considered a sign of a town's potential for future success. The hotel provided rooms and meals for town visitors, travelers along Colorado Highway 96, and threshing and construction crews in a sparsely populated section of Kiowa County with extremely limited lodging options. Before the creation of good roads and high speed travel, hotels provided necessary amenities for local residents and persons passing through a town. The hotel parcel also includes an example of a false front building used as a land office and later a gasoline filling station, providing needed services for town residents and travelers, and a historic bunkhouse and chicken coop, reflecting a range of buildings associated with the commercial operation.

In the area of Social History the Hotel Holly/Haswell Hotel served as a hub of community activities, a role it shared with the Haswell Women's Booster Club building (no longer extant) after the latter's construction in 1919. The hotel possessed facilities for large community functions and celebrations, such as well-attended holiday meals. As one of the few large indoor spaces in the area during the town's early history, the hotel became the site of group meetings, fundraising events, and family gatherings. Hotels provided a place for people to relax and socialize with friends, other local residents or family members, and visitors, with the additional benefit of having impressive meals prepared for such occasions. As described by John A. Jakle and Keith A. Sculle, "Up-to-date hotels were something to be proud of collectively. Their aura potentially graced everyone, transient and local resident alike."⁵ The community center role appears to have been notable under the proprietorship of John Rebel, who served in several government offices during the 1920s, but reportedly continued under the tenure of the Covalt family from the 1940s through the 1960s.

Developmental history/additional historic context information (if appropriate)

Acquilla Hollingsworth Constructs the Holly Hotel

Acquilla Hollingsworth, formerly of Iowa, arrived at the future site of Haswell in early March 1907. He filed a homestead claim on the quarter section that became the southeast part of the town, "the dividing line of point being in the center of the intersection of the two main streets." Hollingsworth planned to build a hotel, and on 1 March 1907 the newspaper reported that two teams were busy hauling brick for the foundation of the building, which would be built as soon as the lumber arrived. In April Hollingsworth's wife arrived.⁶

³ *Pueblo Chieftain*, 20 May 1962.

⁴ See, David Allen Fyfe, "Commerce and Sociability in Small Town America," Ph.D. dissertation, Penn State University, State College, Pennsylvania, 2008.

⁵ John A. Jakle and Keith A. Sculle, *America's Main Street Hotels: Transiency and Community in the Early Auto Age* (Knoxville, Tennessee: University of Tennessee Press, 2009), 46.

⁶ *Pueblo Chieftain*, 13 May 1962.

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Among the earliest features at the location were railroad facilities, which by 1890 included a section house, a tool house, a platform, stockyards and pens.⁷ Shortly after the turn of the century, coal chutes (ca. 1901-02) and a water tank (1904) were added.⁸ All supplies had to be obtained elsewhere and transported to the settlement. The adjacent townsite of Haswell, platted in 1907 by H.E. Dean, also began to develop, with construction of the first store and a lumberyard.

Once completed, Hotel Holly (derived from Hollingsworth) quickly became the social center of the town, hosting large dinners and special events. The hotel originally featured ten guest rooms with coal used as a heating source. In 1908, Hollingsworth platted the addition that bears his name and on which the hotel is located. An article by Mrs. Leonard Stoker about the hotel indicated, "In the old days, Hotel Holly stood ready in a sparsely settled area to provide beds for 50 cents a night and meals served family style for 25 cents for all the food an alert traveler could reach before it was gone."⁹

The Holly Hotel developed a reputation for its meals. In November 1908 the newspaper reported that the Sunshine Circle and the Sunday School would serve a chicken pie dinner at the hotel on Thanksgiving Day to benefit the Sunday School, an all-you-can-eat meal priced at 25 cents. More than 100 meals were served and a photograph taken to mark the event (see Figures 1 through 3). In 1909 Acquilla Hollingsworth hired a man to witch for water on the hotel grounds. A well was located under the front gate. Cowboys found the hotel a convenient place to stay; one reportedly rode his horse up the stairs and left still-visible hoof prints on the treads.¹⁰ A tree salesman traded trees for room and board, and the trees were planted on the grounds.¹¹

Operation of the Hotel in the 1910s

Acquilla Hollingsworth sold the property to Daniel O. Strohl in June 1910. In 1911, the *Kiowa County Press* noted, "Long looked for and needed hotel. Mr. and Mrs. Strohl took charge of the Hotel Holly and by their work show the people that they are running a first class hotel. Their beds are fine, their meals superb and what more can the people of Haswell ask for. A hotel to draw the travelers to Haswell. Nothing can beat it between Pueblo and Eads." The Strohls dropped the Hotel Holly name in favor of Haswell Hotel early in their ownership.¹² The *Kiowa County Press* described Mrs. Strohl as "the genial landlady of the Haswell hotel" in January 1912.¹³

In addition to running the hostelry, Daniel Strohl advertised plaster and cement work in 1911 and 1912. In January 1916, the Haswell Hotel advertised prompt service and "good home cooking--our pride." L.E. Wallen was listed as the proprietor of the business, although Strohl remained the owner.¹⁴ In October 1916, the *Haswell Herald* told its readers: "The Haswell Hotel changed hands last week. A man from Kansas [John Herbert], who obtained ownership in a trade with Mr. Strohl, sold the place to Mrs. Nellie Swisher."¹⁵

Nellie Swisher claimed a homestead north of Haswell in the early twentieth century and was active in the Haswell Women's Booster Club.¹⁶ The Swisher tenure was brief. She sold the property in October 1919 to William F. Eckles, who served as the local justice of the peace, notary public, and dealer in real estate. Later that month, the *Haswell Herald* reported: "The sand is being hauled for W.F. Eckles new office which will be built on part of the ground which he purchased with the hotel." This article refers to the small false front building at the northeast corner of the parcel, which Eckles used as a land (or real estate) office. He placed the building adjacent to the state highway to attract the notice of passers-by.¹⁷

⁷ Missouri Pacific Railway Company, Listing of Bridges and Buildings, 1 July 1890, provided by Charlie Duckworth, mopac@yahogroups.com, 7 November 2012.

⁸ Kiowa County Public Library, *Railroads in the Development of Kiowa County*, 22-23.

⁹ *Pueblo Chieftain*, 13 May 1962.

¹⁰ This could not be confirmed, as the floors and stairs are now carpeted.

¹¹ *Pueblo Chieftain*, 13 May 1962.

¹² This may have been to reflect Hollingsworth's departure from the business, more clearly identify the location of the hotel, and avoid confusion with the Town of Holly in eastern Prowers County. *Kiowa County Press*, 24 February 1911, 2.

¹³ *Kiowa County Press*, 19 January 1912, 4.

¹⁴ *Kiowa County Press*, 24 February 1911, 2, 5 May 1911, 3, 19 January 1912, 4, 2 February 1916, 2; *Haswell Herald*, 20 January 1916, 4.

¹⁵ *Haswell Herald*, 12 October 1916, 1.

¹⁶ *Haswell Herald*, 24 June 1915, 8 and 31 January 1918, 1.

¹⁷ *Haswell Herald*, 23 October 1919, 1.

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The Rebel Tenure, 1920-1947

Eckles retained ownership for only a few months, selling in January 1920 to Mr. and Mrs. John Rebel (pronounced rē'-bel), who operated the hotel for 26 years. A particular source of revenue for the Rebels was providing room and board for the single women teachers at the Haswell School.¹⁸ The couple advertised the building as the "Haswell Hotel," and offered "good meals, clean beds, and special Sunday dinners."¹⁹ In 1922, the *Haswell Herald* reported, "John Rebel is building a concrete porch on the hotel. This certainly improves the looks of the place. With the stand of grass which he has John has made a wonderful improvement in the hotel since he purchased it a few years ago. This is what we need more improvements in town to the buildings and yards."²⁰ A 1923 advertisement for the hotel promised hot and cold water, bath, and clean beds. The restroom was a frame, two-room building on the hotel grounds with a two-seater in each room.²¹

In 1925 the *Kiowa County Press* reported John Rebel installed a new bay window in the hotel and built a fence around the lawn, commenting: "Mr. Rebel's hotel grounds set a fine example for beautifying our premises and add to the attractiveness of our town."²² Information at the Haswell Community Center indicates Rebel built a raised fish pond in the yard of the hotel during the 1930s using local rock (see Figure 4).²³ Haswell native Doris Forsythe relates her earliest memories of the hotel were "how pretty the yard was." According to Forsythe, the hotel was one of the few places in town that had long distance telephone access in the early 1940s, and residents of the town and surrounding farms and ranches came to the hotel to place calls.²⁴

Despite Rebel's efforts to improve the hotel and the placement of frequent display advertisements, the business may not have provided a sufficiently steady or adequate income for the family. During the 1920s, John Rebel undertook such jobs as dehorning cattle, erecting windmills, and providing blacksmithing services in a building (no longer extant) on the property.²⁵ He also served as town marshal (1921), county commissioner (1924), and town clerk.

The false front building on the property continued to be used as a real estate office during the Rebel tenure. William Eckles may have continued to operate his business in the building after selling the property to Rebel; in July 1920 Eckles announced he was agent for the W.E. Stewart Land Company. An airplane was brought in to take prospective buyers on short flights to interest them in real estate, according to Alvin Siefkas.²⁶

The Hotel During the Covalt Tenure, 1947-76

Charles J. and Effie A. Covalt, Sr., both natives of Kansas, purchased the property in 1947. They discontinued meal service, renting only rooms, but continued the hotel's role as an informal community center. Their son and daughter-in-law, Charles J. and Mary S. Covalt, Jr., assisted them in running the business. In response to the expanded postwar production of wheat and the associated presence of combine crews in the area during harvest season, in 1949 the Covalts installed an outdoor wash room at the hotel, "where a person may secure a bath or shave. It helps those in trailer houses and tents."²⁷ In 1952, the Covalt, Jr.'s twenty-month-old daughter, Cheryl Jane, drowned in the hotel fish pond, which was covered with wire netting to keep small children out. She somehow fell under the netting and could not escape. The pond was then removed. The elder Mrs. Covalt died in 1955, followed by her husband in 1957.²⁸

Charles J. Covalt, Jr. and his wife became owners of the property in 1957. He had served in the Army Air Corps during World War II. While Mrs. Covalt cared for the hotel and her family, Mr. Covalt operated a Conoco filling station and radio and television repair shop in the false front building (see Figure 5). He also worked as a journeyman electrician and was

¹⁸ Doris Forsythe, Port Orchard, Washington, email to Laurie Simmons, 31 October 2012.

¹⁹ *Haswell Herald*, 27 October 1921, 8.

²⁰ *Haswell Herald*, 6 July 1922, 1.

²¹ No longer extant, the location of the privy is unknown. Roleta D. Teal and Betty Lee Jacobs, *Kiowa County* (Eads: Kiowa County Bicentennial Committee, 1976), 397-98; Ruthanna Jacobs, comp., *Kiowa County Colorado Centennial History, 1989* (Dallas: Curtis Media Corp., 1989), 134.

²² *Haswell Herald*, 6 July 1922, 1, 1 March 1923, 8; *Kiowa County Press*, 20 February 1925, 1; Teal and Jacobs, *Kiowa County*, 398.

²³ *Haswell Herald*, 6 July 1922, 1.

²⁴ Doris Forsythe, Port Orchard, Washington, email to Laurie Simmons, 31 October 2012.

²⁵ *Kiowa County Press*, 17 April 1925, 1 and 27 May 1927, 1.

²⁶ *Haswell Herald*, 15 July 1920; Alvin Siefkas, Eads, Colorado, Interview by Thomas H. Simmons, 30 November 2009.

²⁷ No longer extant, the location of the outdoor washroom is unknown.

²⁸ *Bent County Democrat*, 15 July 1949, 8; *Kiowa County Press*, 12 September 1952, 1; *Pueblo Chieftain*, 13 May 1962.

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employed at the Haswell Lumber Company. Writing in 1962, Mrs. Leonard Stoker reported “even in the last couple of years the hotel has been filled to capacity with harvest workers and men on construction jobs” and noted the Covalts made the hotel “a center for much activity”²⁹ (see Figure 6). Charles Covalt died in 1969, and his wife owned the property until 1976. The property apparently stopped functioning as a hotel sometime in the mid- to late-1960s. A 1991 newspaper article noted that the hotel closed “several years ago.”³⁰

Later Owners

Arkansans Elmer D. Bright and his wife bought the property in 1976. According to local resident James Englehardt, Mr. Bright taught in the public school at Haswell and attempted to farm outside of town, while operating the hotel as a halfway house for Vietnam-era veterans from the Fort Lyon Veterans Hospital. Later owners of the property included Jackie Henderson (1984-91), Lena M. Borer (1991-97), and Ronnie L. and Bonita J. Bohrer (1997-2001). Mr. Bohrer’s mother lived in the hotel building in the 1990s. In December 2001, Charles E. and Cathy L. Nuckols acquired the property. Charles Nuckols died in 2006 before the couple could realize plans for the property. Cathy Nuckols, is the current owner, and the property is vacant. Family members hope to rehabilitate the hotel as a bed and breakfast or other venture and restore its importance to the community.³¹

9. Major Bibliographical References

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

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- Colorado State Business Directory. 1910 and 1923.
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- Jakle, John A. and Keith A. Sculle. *America’s Main Street Hotels: Transiency and Community in the Early Auto Age*. Knoxville, Tennessee: University of Tennessee Press, 2009.
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- Kiowa County Press*. 23 Sep. 1921, 1, 1 Mar. 1923, 1, 6 Sep. 1923, 8, 20 Feb. 1925, 1, 17 Apr. 1925, 1.
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- Myreda Nuckols. Thornton, Colorado. Interview by Laurie Simmons. 11 September 2012.
- Pueblo Chieftain*. 13 and 20 May 1962, 15 February 1991.

²⁹ *Pueblo Chieftain*, 20 May 1962.

³⁰ *Pueblo Chieftain*, 15 February 1991.

³¹ Myreda Nuckols, Thornton, Colorado, Interview by Laurie Simmons, 11 September 2012.

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Siefkas, Alvin, Eads, Colorado. Interview by Thomas H. Simmons. 30 November 2009.

Sterns, Betty J., project director. *The War Years and the Veterans of Kiowa County, Colorado*. Dallas: Curtis Media, 1995.

Teal, Roleta D. and Betty Lee Jacobs. *Kiowa County*. Eads: Kiowa County Bicentennial Committee, 1976.

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:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: History Colorado

Historic Resources Survey Number (if assigned): 5KW.33

10. Geographical Data

Acreage of Property Less than one
(Do not include previously listed resource acreage.)

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

(Place additional UTM references on a continuation sheet.)

						(NAD 83)
1	<u>13</u>	<u>660308</u>	<u>4257478</u>	3	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated area includes the north 125' of Lots 1 through 4 and all of Lot 5, Hollingsworth Addition, Town of Haswell, Kiowa County, Colorado, as shown on the included to-scale sketch map.

Boundary Justification (Explain why the boundaries were selected.)

The nominated area includes all of the land historically associated with the hotel and its operations.

11. Form Prepared By

name/title R. Laurie Simmons and Thomas H. Simmons, Historians (for the owner)

organization Front Range Research Associates, Inc. date 21 January 2013

street & number 3635 West 46th Avenue telephone 303-477-7597

city or town Denver state CO zip code 80211

e-mail frraden@msn.com website www.frhistory.com

Additional Documentation

Submit the following items with the completed form:

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- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Hotel Holly/Haswell Hotel

City or Vicinity: Haswell

County: Kiowa **State:** Colorado

Photographer: Thomas H. Simmons

Date Photographed: September 2012

Digital Images: CO_Kiowa_HotelHolly/HaswellHotel_0001 through _0016

Description of Photograph(s), number, and camera direction:

1 of 16, CO_Kiowa_HotelHolly/HaswellHotel_0001, overview of hotel complex from the north side of Colorado Highway 96, showing (left to right) the bunkhouse, land office, and hotel buildings, view southwest, September 2012.

2 of 16, CO_Kiowa_HotelHolly/HaswellHotel_0002, overview of hotel complex from the property to the east, showing (left to right) the chicken coop, hotel, bunkhouse, and land office, view northwest, September 2012.

3 of 16, CO_Kiowa_HotelHolly/HaswellHotel_0003, hotel front (north) wall, view south, September 2012.

4 of 16, CO_Kiowa_HotelHolly/Haswell Hotel_0004, hotel front (north) and west walls, with the garage to the right, view southeast, September 2012.

5 of 16, CO_Kiowa_HotelHolly/Haswell Hotel_0005, hotel rear (south) and part of west walls, view north-northeast, September 2012.

6 of 16, CO_Kiowa_HotelHolly/Haswell Hotel_0006, hotel rear (south) and east walls with the garage in the distance to the left, view northwest, September 2012.

7 of 16, CO_Kiowa_HotelHolly/Haswell Hotel_0007, hotel east wall, view west, September 2012.

8 of 16, CO_Kiowa_HotelHolly/Haswell Hotel_0008, woven wire fence and gate along the west edge of the property with the hotel and garage to the right, view east, September 2012.

9 of 16, CO_Kiowa_HotelHolly/Haswell Hotel_0009, land office/filling station front (north) and west walls with the raised gasoline pump island in the foreground, view east-southeast, September 2012.

10 of 16, CO_Kiowa_HotelHolly/Haswell Hotel_00010, office/filling station rear (south) and east walls, view northwest, September 2012.

11 of 16, CO_Kiowa_HotelHolly/Haswell Hotel_00010, bunkhouse front (west) and south walls, view northeast, September 2012.

12 of 16, CO_Kiowa_HotelHolly/Haswell Hotel_00012, bunkhouse rear (east) and north walls, view southwest, September 2012.

13 of 16, CO_Kiowa_HotelHolly/Haswell Hotel_00013, chicken coop front (south) and east walls, view northwest, September 2012.

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14 of 16, CO_Kiowa_HotelHolly/Haswell Hotel_00014, chicken coop rear (north) and west walls, view southeast, September 2012.

15 of 16, CO_Kiowa_HotelHolly/Haswell Hotel_00015, garage front (south) and east walls, view northwest, September 2012.

16 of 16, CO_Kiowa_HotelHolly/Haswell Hotel_00016, garage rear (north) and west walls, view south-southeast, September 2012.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Cathy L. Nuckols
street & number 11795 Adams Street telephone _____
city or town Thornton state _____ zip code 80229

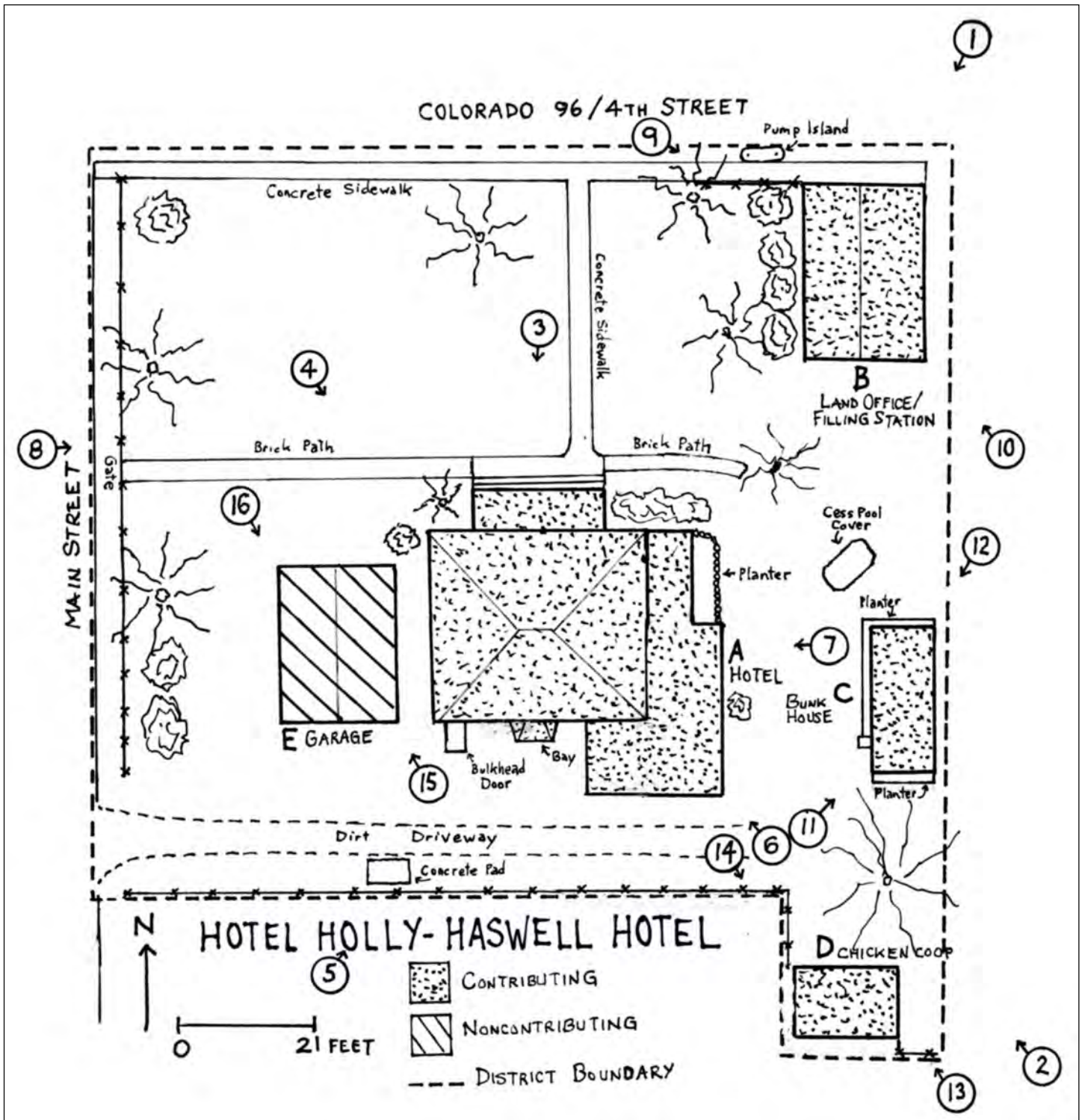
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Sketch Map

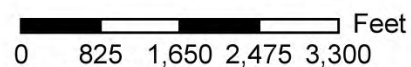
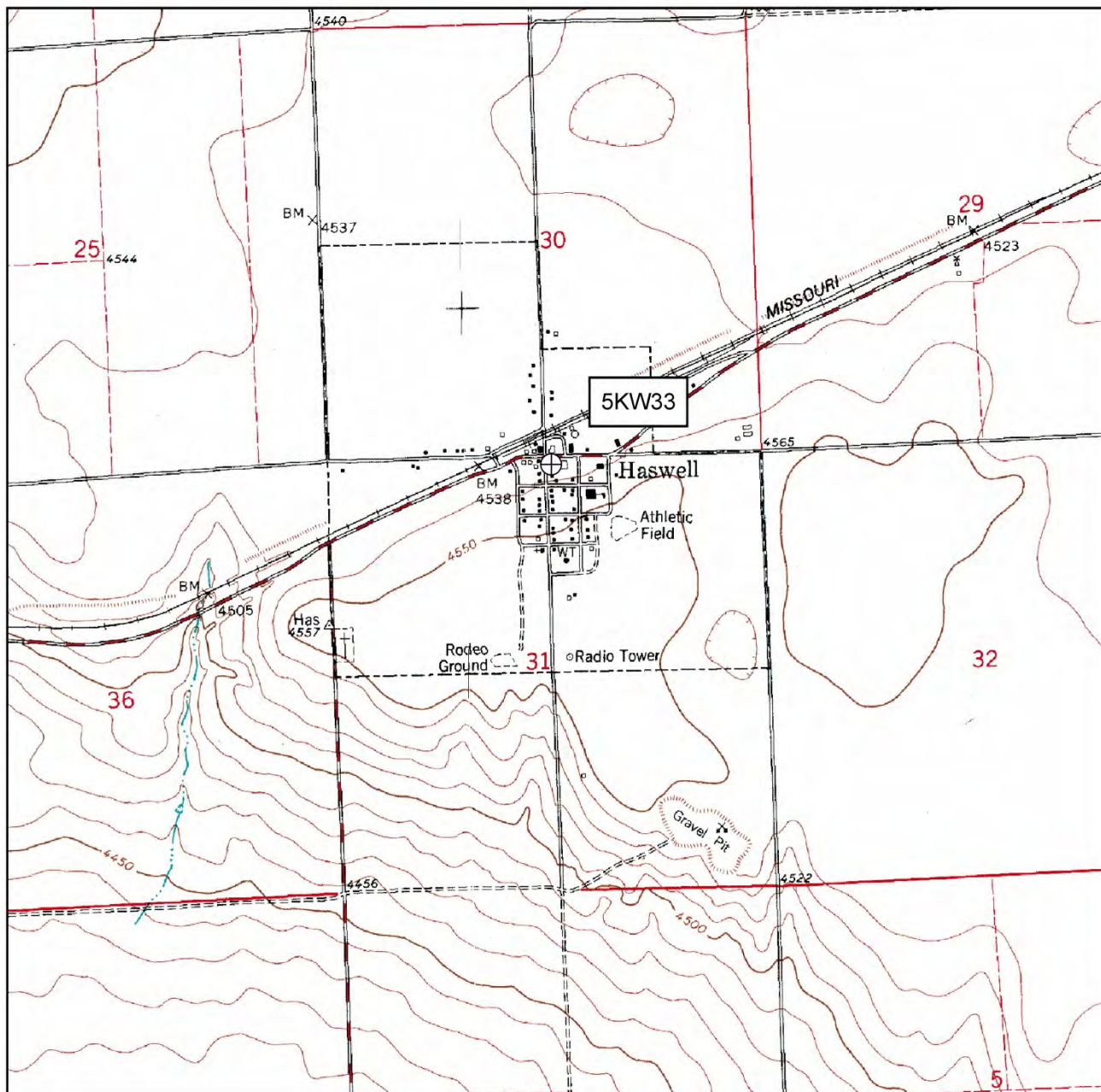


Numbers in circles with arrows indicate photograph locations and camera directions.

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USGS Map



The crosshair indicates the location of the nominated resource. SOURCE: Extract of U.S. Geological Survey, Haswell, Colo., 7.5 minute quadrangle map (Denver: U.S. Geological Survey, 1974).

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HISTORIC PHOTOGRAPH/FIGURE LOG

1 of 6, The Hotel Holly hosted a well-attended Thanksgiving dinner in 1907. This photograph was made into a postcard publicizing the hostelry. Courtesy James and Cleta (Covalt) Englehardt, photograph and clipping collection, Haswell, Colorado.

2 of 6, This ca. 1908-09 photograph (view southeast) shows the front and west wall of the Hotel Holly, with its original horizontal clapboard walls. Courtesy Haswell Community Center, historic photograph display.

3 of 6, The Hotel Holly is shown in this ca. 1911 view south with its original porch and a one-story shed roof section to the east. Note the bunkhouse present at the left edge of the photograph and what appears to be the chicken coop in the distance. Courtesy Kiowa County Historical Museum, photograph collection.

4 of 6, The Rebels engaged in extensive improvement of the hotel grounds, including trees, plantings and the raised circular fish pond with cobblestone walls (view southeast). Courtesy Haswell Community Center, historic photograph display, undated (ca. 1930s).

5 of 6, The false front building at the northeast corner of the property is shown in this undated (ca. 1950s) view southeast. Note the pump island featuring Conoco N-tane gasoline and the woven wire fence around the yard. Courtesy James and Cleta (Covalt) Englehardt, photograph and clipping collection.

6 of 6, This view (south) shows the front door of the hotel through the gate adjacent to Colorado Highway 96. Courtesy James and Cleta (Covalt) Englehardt, photograph and clipping collection, May 1960.

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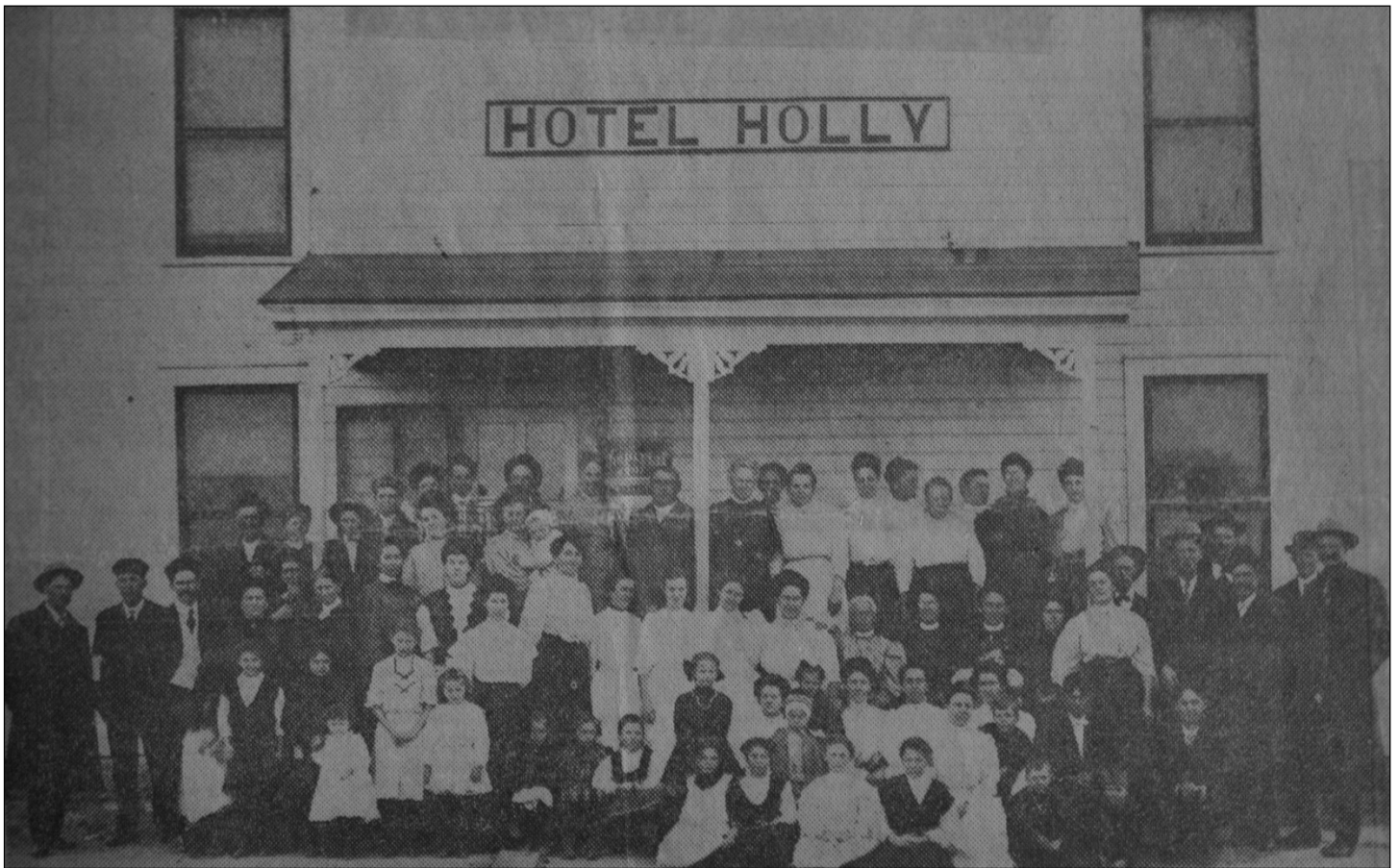


Figure 1. The Hotel Holly hosted a well-attended Thanksgiving dinner in 1907. This photograph was made into a postcard publicizing the hostelry. Courtesy James and Cieta (Covalt) Englehardt, photograph and clipping collection, Haswell, Colorado.

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Figure 2. This ca. 1908-09 photograph (view southeast) shows the front and west wall of the Hotel Holly, with its original horizontal clapboard walls. Courtesy Haswell Community Center, historic photograph display.



Figure 3. The Hotel Holly is shown in this ca. 1911 view south with its original porch and a one-story shed roof section to the east. Note the bunkhouse present at the left edge of the photograph and what appears to be the chicken coop in the distance. Courtesy Kiowa County Historical Museum, photograph collection.

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Figure 4. The Rebels engaged in extensive improvement of the hotel grounds, including trees, plantings and the raised circular fish pond with cobblestone walls (view southeast). Courtesy Haswell Community Center, historic photograph display, undated (ca. 1930s).

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Figure 5. The false front building at the northeast corner of the property is shown in this undated (ca. 1950s) view southeast. Note the pump island featuring Conoco N-tane gasoline and the woven wire fence around the yard. Courtesy James and Clea (Covalt) Englehardt, photograph and clipping collection.

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Figure 6. This view (south) shows the front door of the hotel through the gate adjacent to Colorado Highway 96. Courtesy James and Clea (Covalt) Englehardt, photograph and clipping collection, May 1960.