

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

### 1. Name of Property

historic name: Park Addition School

other names/site number: Chaplin School/48LA1290

### 2. Location

street & number: 1100 Richardson Court

city or town: Cheyenne

state: Wyoming

code: 56

county: Laramie

code: 021

not for publication: N/A

vicinity: N/A

zip code: 82001

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally \_\_\_ statewide  locally. ( \_\_\_ See continuation sheet for additional comments.)

Claudia Nisaly  
Signature of certifying official

5/1/05  
Date

SHPO  
State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.  
( \_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register  
    \_\_\_ See continuation sheet.
- determined eligible for the National Register  
    \_\_\_ See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): \_\_\_\_\_

*Linda McClelland*      8/22/05  
Signature of Keeper      Date of Action

**5. Classification**

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<input type="checkbox"/>	buildings
<input type="checkbox"/>	<input type="checkbox"/>	sites
<input type="checkbox"/>	<input type="checkbox"/>	structures
<input type="checkbox"/>	<input type="checkbox"/>	objects
<u>1</u>	<input type="checkbox"/>	Total

Number of contributing resources previously listed in the National Register: N/A

Name of related multiple property listing: Public Schools in Cheyenne, Wyoming, from 1911 to 1954

**6. Function or Use**

Historic Functions (Enter categories from instructions)

Cat: Education Sub: school

Current Functions (Enter categories from instructions)

Cat: Vacant/Not in Use Sub: N/A

**7. Description**

Architectural Classification (Enter categories from instructions)

Cat: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements

Sub: elements of Prairie School, Craftsman and Sullivanesque influences

Materials (Enter categories from instructions)

foundation: concrete

roof : asphalt shingles

walls: brick

other: \_\_\_\_\_

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

**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.)

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

Areas of Significance (Enter categories from instructions)

Cat. Education  
Cat. Architecture

Period of Significance: 1921-1954

Significant Dates: 1921 (building date), 1949 (addition)

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

Architect/Builder: Frederick Hutchinson Porter, architect/Archie Allison, builder

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

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

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: City of Cheyenne Planning Office, Cheyenne, WY.

**10. Geographical Data**

Acreeage of Property: ca. 1.6 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
1	<u>13</u>	<u>514000</u>	<u>4554403</u>

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Lots 1-6, Block 16, Park Addition

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

The boundary is the lots which the property occupies in Block 16, Park Addition, and includes the main structure and landscaping.

**11. Form Prepared By**

name/title: Robert G. Rosenberg, Historian  
organization: Rosenberg Historical Consultants  
street & number: 739 Crow Creek Road  
city or town: Cheyenne state: WY

date: 8/31/2004; revised 12/31/2004  
telephone: (307)-632-1144  
zip code: 82009

**Property Owner**

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

name: Heartland Homebuilders, Inc.  
street & number: 3701 Ridge Road  
city or town: Cheyenne  
state: WY zip code: 82001  
telephone: (307)635-8878

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PARK ADDITION SCHOOL  
LARAMIE COUNTY, WYOMING

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### 7. Description

The Park Addition School, currently vacant, is located at 1100 Richardson Court in a residential area in the western portion of Cheyenne, Wyoming. The facade or south side of the building fronts on Richardson Avenue. The property stands alone on the south half of the long and narrow block bounded by Dey Avenue, Ames Court, Cosgriff Court, and Richardson Court. The north half of the block is vacant.

This is a 1-1/2 story, side-gabled English bond red brick building (80' E-W x 25' N-S) with a truncated hipped-roofed northern component (46' N-S x 60' E-W) resting on a poured concrete foundation. This building has a unique architectural style that does not easily fit any one category, but features elements of Prairie School, Craftsman, and possibly Sullivan-esque influences. The building has two floors with the ground floor consisting of a raised basement with above-ground windows. The roofs are clad with asphalt shingles, and the open gable ends reveal exposed decorative rafter ends. A rear slope brick chimney and two round metal chimneys protrude from the roofs. There is a multiple light-colored brick belt course encircling the entire building perimeter that defines the water table between the first and second floors. There is a full-height advance pavilion centered in the facade (south side) that serves as the main entrance. It utilizes stretcher bond brick courses. The pedimented entrance has a semi-circular arch with a fanlight and sidelights. The upper gable end features a complex pattern of decorative brickwork and brick corbeling in the cornice area. There is a horizontal belt of light terra cotta over the entrance inscribed "Park Addition School." Wood paneling currently covers large window bays that contained multiple sets of windows flanking the advance pavilion. As recently as 1996, a portion of the large bays displayed a set of three 9-light windows, but these are also currently boarded over. Above-grade basement windows were five regularly spaced four over four-light double-hung units on either side of the pavilion, but these, too, are currently boarded over. The east and west end gables have a centered bricked-in window bay with a corbeled brick triangular-shaped lintel. There is a terra cotta medallion set in the upper gable end of the east and west sides. A parapeted flat-roofed brick addition (approximately 72' E-W x 36' N-S) was constructed on the north side of this addition in about 1949. It is not wholly compatible with the architecture of the original component due to the roof line and lighter shade of brick. All the window bays in the newer addition have also been boarded over.

The building retains fair to good physical integrity with the principal exterior changes consisting of window bay alterations and the ca. 1949 addition. All window and door bays are currently boarded over, as the building is vacant.

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### 8. Significance

Park Addition School (vacant), constructed in 1921, is eligible to the National Register of Historic Places under Criteria A for its direct association with the growth of education in Cheyenne. The building represents the primary importance the Cheyenne community attached to the education of its youth from its inception as a railroad town in 1867. Universal education for all of its citizens was one of the first critical issues dealt with by the city's founders and by the first Wyoming territorial legislature. The formation of school districts and the building of schools reflected how Cheyenne's citizens felt about the permanency of their community and their faith in its future. The physical appearance of the Park Addition School, its conception, and its growth are closely intertwined with the economic growth of Cheyenne and the evolution of progressive ideas about education in America in the early twentieth century. As the key public building in the neighborhood, Park Addition School became the center for public assemblies and civic celebrations, a place for the community to come together. The building is also eligible under Criterion C in the area of architecture as a unique example of an eclectic mix of styles popular at the time and includes possible the Prairie School, Craftsman, and Sullivanesque influences. No other remaining public school building in Cheyenne is similar in style to the Park Addition School.

#### Historic background

Public education was a primary concern of Cheyenne's citizens from its beginnings in 1867-68 as a "track town" along the first transcontinental railroad, the Union Pacific. The Territory of Wyoming was created in 1868, and Cheyenne was designated the temporary territorial capital. Cheyenne had the largest population of any city in the territory, and once designated as the seat of government, this position was vehemently defended by its residents. From about 1875 to 1887, Cheyenne enjoyed a boom period based largely on cattle ranching. Spectacular profits were made during the 1880s, and by 1884, the population of Cheyenne had soared to 7,000. It had evolved from a rough-hewn railroad town to a modern city. Cheyenne became the state capital when Wyoming won statehood in 1890.

As early as October 1867, the local paper encouraged the development of a school for the 120 to 125 school-age children residing in Cheyenne. The City Council appointed a committee to arrange for a school building, and the first public school in Wyoming was constructed in late 1867. School District No. 1 was organized in November 1868, and covered an area of 270 square miles and included six rural schools. By 1874, the Cheyenne school had an enrollment of 131. Teachers were paid about \$50 per month, and school terms lasted four to five months a year. A law was passed by the Wyoming Legislature in 1869 making school attendance compulsory, although it was difficult to enforce.

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The post-World War I years saw the construction of some of Cheyenne's finest remaining schools. Local architect, William Dubois, designed several schools at this time, including the new Cheyenne High School and Gibson Clark School in about 1921, the Johnson Public School on the South Side in 1923 and, in collaboration with Frederick Hutchinson Porter, the elegant Lulu McCormick Junior High School in 1929, located about four blocks south of the Capitol.

The Park Addition or Chaplin School was also constructed during this time period. It was built in 1921 at a cost of \$43,050. It was designed by F. H. Porter, and it was constructed by Archie Allison. The original building component consisted of four classrooms on the first floor and two classrooms with auxiliary rooms on the second floor. The interior also featured a unique headmaster's room that faced onto the center part of the school. The school was first opened for use on November 28, 1921, and was originally called the Park Addition School. The school generally served the Park Addition to Cheyenne which was platted in 1908. The County Courthouse recognizes the Pioneer Park Addition as a part of the Park Addition, so that the names are now interchangeable. This residential neighborhood is located south of Pershing Boulevard and west of Dillon Avenue. It represents the growth of the City of Cheyenne in the 1910s and 1920s and consists of a mix of masonry and wood frame Bungalows and Classic Cottages.

Cheyenne, like the rest of America, sank into the Great Depression in the late 1920s. A series of droughts in the 1930s affected the livestock industry and resulted in crop failures. The oil and coal industries also suffered, and the Union Pacific laid off workers. Many of Cheyenne's banks also failed. Only two schools were constructed during this era, Deming and Corlett.

World War II and the resulting war buildup rescued Cheyenne and the American economy from the Great Depression. Fort D.A. Russell (renamed Fort Francis E. Warren) was chosen as the location of a Quartermaster Replacement Center, which had a tremendous positive impact on Cheyenne's economy. Although school construction was suspended during the war years, building resumed in the mid-1940s.

As the Park Addition neighborhood continued to grow, a parapeted, flat-roofed brick addition, also designed by Porter, was constructed on the north side of the Park Addition school in 1948-49. After the addition was built, the name of the school was changed to the Chaplin School in honor of Miss Ruth Chaplin, who served as principal from 1921 to 1952-53. This building was subsequently replaced by the Chaplin Annex, two blocks to the west, which became the Pioneer Park School in 1956. During the 1960s, it housed programs for special education. The Park Addition School was sold by the school district in 1977 and then served as the "Children's Choice Child Care" center under private ownership. It currently stands vacant.

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The architect, Frederick Hutchinson Porter, was born on July 9, 1890, in Salem, Massachusetts. Although his formal education did not continue past eighth grade, he did attend the Wentworth Institute, a technical institute in Boston. He also attended the Architectural Club Ateliers in Saint Louis and Boston. He practiced architecture from October 1906 to about 1965.

In 1906, "Bunk" Porter began an apprenticeship in the Denver Architect's Office. He came to Cheyenne in 1911 as an inspector for the construction of the Boyd Building (at that time the Citizen's National Bank). He established the architectural firm of Baerresen and Porter in about 1920; within two years he had set up an independent practice. In 1944, he went into partnership with Walter Bradley, a collaboration that lasted until about 1954, when Bradley retired. In 1956, Porter went into partnership with his son, Fred Porter, Jr. and practiced as Porter and Porter. F.H. Porter retired in 1965.

For over forty years, Porter designed buildings that helped establish the tone of Cheyenne's architecture. His buildings included schools, churches, and public buildings. Porter's evolution of architectural styles is evident in his design of schools through the years. Park Addition School was his first school design in Cheyenne. It is a simple one and one-half story side-gabled brick symmetrical building with a centered full-height advance pavilion. The style is unique among the remaining Cheyenne schools and is therefore difficult to describe by a single style. It contains elements of Prairie School, Craftsman, and Sullivan-esque styles. Porter also designed the 1949 hipped-roofed addition to the building. His next school was a collaboration in 1929 with William Dubois in the design of McCormick Junior High School, a richly decorative and elaborate example of Collegiate Gothic. In the 1940s, Porter's designs evolved to keep up with the "Modern" movement. In 1940 and 1945, Porter designed the Mable Fincher and Deming Elementary Schools, the first a representative of the Art Deco style, and the second incorporating Art Moderne and International influences, with clean sweeping lines and simple detailing.

The Hebard and Rossman schools were designed by the partnership of Porter and Bradley in the mid-1940s and reflected the evolution of post-World War II architecture, harbingers of the school architecture that developed in the 1950s and 1960s. Porter and Bradley also designed the Storey Gymnasium in 1950, located adjacent to the Cheyenne High School. It is a massive brick masonry building that features many Modern and International design elements.

Porter was a preservationist who fought for the preservation of the Union Pacific Depot, and the old Post Office and the Carnegie Library; however, of those buildings, only the Depot still stands. He died in Cheyenne on July 7, 1976.

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In conclusion, the Park Addition School served the Cheyenne community and specifically the surrounding neighborhood as an elementary school for over forty years. The addition is over fifty years of age, and the building retains good integrity of location and setting, design, workmanship, materials, feeling, and association. It is a unique example of early twentieth century eclectic school architecture not represented in any of the remaining Cheyenne schools.

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### Section 9. Major Bibliographical References

- Adams, Judith. *Cheyenne: City of Blue Sky*. Northridge, California: Windsor Publications, Inc., 1967.
- Centennial Historical Committee. *The Magic City of the Plains: Cheyenne 1867-1967*. Published by the Centennial Historical Committee, 1967.
- Cheyenne City Directories, 1920-1950.
- Gulliford, Andrew. *America's Country Schools*. The Preservation Press. Washington, D.C., 1984.
- Haley, John Paul Jr. *A History of Laramie County School District No. 1, Cheyenne, Wyoming*. Master's Thesis for the Department of Education, University of South Dakota, 1956.
- Ittelson, Ellen. *Historic Building Inventory Record*. Westside Survey, 1986, Cheyenne, Wyoming.
- Laramie County School District No. 1. Planning and Construction Office Files. Laramie County School District No. 1 Administration Building, 2810 House Avenue, Cheyenne (the original plans are located in the files).
- Sanborn Map Company. *Sanborn Fire Insurance Maps for the City of Cheyenne*, 1923, 1931, 1959. New York, New York: Sanborn Map Company.
- Starr, Eileen. *Architecture in the Cowboy State, 1849-1940*. Glendo, Wyoming: High Plains Press, 1992.