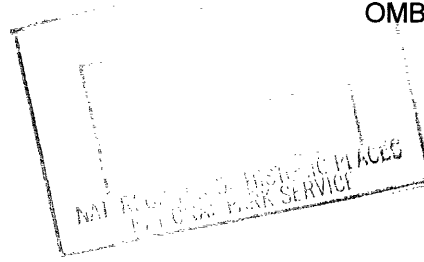


United States Department of the Interior
National Park Service



1024

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

WATTLE AND DAUB CONTRACTORS, INC.

historic name: Cheyenne Flour Milling Company; Standard Oil Company; Salt Creek Freightways

other names/site number: N.O. Nelson Plumbing & Heating Co.; 48LA1418/48LA756

2. Location

street & number: 810-814 West 23rd Street

not for publication: N/A

city or town: Cheyenne

vicinity: N/A

state: Wyoming

code: 56

county: Laramie

code: 021

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.)

8/25/03

Signature of certifying official

Date

State Historic Preservation Officer

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):

Edson H. Beall 10/13/03
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: Industrial Facilities Served by the Railroad in Cheyenne, Wyoming, ca. 1890-1945

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Commerce/Trade Sub: warehouse

Current Functions (Enter categories from instructions)

Cat: Commerce/Trade Sub: warehouse

7. Description

Architectural Classification (Enter categories from instructions)

Cat: Late 19th and Early 20th Century American Movements

Sub: Commercial Style

Materials (Enter categories from instructions)

foundation: Concrete

roof : Wood, tar and gravel

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. Commerce

Period of Significance: ca. 1915-1953

Significant Dates: ca. 1915-16 (north portion); 1927 (two-story portion)

Significant Person (Complete if Criterion B is marked above) _____

Cultural Affiliation: N/A

Architect/Builder: Unknown

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: _____

10. Geographical Data

Acreage of Property: less than one

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

	Zone	Easting	Northing	
<input type="checkbox"/>	1	13	514580	4553700

See continuation sheet.

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

Lot 5, West 51' of Lot 6, Block 163, Original City of Cheyenne

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

The boundary is the lots which the property occupies in the west portion of Block 163. A steel cyclone fence currently delineates the approximate boundaries of the property.

11. Form Prepared By

name/title: Robert G. Rosenberg, Historian
organization: Rosenberg Historical Consultants date: 1/15/2003
street & number: 739 Crow Creek Road telephone: (307)-632-1144
city or town: Cheyenne state: WY zip code: 82009

Property Owner

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

name: Wattle and Daub Contractors, Inc. (Thomas Tisthammer)
street & number: 505 South 3rd Street
city or town: Laramie
state: WY zip code: 82070
telephone: (970)493-2244

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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WATTLE AND DAUB CONTRACTORS, INC.
LARAMIE COUNTY, WYOMING

7. Description

The building currently owned by Wattle and Daub Contractors, Inc., is located at 810-814 West 23rd Street, bordered by Snyder Avenue on the west and West 23rd Street on the south. The building was formerly served by railroad sidings on the east and west sides, which have been removed. However, the property is still adjacent to the railroad mainline to the southwest. The property is located on the northwest side of the original commercial district of the City of Cheyenne, Wyoming. It consists of an original one-story, flat-roofed brick masonry warehouse building (40' N-S x 32' E-W) and a two-story, flat-roofed addition on the south (70' N-S x 32' E-W). It rests on a poured concrete foundation with a basement under the two-story component. The two-story portion was constructed in 1927 and fronts on West 23rd Street. The roof of the two-story building component has a stepped brick parapet and is covered with built-up tar; it has been reconstructed with foam insulation added in the last three years. This component is generally unadorned, but the facade or south side has a contrasting dark brick water table, a dark brick four-course band delineating the first and second stories, and a dark brick cornice. Two above-grade basement windows are visible in the facade and contain three-light windows with metal sash. The facade has a centered wood garage door with a thick concrete sill. It is flanked on either side by a pair of rectangular six over six-light double-hung windows with brick sills and wooden sash. The second story has identical aligned windows. There is a painted signboard area above the second-story windows bearing the name "CHEYENNE N.O. NELSON CO."

The west side of the two-story component has a wooden loading dock (21' x 14'). There are four large rectangular freight bays, but the middle two have been filled with cinder blocks. The most northerly bay has a wooden, multi-light overhead garage door, and the south bay has a metal garage door. The area above the freight doors has three white-on-black painted signs advertising the N.O. Nelson Company. The east side of the two-story component has a concrete loading dock covered with a shed-roofed canopy (50' x 6') and three large bays with overhead garage doors. The north and south doors have been replaced within the last three years. According to building permit information, overhead doors were installed on the east and west sides of the building in 1956, but they were probably replacement doors and did not involve the building of new bays. There are six 6 over 6-light double-hung windows with wood sash on the second story that have been barred for security.

The south portion of the east side has a more recent one-story, flat-roofed cement block addition (38' x 14') that was constructed sometime after 1936, probably in the 1950s or 1960s. It has horizontal sliding two-light windows on the south side, and an overhead garage door (replaced in the last three years) and a pedestrian entrance on the north side. This cement-block structure essentially connects the two older brick structures. The eastern component is a small one-story, flat-roofed brick addition (16' x 14') built onto the east

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WATTLE AND DAUB CONTRACTORS, INC.
LARAMIE COUNTY, WYOMING

side of the cement block addition. It has a brick chimney and brick parapet, and it rests on a concrete foundation. This component has banks of multi-light windows with wooden sash on the east and north sides and a pedestrian entrance on the north side. It also has a barred window on the south side. The south side bears a faded painted wooden sign reading "Winnelson Co. Office." Incomplete building permit information suggests that this brick component was constructed as an office in 1936, when the warehouse was also remodeled and underground fuel storage tanks were installed.

The original one-story brick component has brick parapets on the west and north sides; the walls feature indented large rectangular panels accented with intricate brick corbeling on top. The three panels or segments on the west side contain large rectangular bays that have been sealed with cinder block. The north side has two indented panels with brick corbeling but no openings. It appears that there was formerly a wood frame addition built onto this side that has been removed. The east side of the one-story component does not have a brick parapet and consists of three bays with intervening brick columns installed with steel overhead garage doors (replaced in the last three years).

The interior of the two-story portion is generally open with exposed brick walls, support posts and beams, and exposed rafters. The first and second stories have tongue and groove wood floors. The first story floor has been overlaid with wood plank flooring for added protection and strength for heavy freight storage. A framed-in dispatch room was formerly located in the southwest corner of the building but has been removed. A set of wooden steps in the northwest corner of the two-story component leads to the basement and second floor. An original open freight elevator (manufactured by the Twin City Iron Works, Minneapolis, Minnesota) is located in the southeast corner that operates between the basement and second floor. It is powered by electricity and retains an old or original leather drive belt. The full basement has a poured concrete floor, and there are six above-grade windows; three are boarded over on the east side and three are bricked over on the west side. The two above-grade windows on the south side remain in use.

The one-story brick component (on the north) is also open on the inside with exposed brick walls and roof rafters. The roof has been replaced in the last three years. Portions of the south interior wall were rebuilt in the last three years due to deterioration of the original wall. There was a higher wood floor in this component that was not original; it has been removed in the last three years, exposing the original poured concrete floor. The three garage bays on the east have been replaced and raised 18" by the current owner to accommodate larger vehicles. The interior north wall appears to have been damaged by fire; a large circular hole has been repaired with brick. It is likely that this occurred when a potato chip factory was located in this section.

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**WATTLE AND DAUB CONTRACTORS, INC.
LARAMIE COUNTY, WYOMING**

The interior of the cement block addition is finished with dry wall and has a poured concrete floor. The interior of the small brick addition on the east remains essentially original, except that a large window in the west side was filled in with cement block when the cement block addition was later added on that side. It consists of one room with a framed-in bathroom in the southeast corner. The walls are generally finished with fiberboard.

The property is enclosed with a steel cyclone fence, and the east side contains an open graveled area where construction materials and vehicles are stored.

Overall, the building retains fair physical integrity. Basic exterior changes consist of a one-story, cement block addition that filled in the area between the two-story brick component and the 1936 small brick office addition. Freight doors have been sealed over with cinder block on the west side of the two-story and one-story brick components. Also, several garage doors have been recently replaced. Overall, the warehouse retains its essential proportions, materials, and some interesting architectural detailing in the north one-story addition. The old painted signs are also noteworthy. The current owner has been gradually repairing and renovating the building over the last three years with new electrical wiring and gas lines, a new roof, and basic stabilization and repair of the walls. The building is currently used for storage of equipment, materials, and vehicles for Wattle and Daub Contractors, Inc.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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**WATTLE AND DAUB CONTRACTORS, INC.
LARAMIE COUNTY, WYOMING**

8. Significance

The property owned by the Wattle and Daub Contractors, Inc. is eligible to the National Register of Historic Places under Criterion A, because it represent the early twentieth-century commercial activity in Cheyenne, Wyoming. Cheyenne had its origins as a railroad town created in 1867 by the construction of the first transcontinental railroad, making it an important transportation center from its inception. Therefore, its commercial history was inextricably tied to the railroad. The warehouse building at 810-14 West 23rd Street was constructed in ca. 1915-16 with a significant two-story brick addition constructed in 1927. The property was accessed by railroad sidings on the east and west sides that have been removed, but the building is still adjacent to the railroad mainline, which lies to the southwest; therefore, the property retains its physical association with the railroad. The brick warehouse is a typical example of early twentieth-century factory/warehouse architecture and served as a flour mill, bulk oil storage facility, and a freight and plumbing warehouse during its long history. It is one of several individual industrial buildings identified by previous historical surveys that remain on the west side of downtown Cheyenne and that were directly serviced by the railroad (see related Multiple Property Listing).

Historical Setting

The Cheyenne townsite was surveyed on July 9, 1867, and by the time the tracks reached the town on November 13, it already had a population of 4000 people and 200 businesses. Fort D.A. Russell and the quartermaster storehouses at Camp Carlin were established at Cheyenne and became the most important military presence in the Rocky Mountain region, supplying military posts throughout the region. A rail spur was built from the mainline of the Union Pacific Railroad to the storehouses at Camp Carlin in 1868. A wide variety of goods was shipped via rail to Camp Carlin, then freighted across the plains to the widely scattered frontier posts and Indian agencies. Thus, the precedent was already well established of Cheyenne serving as a supply center for the surrounding region, and it would continue to serve this function well into the twentieth century.

The Union Pacific Railroad Company chose Cheyenne as the site for its principal depot and repair shops in the Rocky Mountain region assuring it a vital and long term role in the life of the railroad. A twenty-stall roundhouse and turntable were constructed there in 1869, among the first permanent structures in Cheyenne. The spur to Camp Carlin diverged from the Union Pacific mainline at the roundhouse and headed north along Reed Avenue. After Camp Carlin was decommissioned in 1890, the line continued to serve Fort

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**WATTLE AND DAUB CONTRACTORS, INC.
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D.A. Russell. It was along this corridor on the west side of Cheyenne that many warehouses and other industrial buildings requiring rail service were later constructed.

Cheyenne enjoyed a boom period based largely on cattle ranching that extended from 1875 to 1887. Large cattle outfits established far-flung ranching operations on the surrounding plains, and Cheyenne's strategic location made it an important shipping point. Many of the cattle barons built their headquarters in Cheyenne, making it the political, social and economic center of the Wyoming cattle industry. Cheyenne's location also allowed it to become a major shipping point and banking center for the Black Hills gold rush when it was linked to the mines via the Cheyenne-Deadwood Stage Road.

The cattle boom proved to be short-lived and declined in the late 1880s. Many of the cattle barons left the city, selling their mansions to residents engaged in government (territorial and state capitol), commerce, and the railroad. The Cheyenne and Northern Railroad was chartered in Cheyenne in 1886 to tap the ranching lands of the Power River Basin. The 125-mile line followed the existing branch from the Union Pacific mainline up Reed Avenue to the Cheyenne Depot and Fort D.A. Russell, then northwest along the east side of the Laramie Range. However, track building unaccountably stalled for three years at Wendover on the North Platte River so that it was of limited economic value to the Union Pacific or Cheyenne. Finally in 1890, a 28-mile segment was built to the east-west running Chicago and North Western Railway at Orin Junction, thus completing a link between Cheyenne and Casper. The line was later controlled by the Chicago, Burlington and Quincy Railroad, and a nine-mile segment built in 1915 connected two sections of Burlington's lines and linked Montana to Nebraska, as well as providing a southern link to Texas. A freight yard and roundhouse were later constructed by the Burlington in northwest Cheyenne, continuing its tradition as an important railroad town.

In 1890 the Union Pacific Division machine shops were constructed in Cheyenne, which brought about a substantial increase in the work force and ameliorated the effects of the decline of the cattle industry. The Union Pacific gradually expanded its rail yard facilities in the early 1900s; the size of the roundhouse was increased and a larger turntable was installed. A new machine shop was constructed in 1918-19, one of the largest buildings ever constructed in the Union Pacific system. In 1923, the Union Pacific Railroad established a freight terminal in Cheyenne as a distribution point for Wyoming and adjoining states. Once again the rail yards were expanded, and a new freight terminal was built. In 1929, the depot was remodeled, the yard was enlarged, and the roundhouse was once again expanded, exemplifying the Union Pacific's continued commitment to its Cheyenne rail facilities, a major economic mainstay for the city.

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WATTLE AND DAUB CONTRACTORS, INC.
LARAMIE COUNTY, WYOMING

The industrial district of Cheyenne generally spread north and east throughout the late 1800s and early 1900s, following the Cheyenne and Northern railroad corridor north along Reed Avenue and beyond, and the Union Pacific mainline east and west of the depot. Warehouses and industrial buildings were spaced along the north corridor along Reed Avenue and consisted of lumber yards and storage facilities for hay, grain, coal, and ice. The city gas works was also located along this corridor in 1886. After the turn of the century, more industrial buildings and warehouses were constructed along West Fifteenth Street. By 1907, the Northern Colorado Power Company had built an electric light plant near the gas plant that was serviced by the railroad along Reed Avenue. A substantial grain elevator was constructed along this corridor in 1911. Ice plants and coal companies were also located along the rail corridor in the early twentieth century. Substantial brick warehouses were built along West Fifteenth Street in the 1910s and early 1920s in what had formerly been a modest residential area and were served by railroad spurs. The Laramie County Milk Producers Co-op Association built a creamery in 1923 at 2311 Reed Avenue in the north end of the warehouse district that was also serviced by a railroad spur. Thus, the pattern for industrial growth in the City of Cheyenne had been set in the late nineteenth century by railroad construction, and it continued well into the twentieth century.

810-14 West 23rd Street

The original building permit for the one-story portion of the warehouse is no longer available in the public record. Sanborn Fire Insurance maps dated 1912 do not depict any building, but the 1923 map shows the one-story brick building component and identifies it only as "vacant." The Tax Assessor records provide a building date of 1921; however, city directories indicate that the Cheyenne Milling Company was doing business at 820 West 23rd Street starting in 1915-16. (The street address was eventually changed to 810-814 West 23rd Street.) This was a flour milling operation with D.F. Chandler as secretary and manager. City building permits indicate that the two-story brick component (32' x 70') was constructed in 1927. The estimated cost of the addition was \$10,000, and the owner was the Cheyenne Milling Company. D.F. Chandler listed himself as the architect, but no contractor was noted. The estimated date of completion was August 15, 1927.

The 1931 Sanborn map depicts the two-story component, which is identified as storing "electrical supplies." The original one-story component is labeled as "storage," the extreme north end of which housed a "potato chip factory," operated by Leonard C. Myers. According to city directories, the building was shared by Mountain States Telephone and Telegraph Company, which had a wholesale outlet at this address in 1931-32. The Cheyenne Milling Company was no longer listed at this address. The 1923 map depicts a one-

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**WATTLE AND DAUB CONTRACTORS, INC.
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story wood frame L-shaped building at the southwest corner of the block. By 1931, it was connected with the new two-story brick addition and identified as a "chemical laboratory." This was the Owyhee Chemical Products Company, managed by E.L. Titus. The business was located at 1921 Capitol Avenue, and the warehouse was listed at this address. Sometime after 1931 the wood frame building was torn down. According to city directories, the brick warehouse stood vacant until the Standard Oil Company occupied the building as a bulk oil storage plant starting in 1937-38. E.T. Story was the manager at that time, and the company ran service stations at 3109 Carey Avenue, 1800 Pioneer Avenue, and 1921 Central Avenue. Oil and other fuels were brought in by railroad cars, then unloaded and stored in the warehouse for local distribution for heating oil and for the local retail auto service stations. The service station locales changed over time, but the warehouse stayed the same until Salt Creek Freightways occupied the building in 1963. However, fragmentary building permit information lists Salt Creek Freightways as the owner in 1936 and 1956, so that it is likely that the two firms shared the premises during this period.

In 1973, N.O. Nelson Plumbing obtained the building. Herman Strand was the manager, and the business specialized in plumbing, heating, air conditioning and industrial supplies. By 1990, the firm operated as the Winnelson Company with Craig A. Hood as president. In 1996, the Winnelson Company moved to a new building adjacent to the east at 800 West 23rd Street and currently operates from that address. Tom Tisthammer, doing business as Wattle and Daub Contractors, Incorporated, is the current owner. The building is currently used for storage of construction materials and equipment. Over the last three years, the owner has conducted extensive repairs and fundamental stabilization of the building.

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WATTLE AND DAUB CONTRACTORS, INC.
LARAMIE COUNTY, WYOMING

Section 9. Major Bibliographical References

Building Permit Files, Room 202, City Building, Cheyenne.

Cheyenne City Directories, Cheyenne, Wyoming, 1902-1999.

Ittelson, Ellen

1986 *Historic Building Inventory Record*. Westside Survey, Cheyenne, Wyoming.

Original City Books, County Clerk's Office, Laramie County Courthouse, Cheyenne, Wyoming, n.d.

Property Records, Tax Assessor's Office, Laramie County Courthouse, Cheyenne, Wyoming, n.d.

Sanborn Fire Insurance Maps dated 1894, 1907, 1912, 1923, and 1931.

Tisthammer, Tom, current owner, Personal Communication (tour of building), 1/17/03.

Wyoming State Archives

n.d. City of Cheyenne, City Engineer, Building Permits, Record Group 3001.

Wyoming State Business Directories, Cheyenne, Wyoming, 1900-1990.

