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NPS Form 10-900
(Rev. 8/86)
NPS/CHS Word Processor Format
(Approved 03/88)

OMB No. 1024-0018

JUN 28 1989

United States Department of the Interior
National Park Service

NATIONAL
REGISTER

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printers in 12 pitch. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name: Cheyenne County Courthouse
other names/site number: 5CH.52

2. Location

street & number: 51 South 1st Street (NA) not for publication
city, town: Cheyenne Wells (NA) vicinity
state: Colorado code: CO county: Cheyenne code: 017 zip code: 80810

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
() private	(x) building(s)	contributing	noncontributing
(x) public-local	() district	<u>1</u>	_____ buildings
() public-State	() site	_____	_____ sites
() public-Federal	() structure	_____	_____ structures
	() object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A No. of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this (x) nomination () request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (x) meets () does not meet the National Register criteria.
() See continuation sheet.

Barbara Sudler 6-15-89
Signature of certifying official Date

State Historic Preservation Officer, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of Commenting or Other Official Date

State or Federal Agency and Bureau

5. 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:) _____

Alvina Byer 7/27/89

Signature of the Keeper Date of Action

6. Functions or Use

Historic Functions
(enter categories from instructions)

GOVERNMENT / Courthouse

Current Functions
(enter categories from instructions)

GOVERNMENT / Courthouse

7. Description

Architectural Classification
(enter categories from instructions)

Georgian Revival

Materials
(enter categories from instructions)

foundations CONCRETE
walls BRICK
CONCRETE
roof WOOD / shingle
other _____

Describe present and historic physical appearance.

The Cheyenne County Courthouse is a public building which is located in the center of the courthouse square. The Georgian Revival style building is rectangular in plan with a rectangular addition to the rear. This symmetrical building has two stories, as well as an attic and a basement. The courthouse is divided into three bays on each elevation by pilasters. Pilasters are also found on the corners of the building. The building is constructed of concrete brick and faced with red brick. The hipped roof is covered with wood shingles.

The most predominant architectural feature is the main entrance located in the center bay of the south facade. Attached stairs lead up to the double white nonoriginal steel doors. On either side of the main stairway are stairs, under the entrance stairs, leading down to a basement level entrance through an archway and a vaulted hall. Currently, only the east stairway is in use. The main entrance has a one story pilaster on each side. Above the entrance on the roofline frieze are the words "Cheyenne County Courthouse." The entry way has nonoriginal glass block and brick which surrounds the main doors which replaced the original sidelights and transom. Although the exact date of this alteration is not known, it took place before the 1983 renovation.

The original, double hung, one over one, wood frame windows have been replaced in 1983 by aluminum double hung one over one windows with aluminum frame screens covering the lower half of the windows. The original window openings have not been altered. This does not effect the exterior appearance of the building. On the south side, the windows are in groups of three on the two outside bays on the first and second floor as well as the basement level.

(x) See continuation sheet

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Cheyenne County Courthouse

On the second floor above the entrance there is another grouping of three windows. On the east and west facades the windows are grouped on each floor with 2 on in the outside bays and one in the middle bay. On the north facade, there are two windows on each story on either side of the addition. The windows on the second floor are decorated with lintels and sills. On the first floor the lintel is accented with a white keystone. This keystone was originally natural brick and have since been painted white. A sill course runs at the base of these windows.

The courthouse has one single brick chimney located at the northeast corner of the building. There are also four roof dormers, each above the center bay. All of the dormers have two windows and are faced with white metal which is impressed with a deltoid leaf pattern. The dormer on the front facade is a has a gabled roof dormer with a wreath in the gable. The other three dormers have hipped roofs. Early pictures of the Cheyenne County Courthouse show the dormers to be faced with plain lap siding. The earliest picture available, as well as the architect's drawing shown in March 5, 1909 in the Cheyenne Republican newspaper, show a decorative capping on the roof ridge and also on the roofs of the dormers. This cap no longer appears in pictures that were taken in the teens. There is a white metal fire escape of the east side of the building which serves the first and second floor.

The decoration of the courthouse contributes to the Georgian design of the building. In addition to the doric pilasters, the roof - wall junction is decorated with a classical entablature. The frieze has a Greek cross decoration which is in the center of each of the bays and functioned as a means of ventilation. The roof has a slight boxed-in overhang.

The original character of the courthouse interior was carefully maintained during the 1983 renovation. The vestibule in the main entryway has a white hexagon mosaic tile floor with patterns in terra cotta, gray-green and dark green tiles. The doorway from the vestibule to the central hall appears to repeat the design of the original outside doorway -- glazed doors with sidelights and transoms.

The November 1, 1908 Cheyenne County Commissioners Proceedings show that trims and finish of the new courthouse were of birch; by January 9, 1909 the architect, John J. Huddart had submitted plans for a counter, gates, and drawers in the Clerk and Recorder's room to be finished in birch "to correspond with the balance of wood finish in the building." The following early description of the interior was recorded in the March 5, 1909 Cheyenne Republican newspaper:

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Cheyenne County Courthouse

In the basement will be found two rooms nicely fitted up, which will be occupied by the County Superintendent of Schools and the Surveyor. These rooms are 18 X 25, with private room adjoining. In the basement will also be found the lighting and steam heating plant, janitor room, coal room, toilets, storage vaults, and a wide hall-way. On the first floor will be found the offices of County Clerk, Commissioners, Assessor and Treasurer. These rooms are 18 X 24, with private rooms and vaults to all rooms except Commissioner's room. The corridor is 22 X 50, with a vestibule, the floor of which is laid with tile of Mosaic pattern; the vestibule is finished in oak. The flooring of the corridors of first and second floors and the stairs and landings are of oak.

On the second floor is the court room which is 25 X 51 feet, with steel ceiling of massive pattern and beautifully decorated in gilt. Leading from this is the County Judge's office. On this floor is also found the offices of Sheriff and Clerk of the Court and Attorney, all nicely finished and commodious.

In the attic (sic) or third floor, two rooms have been arranged as jury rooms, but will not be finished until later.

The building is heated throughout by steam and the latest improved acetylene gas lighting system has been installed, which makes a brilliant light.

The first floor houses the offices of the county clerk, commissioners, county assessor and treasurer. As in Georgian homes, the first floor has a central hall and stairway flanked by rooms on either side of the hall. Walls are plastered, and a wooden chair railing surrounds the walls of the central hall, which is octagonal in shape. The banisters and wood under the second floor stairs are all original. The wooden floor has been covered by tan colored carpeting of the first, second and attic floors, with the exception of the spectator area in the courtroom. Doors to the offices on the first and second floors are original, with transoms.

In 1914 the two jury rooms in the upper story of the courthouse were completed. In 1919 the old chairs in the district courtroom were replaced with 120 opera chairs.

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Cheyenne County Courthouse

The courthouse was first wired for lighting in 1917. Brass and glass light fixtures are found in the first floor central hall and in the courtroom. A 1929 photograph of the treasurer's office shows light fixtures similar to those in the present courtroom on the first floor. Modern florescent lights are now used in the main working areas of the building.

The courtroom has the original metal ceiling, which has been painted white. Eye level windows in the doors on the second story are made of frosted glass. The second story contains the courtroom, judges chamber, office of the clerk of the court, conference room and private rest rooms, while the attic is used for a jury room and rest room.

The basement houses the janitor's room and furnace room, social services, county extension agent and weed control district, as well as two storage vaults and rest room. Walls are either plastered or concrete block. The floor has been tiled.

There are two buildings in the courthouse square which are not part of this nomination. The county jail and sheriff's residence, designed by architect Eivand W. Nielsen, was built in 1961 and is located at the northeast corner of the courthouse square. The building was remodeled by the local contractor, John Krentz, in 1987. The jail exercise yard is enclosed by a redwood-colored wooden fence. A small storage shed is located in the southwest corner of the fenced area.

The courthouse square is designed to have a front and rear approach to the courthouse itself as well as three radiating approaches from the corners of the square. It has been planted with grass and is well maintained. Several large old trees offer shade. A gray monument to Cheyenne County's soldiers who died in World War I is located in the center of angling southeast pathway; and a new red brick sign, used for announcing town events, is located on the south lawn. A sidewalk and fence were installed on the courthouse grounds in 1909. The fence was made of 6 X 8 posts placed 8 feet apart with 2 lines of 2 inch gas pipe. This fence is no longer standing.

Because of the county's objections, only the courthouse and none of the surrounding land has been included in the nomination.

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Cheyenne County Courthouse

During the renovation new plumbing, heating and wiring systems were installed. In addition, all new aluminum windows were installed throughout the original structure. Woodwork was refinished but not altered in any way. Contractor of this renovation was Cillison of Arvada, Colorado. The county offices were moved out of the building in January 1983 and began moving back into the building on October 17, 1983. Work was completed in November 1983.

The rectangular, hipped roof addition to the rear of the courthouse, constructed in 1983, giving the building a ground-floor access as well as housing stairs, an elevator, and new restrooms. The addition is sensitive to the scale, materials, and design of the courthouse and, therefore, does not compromise its architectural integrity. The addition is brick pointed with grey mortar. (The original building's mortar is white) The addition has a white frieze, pilasters, and a white sill course at the base of the first floor windows. The half circle white motifs on the west, north and east elevations of the addition reference the arched entrance to the basement under the south steps. A half circle window also appears above the east glass door entrance to the addition. There are four other white aluminum windows on the west side of the addition, two on the first floor and two on the ground floor. The new wing houses a stairway and elevator, making the building accessible to the handicapped. The new addition was designed to blend with the original courthouse and does not adversely effect its integrity.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: () nationally () statewide (X) locally

Applicable National Register Criteria (x) A () B (x) C () D
Criteria Considerations (Exceptions) () A () B () C () D () E () F () G

Areas of Significance

(enter categories from instructions)

Period of Significance**Significant Dates**ARCHITECTURE1908SETTLEMENT1908 - 1939**Cultural Affiliation**N/A**Significant Person**N/A**Architect/Builder**Huddart, John James, Architect
Work, S.L., Builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Cheyenne County Courthouse meets Criteria A and C. It is significant for its association with Cheyenne County's early twentieth century homestead history and because it was designed by one of Colorado's prominent architects, John J. Huddart, the Georgian Revival Style building has architectural significance.

The Cheyenne County Courthouse was constructed in 1908 and was ready for use by March 1909, just twenty years after Cheyenne County was formed on March 25, 1889. At the time of its construction, a new immigration of homesteaders was entering eastern Colorado. The courthouse is a monument to these homesteaders who came and proved up on their land, showing that eastern Colorado could support families and farms as well as livestock.

Cheyenne county needed a new courthouse because of the numbers of people that homesteading attracted and it was able to afford such a courthouse because of the taxes levied of these same homesteaders.

After Cheyenne County was formed, the wood frame Monte Cristo Hotel, which had been built in 1887, served as the county courthouse in Cheyenne Wells. The first courthouse was at the corner of Fenner and Main Streets (now South 1st Street East and East 3rd Street North).

Although Cheyenne County land had been opened up for homesteading in the late 1880's and some new people migrated there at that time, the population of the county did not increase significantly. There are no newspapers available for Cheyenne County for the years 1890-1903, but commissioners' records show the population was sparse. During this time new towns were platted in the county around old Union Pacific railroad stops. In 1904 the Hugo United States Land Office had broken all previous records during the month of February.

(x) See continuation sheet

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Cheyenne County Courthouse

As late as 1905 the Cheyenne Republican newspaper published at Cheyenne Wells gave only a small amount of local news. It was during this year that homesteaders began entering the area again. The January 26, 1906 Cheyenne Republican reported the following: "The Eastern part of Cheyenne county has been 'going some' for the past year in settling on land and building but within the next three months will eclipse all past record." By March 1906 the U.S. land office at Hugo was a very busy place and the record for filings was again broken during February of that year.

Between 1906 and 1908 the voting population of the county increased 400 per cent. The official 1910 census figures indicated that Cheyenne County made the largest percentage of increase in population of any county in the state within the previous decade. The increase was 636 per cent over the population of 1900.

Within ten years of this influx of homesteaders to Cheyenne County plans were made for a new courthouse. In June 1906 the county commissioners of Cheyenne County recognized the need for a new court house and established a levy of 3 mills on the dollar for 3 years.

On February 6, 1908 the following resolution was recorded in the County Commissioners Proceedings:

Whereas the condition of the building used for a Court House is not at all satisfactory and the property of the County and also the records are not properly protected owing to the run down condition of said building

Now Therefore Be it Resolved, That the Chairman of the Board of County Commissioners of this County be and is hereby authorized and instructed to investigate the feasibility of the location and erection of a suitable building or Court House and to make a report to this Board as soon as practicable.

Again on April 7, 1908 the commissioners offered another resolution:

Whereas the condition of the Building used for a Court House is entirely inadequate and unsafe and the property of the County, more especially the County Records are constantly in danger while contained therein, owing to the run down condition of said building, and

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Cheyenne County Courthouse

Whereas, upon collection of the 1907 taxes there will be on hand in the County Court House Building fund approximately \$14000. which amount will enable us to commence work upon a new Building,

Therefore, Be It Resolved that this Board proceed to employ a competent architect and the work of erecting a new Court House be proceeded with as soon as the necessary arrangements can be made.

John J. Huddart of Denver was chosen as the architect for the new courthouse at the April 7, 1906 meeting of the county commissioners. On April 11, 1906 the commissioners agreed to employ him, and an agreement was drawn up. On June 12, 1908, J.J. Huddart appeared before the commissioners with plans and specifications for the new courthouse. Bids for the construction were also opened, the lowest being that of S.L. Work of Denver, Colorado for \$27,287.00. Because all the bids were higher than what the commissioners desired to expend, Huddart was asked to make changes in the plans and specifications so that the bids could come within the \$25,000 limit.

On July 21, 1908 Huddart explained to the commissioners his reductions in the original plans and showed that the cost could be reduced to \$25,890 "without changing the building except as to the interior of the building of articles that can be supplied later." During this meeting, it was voted to accept the bid if S.L. Work as contractor; and a contract was drawn up at that time.

The Cheyenne County Courthouse is one of five known Colorado courthouses designed Huddart. Courthouses still standing are in Adams, Lincoln, Saguache, and Logan Counties. Huddart was among the most talented architects in Denver during the nineteenth century. His work was High Victorian, eclectic and well reviewed by the media, the Western Architect and Building News published more photographs of his buildings than of any other Denver architect during that era.

After 1893 Huddart's style changed and his later houses became simple brick boxes with hipped roofs, dormers, and symmetrical features. The five known Huddart courthouses mentioned above are characteristic of his later work.

9. Major Bibliographical References

Blevins, Terry W. Our Heritage vol II. Stratton, Colorado: East Central Council of Governments, 1987.

(x) See continuation sheet

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:

- (x) State Historic Preservation Office
- () Other State agency
- () Federal agency
- () Local government
- () University
- (x) Other

Specify Repository:

Eastern Colorado Historical Society

10. Geographical Data

Acreage of property: less than one acre.

UTM References

A 1|3 7|3|0|1|8|0| 4|3|0|0|0|4|0|
Zone Easting Northing

B | | | | | | | | | | | | | | | |
Zone Easting Northing

C | | | | | | | | | | | | | | | |
Zone Easting Northing

D | | | | | | | | | | | | | | | |
Zone Easting Northing

() See continuation sheet

Verbal Boundary Description

(X) See continuation sheet

Boundary Justification

Nominated property consists of only the building. The county objected to including the surrounding grounds.

() See continuation sheet

11. Form Prepared By

Name/Title: Karlene McKean, President

Organization: Eastern Colorado Historical Society

Street & Number: 43435 Road CC

City or Town: Cheyenne Wells

Date: February 4, 1989

Telephone: 719-767-5907

State: CO Zip Code: 80810

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Cheyenne County News.

Cheyenne Republican.

Western Architect and Building News.

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Section number 10 Page 2

Cheyenne County Courthouse

The Cheyenne County Courthouse is located in Block 20, Original Town of Cheyenne Wells, Cheyenne Wells, Colorado. This block is located in the SW 1/4 of the NW 1/4 Sec. 21, Township 14, Range 44 and is 300 feet east and west and 32 feet north and south, with property lines 10 feet from the curb. The nominated property constitute only the courthouse as follows:

Beginning at a point at the curb at the southwest corner of block 20 at South 1st Street and West 1st Street proceed diagonally northeast for 196 feet to the southwest corner of the courthouse, the point of beginning.

Then proceed 53 feet north to the northwest corner of the courthouse.

Then proceed 18 feet east to the southwest corner of the addition.

Then proceed 27 feet north to the northwest corner of the addition.

Then proceed 35 feet east to the northeast corner of the addition.

Then proceed 27 feet south to the southeast corner of the addition.

Then proceed 18 feet east to the northeast corner of the original courthouse.

Then proceed 53 feet south to the southeast corner of the original courthouse.

Then proceed 18 feet 6 inches west to the northeast corner of the basement stairway.

Then proceed 6 feet 6 inches south to the southeast corner of the stairway.

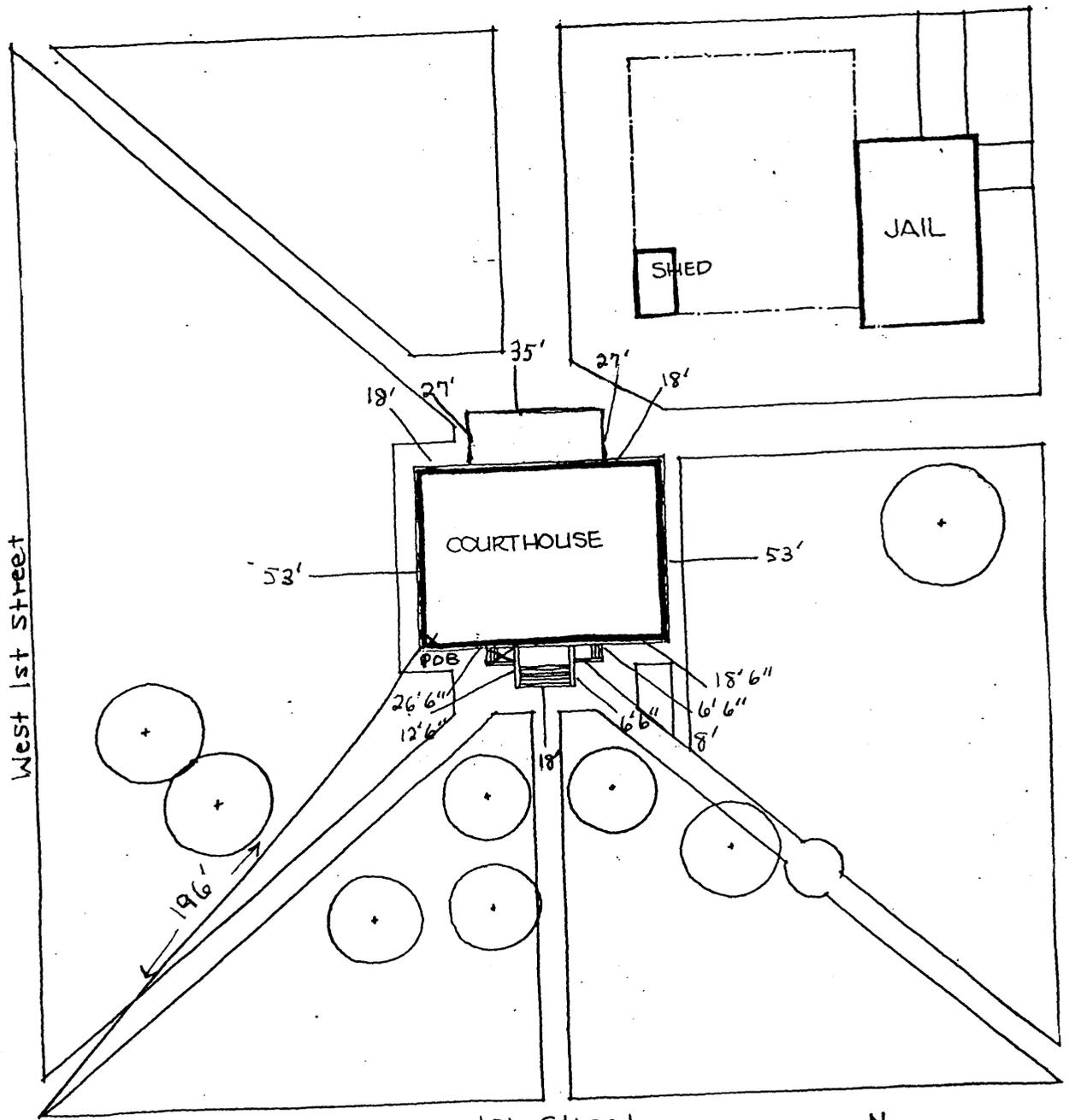
Then proceed 8 feet west to a point 6 feet 6 inches south of the intersection of the northeast corner of the stairway.

Then proceed 6 feet south to the southeast corner of the main stairway.

Then proceed 18 feet west to the southwest corner of the main stairway.

Then proceed 12 feet 6 inches north to the northwest corner of the intersection of the stairway and the courthouse.

Then proceed 26 feet 6 inches to the point of beginning, the southwest corner of the courthouse.



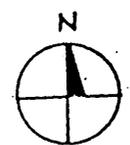
existing
SITE PLAN

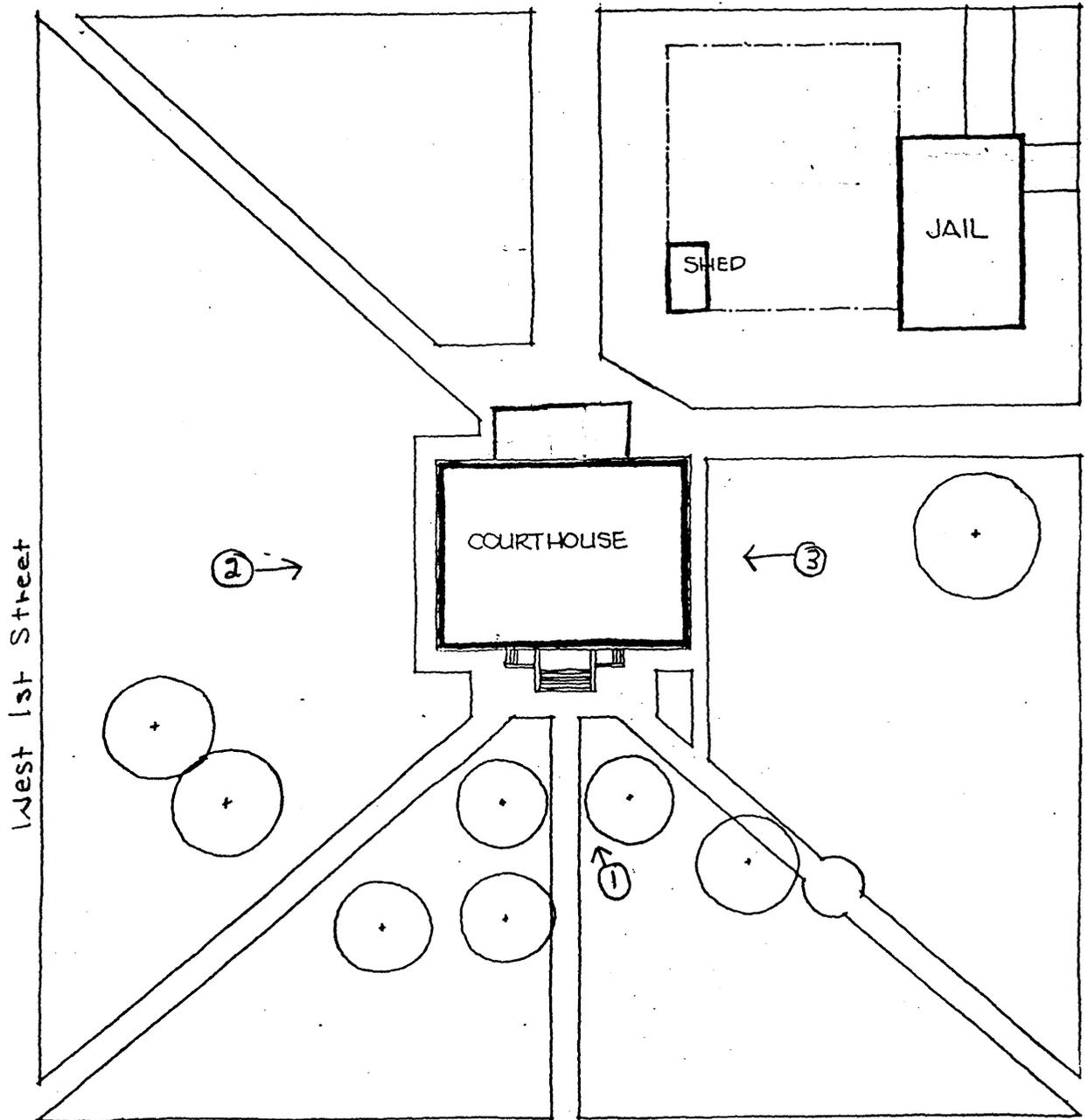
3-23-82

BOUNDARY MAP

Map 2 of 3

1" = 50'





existing
SITE PLAN
 3-23-82

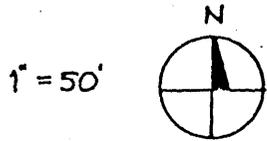


PHOTO MAP
 Map 3 of 3