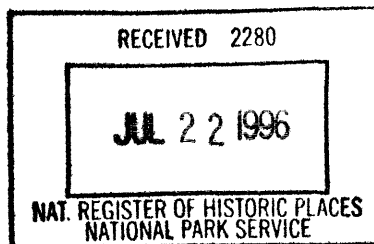


NPS Form 10-900  
(Rev. 10-90)



OMB No. 1024-0018

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

=====

1. Name of Property

=====

historic name: Downtown Cheyenne Historic District (Boundary Increase)

other names/site number: N/A

=====

2. Location

=====

street & number Various , See Section 7 not for publication N/A  
city or town Cheyenne vicinity N/A  
state Wyoming code 56 county Laramie code 21 zip code 82001

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, 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 X locally. ( \_\_\_\_ See continuation sheet for additional comments.)

John I Keck  
Signature of certifying official

7/2/96  
Date

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

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In my opinion, the property X 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:

<input checked="" type="checkbox"/>	entered in the National Register	<u>3rd Lt. Savage</u>	<u>8/22/96</u>
<input type="checkbox"/>	See continuation sheet.		
<input type="checkbox"/>	determined eligible for the National Register		
<input type="checkbox"/>	See continuation sheet.		
<input type="checkbox"/>	determined not eligible for the National Register		
<input type="checkbox"/>	removed from the National Register		
<input type="checkbox"/>	other (explain):		

Signature of Keeper \_\_\_\_\_ Date \_\_\_\_\_  
of Action \_\_\_\_\_

## 5. Classification

Ownership of Property (Check as many boxes as apply)

```

x private
x public-local
___ public-State
___ public-Federal

```

Category of Property (Check only one box)

```

_ building(s)
_x district
_ site
_ structure
_ object

```

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Number of Resources within Property

Contributing	Noncontributing
<u>67</u>	<u>29</u> buildings
<u>      </u>	<u>      </u> sites
<u>      </u>	<u>      </u> structures
<u>      </u>	<u>      </u> objects
<u>67</u>	<u>29</u> Total

Number of contributing resources previously listed in the National Register unknown; contributing buildings not previously identified

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

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE

Sub: specialty store

organizational

financial institution

restaurant

department store

warehouse

SOCIAL

meeting hall

RECREATION AND CULTURE

theater

TRANSPORTATION

rail-related

road-related (vehicular)

Current Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE

Sub: specialty store

organizational

financial institution

restaurant

warehouse

SOCIAL

meeting hall

RECREATION AND CULTURE

theater

TRANSPORTATION

rail-related

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN/Italianate

LATE VICTORIAN/Richardsonian Romanesque

LATE 19TH AND 20TH CENTURY REVIVALS/Neo-Classical Revival

MODERN MOVEMENT/ Art Deco

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Materials (Enter categories from instructions)

foundation	<u>Concrete, stone</u>
roof	<u>wood, asphalt shingles, rolled roofing</u>
walls	<u>brick, stucco, stone, wood, concrete</u>
other	<u>  </u>

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)

ARCHITECTURE  
COMMERCE  
ENTERTAINMENT/RECREATION  
TRANSPORTATION  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Period of Significance 1867-1945  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates \_\_\_\_\_  
\_\_\_\_\_

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

Cultural Affiliation N/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder Dubois, William

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

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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.

x\_\_\_ previously listed in the National Register

x\_\_\_ 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

\_\_\_ Other

Name of repository: \_\_\_\_\_

=====

10. Geographical Data

=====

Acreage of Property 30.5 acres

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

	Zone	Easting	Northing		Zone	Easting	Northing
1.	13	515310mE	4553540mN	3.	13	515500mE	4553390mN
2.	13	515400mE	4553580mN	4.	13	515690mE	4553480mN

X See continuation sheet.

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

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

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11. Form Prepared By

=====

name/title Robert G. Rosenberg, Historian  
organization Rosenberg Historical Consultants date 8/1/95; revised 6/96  
street & number 739 Crow Creek Road telephone (307) 632-1144  
city or town Cheyenne state WY zip code 82009

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Additional Documentation

=====

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====

Property Owner

=====

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_



=====  
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. 470 et seq.).  
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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7. Description

The Downtown Cheyenne Historic District comprises the central business district of Cheyenne, Wyoming. Construction dates range from the 1870s through the 1990s. It is located within the traditional commercial area of Cheyenne that extends from the Union Pacific Railroad on the south to Nineteenth Street on the north and from Warren Avenue on the east to Pioneer Avenue on the west. Although the downtown commercial district extends beyond these boundaries, urban renewal has adversely affected many blocks, and they have been excluded from the Historic District boundaries. The buildings within the District are generally one or two-story brick commercial buildings interspersed with several multi-story structures often located on corner lots. The oldest buildings are generally located within a core group flanking the north and south side of Sixteenth Street between Carey Avenue on the west and Capitol Avenue on the east. Because of Cheyenne's origin as a railroad town, the commercial buildings tend to become more recent as their distance from the railroad tracks increases. However, urban renewal in the 1960s and 1970s resulted in the razing of many older buildings, which were then replaced with new structures, so that this trend is not wholly consistent.

The original Downtown Cheyenne Historic District nomination was prepared in 1977 and was based on an intensive survey at that time. The boundary was drawn to include contiguous buildings more than 50 years old retaining historical integrity. The District was substantially enlarged to the north and east in 1979. In 1987, the district boundaries were once again expanded to the north to include 14 new buildings, 11 of which were considered contributing. The 1987 amendment is the only nomination that includes a list of contributing and noncontributing properties.

In the spring 1995, Downtown Cheyenne was resurveyed to determine the feasibility of expansion and consolidation of the district boundaries. Secondly, the 1977 and 1979 nominations did not clearly identify contributing and noncontributing buildings. Furthermore, many changes have occurred to the District in the intervening time period; therefore all buildings were reevaluated during the current survey. This survey added eighteen buildings to the district, nine of which were contributing and nine noncontributing. The inclusion of these buildings resulted from boundary consolidation and

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expansion in Blocks 355, 390, and 388, as well as the inclusion of the Greyhound Bus Depot adjacent to the Union Pacific Railroad Depot.

The revised Downtown Cheyenne Historic District contains ninety-six buildings, sixty-seven of which are considered to be contributing elements to the District. Buildings include structures built for commercial, financial, social, recreational, and transportation purposes. The boundaries of the District have been drawn to include all buildings that reflect or contribute to the visual and historical nature of the area, and to exclude areas containing noncontributing buildings wherever possible.

Buildings in the Downtown Cheyenne Historic District were rated according to architectural integrity. A rating of 3, or Major Contributors, was given to those buildings that retain their physical integrity and have not experienced major or insensitive exterior changes. Those buildings that receive a rating of 2, or Contributing, have experienced some minimal exterior alterations which, while not seriously damaging the integrity of the building, have altered the appearance enough to be noted. The most common changes in this category have occurred to the street level of multiple-story commercial buildings, such as new display windows, the alteration of recessed entrances, the alteration, addition or removal of awnings, new signs and signboards, and changes in basic fabric. Generally these changes have been limited to ground level, and the remaining stories have experienced only minimal alterations. Those buildings with a rating of 1 are Noncontributing Nonintrusive structures, which have undergone numerous exterior changes. These structures retain integrity as commercial structures but do not retain the integrity of design, style, feeling and association necessary to be listed as contributing. Some of these buildings also have the potential to become contributing with sensitive rehabilitation. Finally, a few buildings have been given a rating of 1 with the classification Noncontributing By Date. These are buildings constructed less than fifty years ago that retain integrity and should be reevaluated for tax act certification upon reaching fifty years of age. A rating of 0 or Intrusive is given to modern buildings within the District whose style, proportions, and materials are wholly inconsistent with any of the historic building periods in the Downtown Cheyenne Historic District, and have no contributing potential. In conclusion, the exterior changes to a particular building are cumulative, so that as the alterations become more numerous or extensive, the overall rating of the integrity of the building decreases.

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Block 391 was converted to a municipal parking lot in the late 1970s and has been included in the District, because it is surrounded by significant buildings and because its exclusion creates two discontinuous elements of the District. It is unfortunate that several of Cheyenne's most distinctive early architecture was destroyed in this block; because of its open character, the lot does afford visual contact among the existing buildings on its perimeter. The parking lot has also become a focal point for community events, such as the Farmers' Market, Oktoberfest, and the Frontier Days Pancake Breakfast, and it is the locale for the City Christmas Tree. These activities draw to the downtown area a substantial number of people who would not normally frequent it because of the recent development of outlying malls, retail stores, and restaurant expansion on Dell Range Boulevard.

Boundary consolidation necessitated the inclusion of the north half of Block 390 and the remainder of the south half of Block 355. Although this consolidation contains several noncontributing buildings, it does include the significant Pioneer Hotel (No. 42), and the overall contributing-noncontributing ratio of the District remains favorable. This consolidation also removes unworkable boundaries that were drawn between attached buildings within blocks. Also, one building (No. 3) was added to Block 353, and the remainder of the east half of Block 388 was added to the district to include Buildings 62, 63, 64, and 65. Finally, the Bus Depot (No. 95) in Block 418 was added to the District as a good example of Streamline Moderne architecture and as the only surviving bus depot in the State of Wyoming. These revised and consolidated boundaries should facilitate the management of the Downtown Cheyenne Historic District in terms of planning, historic preservation ordinances, and tax act incentives.

The Richardsonian Romanesque red and gray sandstone Union Pacific Depot (No. 96 on the attached sketch map), the two-story brick Dinneen Building (No. 1) with its matched towers framing a diagonal facade, and the Romanesque Revival style Masonic Temple (No. 37) anchor the district on its south, west, and north boundaries respectively. The adjacent buildings (Nos. 44-48) on the north side of Sixteenth Street and the adjacent buildings (Nos. 83-88) on the south side of Sixteenth Street between Carey and Capitol Avenue are the core of the district; their late nineteenth-early twentieth century substantial masonry construction conveys a sense of time and place. Notable buildings found within this core and throughout the District include the three-story brick and stone Tivoli Building (No. 75) constructed in 1892, the Phoenix Block (No. 88), a three-story brick and stone commercial building

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erected in 1882, the Boyd Building (No. 8), a 6-story masonry edifice constructed in 1912-1913, the Old Rocky Mountain Bell Telephone Company Building (No. 49), which is a renovated three-story Neo-classical style building occupying a corner lot, and the Plains Hotel (No. 59), a five-story light brown brick building with terra-cotta belt course along both facades and a decorative cut-stone cornice. These buildings are significant because of their key functions, architecture, and dominating physical presences. Overall, the District contains a wide variety of architectural forms, dimensions, and materials representing the various dominant building periods and architectural preferences in the evolution of Cheyenne. The architectural forms include Late Victorian Italianate, Richardsonian Romanesque, Romanesque Revival, Neo-Classical Revival buildings, and many simple brickfront commercial buildings without strong stylistic origins. The facades of many of these buildings were modified in the 1920s, the 1930s, and the early 1940s to reflect the Art Deco Movement, but the second stories often retain their original ornate cornices and other Late Victorian Italianate detailing. Although wood was used in the earliest construction phase of the District, the buildings proved to be fire hazards and were gradually replaced with masonry buildings starting in the 1870s. No examples from this earliest construction period remain in the District.

Block 392 is located at the western perimeter of the District and contains only one building within the District boundary. The Dinneen Building (1927) is a cornerstone for the western portion of the District and is an excellent example of Art Deco architecture that became popular in America in the late 1920s as applied to a car dealership and garage. This two-story brick building is more sparsely ornamented than the neighboring nineteenth century structures in the District. The limited architectural trim is evident in the form of terra cotta pilaster caps, belt course, grotesques, and brackets. The walls are periodically punctuated with brick pilasters, which frame the windows and together with the horizontal elements form an informal grid pattern.

The most notable features of the building are the two towers, which anchor a short diagonal facade that connects the Pioneer Avenue and Sixteenth Street elevations, producing an effect unique in the District. The use of terra cotta ornamentation and emphasis on verticality are characteristic of the Art Deco style.

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The building has received some exterior modifications that include window replacement and the addition of a one-story showroom with a pedimented and canted entrance that fills in the corner area in front of the original canted facade. However, similar materials were used, and the overall architectural style was maintained.

The remaining buildings along the western boundary of the District are located in the east half of Block 353. Building No. 2 (400 West Seventeenth Street) is currently occupied by Sidles Company Auto Parts and is a one-story brick commercial structure dating from about 1931. Building No. 3 (408 West Seventeenth Street) is currently occupied by Wahl's Cycles and has been added to the District during the current survey. It is a one-story brick single storefront built in circa 1895. The entrance has a one-light wood panel door and red and light green terra cotta tile kickplates. There is a second entrance to the east with a wood panel door. The building has a flat roof with a cement or terra cotta-capped stepped parapet. The clerestory area has been filled in with a signboard bearing the name of the business. There was formerly a two-story cast-iron storefront dating from ca. 1912 at 1706 Pioneer Avenue that was originally included in the District. However, it has since been razed, and the lot is currently being used as a parking area.

Building No. 4 (1712 Pioneer Avenue), the most northerly structure in this block, is the old Pioneer Hook and Ladder Company Building constructed in circa 1880. It now houses law offices. Early photographs reveal an ornate main turret flanked by two smaller towers on the front corners of the structure as well as a small tower on the rear. However, the facade of this Italianate building was completely rebuilt in 1917 utilizing the twentieth century commercial style. The original portion was constructed with red brick while the later facade utilized light brown brick. The new facade has a stepped parapet capped with terra cotta and a marble-like signboard above the second story windows inscribed with "The Wyoming Automotive Company, 1917." The original portion of the building can be seen on the south elevation and has a metal cornice, brick corbeling, brick pilasters and arched windows, and a hip roof. Some of the window bays have been bricked in while others have modified window glass and sash. The windows have concrete or stone sills and brick lintels. There is a one-story brick addition built onto the west elevation of the building that also appears to be original. Although the facade of the building has been totally rebuilt in a style incompatible with the original architecture, the basic remodeling dates from 1917 and is therefore over 50 years of age.

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Fronting on Eighteenth Street are four commercial buildings (Nos. 5,6,7 and 8). The United Mine Workers of America (U.M.W.of A.) Building (No. 7, 307-311 West 18th Street) was constructed in about 1914-16. It is an eclectic decorative stone and brick three-story building with a one-story brick addition on the east elevation. It has an ornate terra cotta cornice with modillions, dentil molding, and a terra cotta freize. The stepped parapet was designed to resemble a balustrade above the cornice area. The third story windows have round brick segmented arches with radiating voussoirs and six over six-light double-hung sash. There are also lights in the arches. There are four round terra cotta medallions spaced across the window arches. The space between the second and third story windows contains three rectangular recesses with a round brick decoration on either side and a white terra cotta "UMW of America" symbol in the center. The second story windows are eight over one-light double-hung units with segmented but plain terra cotta lintels. There is a white terra cotta projecting molded secondary cornice with dentil molding running across the facade of the three-story building and the one-story addition above the street level. The one-story addition has a terra cotta capped parapet. The street level has been modified but retains portions of white cast iron columns. The clerestory area has been covered with corrugated plastic or fiberglass panels across the facade. There are three storefront entrances (one recessed in the three-story portion) and a fourth entrance to the upper stories. All have aluminum framed glass doors and display windows.

The Boyd Building (No. 8) on the southwest corner of Eighteenth Street and Carey Avenue, was designed in 1912-1913 by Frederick Hutchinson Porter with a distinct Sullivanesque flavor. It is a six-story light brown brick building with very ornate brickwork in geometric patterns and dentil work and brackets in the cornice. Windows on the fifth story are arched and relieve the pattern of rectangular window bays. Except for the replacement of double-hung windows with single panes and the removal of the ornate doorway on Carey Avenue, the Boyd Building looks much as it did when it was first built, with strong vertical expression within each of three balanced horizontal units. The street level has been sensitively renovated during the current survey and continues to house the City News.

Building Nos. 9 and 10 front on Carey Avenue and are both two-story brick commercial buildings whose facades have been so extensively remodeled that they are considered to be noncontributing elements of the District. Building No. 11 (1713-1715 Pioneer Avenue) fronts on Pioneer Avenue and is a

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one-story brick commercial building constructed in circa 1923; it is typical of the early twentieth century commercial buildings constructed in the District during this time period. It has a stepped parapet capped with contrasting light brick and three rectangular signboard areas above the street level display windows. There is one recessed entrance, and it appears that street level windows have all been replaced. It currently houses Plush Cue Family Billiards.

Building No. 12 (322 West Seventeenth Street) is the I.L. Davis Building, which occupies the southwest corner of Block 354. It is a three-story brick building constructed in 1895. It has four stone string courses incorporating lintels and sills, banding the windows together. There is a corbeled brick cornice running the length and width of the west and south elevations. The building has been remodeled, and the upper story windows have been altered and have aluminum shutters. The street level has been extensively remodeled, and a metal awning has been added across the south and west elevations. There is a two-story addition (Building No. 13) built onto the east elevation in circa 1900 that is similar in style and materials. Building No. 12 is currently occupied by the Vocational Development Center, and Building No. 13 houses Cheyenne Books and Music.

Building No. 14 (316 West Seventeenth Street) is a two-story brick single storefront constructed in circa 1910. It has brick corbeling in the cornice, which is capped with terra cotta. The clerestory has been filled with vertical wood paneling, and the street level has been remodeled but retains its overall configuration with a recessed entrance and flanking display windows. It currently houses the Double G General Store.

On the northwest corner of Seventeenth and Carey Avenue is the Carey Block (No. 17) which was originally a two-story brick, stone and cast-iron structure heavily corniced with large floor-to-ceiling store front windows. Unfortunately, the new facade for Z's Home Furnishings (formerly Fowlers) has hidden all traces of its early design from view and has made the structure's appearance intrusive within the District.

The same situation has occurred immediately west on the eastern two-thirds of the Knights of Pythias Building (No. 16). It has also been covered with recent fabric for the Flea Market and is also intrusive to the District. However, the remainder of the original building (No. 15) constructed in 1884-1885 is still intact and is a highly decorative example of early



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Cheyenne commercial architecture. It is a two-story brick building with ornately carved stone window copings, an intricately decorative metal cornice, and cast iron columns.

Building Nos. 18-22 are located on the west side of Block 355 and front on Carey Avenue. The Waldman Building (No. 18, 1723-1727 Carey Avenue) was constructed in 1910 and is a two-story brick corner building with a decorative cornice and stepped capped parapet. The building was restored in the late 1970s and is generally consistent with its historic appearance. It currently houses Buck Law Offices. Building No. 19 (1721 Carey Avenue) is an interesting one-story single storefront with a white terra cotta facade with dentils in the cornice and intricate decorative scrolls, brackets and columns. It was built in about 1929 and is occupied by the Prairie Rose. Unfortunately, Building No. 20 immediately to the south has been extensively remodeled utilizing rough vertical wood paneling and brick, so that the original fabric and architecture of the building have been completely covered. Therefore, it is considered to be a noncontributing element to the District. Building No. 21 (1711 Carey Avenue) is a modest two-story blonde brick single storefront constructed in circa 1930. The street level and clerestory area have been covered with weathered barn wood wholly inconsistent with the original materials, and it is also considered to be a noncontributing element to the District. Building No. 22 (1701-1709 Carey Avenue) is located on the southwest corner of Block 355 and is a two-story masonry building constructed in circa 1931 and covered with white matte-finish terra cotta tiles. The chief architectural characteristics of the building are the rounded corner and smooth finish suggesting the Art Moderne style. It has a recessed corner entrance and the street level display windows have been replaced. Also, a large metal awning has been added, but the overall proportions, materials, and architectural style are still quite evident. It is occupied by Brown's Shoe Store.

Building Nos. 23-25 in Block 355 all front on Seventeenth Street. Building Nos. 23 and 24 were both constructed in 1916; however, significant alterations to the facades have completely changed the character of the buildings as to materials, form, and style so that they no longer resemble the original. Therefore, they are considered to be noncontributing elements to the District. Building No. 25 is a massive multiple-story masonry and steel building that was not constructed until 1963. It is also considered to be a noncontributing element to the District. These building were omitted from the original District nomination and its amendments. However, the

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original District boundaries were drawn through the middle of a block and along the building lines between two connected buildings. The former boundaries also created two completely discontinuous elements of the District. Therefore, Building Nos. 23-25 have been included in the current survey to correct and consolidate the boundaries.

Building Nos. 26-29 all front on Capitol Avenue in Block 355. Building No. 26 was constructed in circa 1900. However, the facade has been entirely replaced with horizontal wood siding, and the windows and entrance have been altered. Therefore, it is considered to be a noncontributing element to the District. Building No. 27 (1714 Capitol Avenue) is a two-story masonry commercial building that was constructed in about 1900. The display windows and center inset door have been replaced. The upper portion of the facade has been stuccoed and the two windows replaced. The window surrounds, slightly pointed arch head molds, brick voissiors, and pilasters remain, as does the metal, denticulated cornice. From its date of construction through about 1930, the building was occupied by S.A. Bristol, printer and bookbinder. It currently houses the Christensen Gallery.

Building No. 28 (1716-1718 Capitol Avenue) is a two-story brick commercial building constructed about 1900. Its first floor was entirely refronted in 1971, but the second floor retains original detailing. This includes stone lintel and sill courses and panel and corbel work at the cornice. The corner piers are capped with stone. The second floor windows have been replaced. The wood shingle awning that currently covers the clerestory area could be easily removed, and it is therefore considered a contributing element to the District. It is occupied by P.I.P. Printing.

Building No. 29 (1720 Capitol Avenue) is a one-story commercial building whose south half was constructed in 1915 and the north half in 1949. It is a double storefront, and the facade is covered with terra cotta tile. Doors and display windows have been replaced. There is a canvas awning across the facade. It appears that the north half of the building may have originally been a part of Building No. 30 which was constructed in 1949 and is on the northeast corner of the block. The vertical ribbed accents on that building appear to match and continue on Building No. 29. It also had a modern metal facade incorporated by the former owner (Burri Jewelers) that has since been removed revealing the seam. Although the south portion of Building No. 29 is over 50 years of age it has poor physical integrity because of extensive changes to the facade and is therefore considered to be a noncontributing

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element to the District. It is currently occupied by the Java Joint.

Building No. 30 (1726 Capitol Avenue) is a one-story commercial building faced with terra cotta tile. The tile is laid in alternating narrow and wide bands that emphasize the horizontality of the Art Moderne style building. The main feature of the building is its rounded corner, also characteristic of the style. Many of the windows and doors and the corner have been replaced. The building was constructed in 1949 replacing the Crown Oil Company gas station. Its primary occupant is now "Your Appearance" Beauty Salon. This building may qualify as a contributing element to the District when it reaches fifty years of age.

Building Nos. 31-33 are located in the north portion of Block 355 and front on Eighteenth Street. Building No. 31 (207 West Eighteenth Street) is a one-story blonde brick commercial building that dates to about 1942 and was originally a bowling alley. However, it has an entirely new facade and is therefore considered to be a noncontributing element to the district. Building No. 32 (211-213 West Eighteenth Street) is a one-story brick commercial building constructed in 1931. It is articulated with soldier and string courses, panels along the cornice, and a parapet capped with mission tile. The building has two storefronts, each with an inset center door and original tilework in the kickplate. Pioneer Printing, a long-time Cheyenne business, had its office here for a number of years. Building No. 33 (217 West Eighteenth Street) is a one-story blonde brick commercial building constructed in about 1916 and remodeled in 1981. The band of windows and center inset entrance have been replaced. The facade is articulated with darker brick; details include a lintel course, medallions on the pilasters, decorative brickwork at the cornice, and a stepped parapet.

Block 328 contains several notable and contributing buildings. Building No. 34 (1809-1811 Carey Avenue) is a one-story brick commercial building that dates to 1927. Its most notable feature is its brickwork -- alternating red and black bricks and black brick "Xs" in the cornice panels. Additional articulation is provided by terra cotta detailing. Windows of the two storefronts have been replaced, but the original glass tile transom remains in the south half of the building. It currently houses the Twin Dragon Restaurant.

Building No. 35 (1813-1825 Carey Avenue), the Fiske Block, is a one-story brick commercial building that was restored in the late 1980s. The

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circa 1910 building is articulated by seven storefronts, each with a recessed entrance and display windows, and divided by a brick pier that extends into a corbeled cornice. The end storefront has a corner entrance. The clerestories are intact, and the kickplates are covered with green tile. Each storefront has its own striped canvas awning.

The YWCA Building (No. 36) fronts on Nineteenth Street. It is a three-story brick building in the Colonial Revival style. Details of the 1917 building include an arched entrance with a fan light, flat arched windows with keystones, and a bracketed denticulated terra cotta cornice. The lower story windows have been replaced.

The Masonic Temple (No. 37, 1820 Capitol Avenue) is a large brick building constructed in 1901. It was largely rebuilt after a 1903 fire, and a west addition was built in 1929. The building is an example of the Romanesque Revival style of architecture. The main entrance is located on the east elevation facing Capitol Avenue in a portion of the temple that is slightly advanced. The original frame double doors on the main entry were replaced with recessed double glass doors. A decorative semi-circular brick arch draws attention to the entry. As part of the archway, a large semi-elliptically shaped stone feature, in place of a fan light, is inscribed with the words "Masonic Temple." The windows on the first floor are paired and have jack arches, and a few vermiculated stone sills remain. Some of the first-story windows and lights were changed during the 1940s. Windows on either side of the main entry were enlarged slightly while most of the units were replaced with glass brick. A molded brick watertable marks the line between the first and second story. One of the most distinctive features of the building is the fenestration pattern on the second story. Adjacent raised semicircular brick arches with voussoirs enclose recessed double windows with an oculus window placed between the arch and the coupled round-head windows. Some of the coupled and oculus windows are stained glass. To accommodate the large brick arch on the first story, the windows over the main entry are smaller than the other coupled windows on the second story. There are two single round headed, double-hung windows that flank each side of the paired windows on the south end of the east elevation. Four masonic symbols are painted to help to identify the building on the north elevation. A molded brick belt course divides the second and third stories. The third story windows are not as decorative as those on the second story. Most of the windows are paired one over one-light double-hung units. A brick label groups the windows into pairs and a single mullion imitating a pilaster

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separates the coupled windows. The brick corbeling above the third story windows mirrors the arches on the second story. At one time dentil molding and modillion blocks were part of the cornice but were removed during the mid-twentieth century. After the 1903 fire, the design of the roof was changed to a more moderately pitched hipped roof. Clay tiles were used when the temple was rebuilt, and the original elaborate dormers were not replaced. The clay tiles were replaced with asphalt shingles in 1980.

Building No. 38 (1800-1810 Capitol Avenue) is a one-story commercial building faced with light-colored terra cotta tile. Its two facades are articulated with dark terra cotta courses and a marble base. The main portion of the building, which originally served as an auto dealership, dates to circa 1914. At the north end of the building are two storefront offices built in about 1935. They were designed by Cheyenne architect William Dubois. In 1958, the auto dealership portion was remodeled to match the two storefronts. The freight doors of the dealership were filled with industrial sash windows and aluminum framed doors. The building has elements of the Art Deco style of architecture popular in America from 1925-1940 with its contrasting colored terra cotta covering and spaced pilasters with narrow vertical ribbed tile. The building houses several businesses, including Radio Station KFBC.

Building No. 39 (206 West Eighteenth Street) is a narrow one-story brick commercial building that dates to about 1909. Its front facade has a single door and window (now boarded up) and corbeling and denticulation along the cornice. Among its tenants was the well-known Wyoming photographer J.E. Stimson, who worked as artist and photographer for the Union Pacific. It also housed many Chinese immigrants. The building is currently vacant. The remainder of Block 328 to the west of this building is a parking lot.

The north half of Block 390 was previously excluded from the Downtown Cheyenne District nomination. However, the new survey has included this portion of the block to consolidate the boundaries and include the Pioneer Hotel. Two buildings (Nos. 40 and 43) are of recent construction (1960 and 1954 respectively) and therefore are not contributing elements to the District. Building No. 41 (215 West Seventeenth Street) was constructed in circa 1917, but significant alterations to the facade have radically changed the form, scale, materials and style from the original building, which represented an ornate Italianate style. Therefore, it is considered to be a noncontributing element to the District.

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The Pioneer Hotel Building (No. 42, 207-213 West Seventeenth Street) is a three-story brick commercial building that was constructed in circa 1911-1912. The street level is laid out with a central hotel lobby and a recessed storefront on either side. The storefront on the west (currently vacant) has been modified with a hip-roofed awning, wood lap siding, multi-light display windows with muntins, brick kickplates, and a 9-light wooden door. The storefront to the east (Joe Pages Bookstore and Coffeehouse) appears to represent the period when Woolworth's occupied a portion of the building and features gray marble/granite precast stone blocks in the clerestory area and surrounding the display windows and entrances. Small brown tile covers the kickplate area. There is a shallow aluminum awning above the display windows and entrance. The display windows have aluminum frames and the doors are aluminum and glass. The hotel lobby portion has aluminum framed windows and an aluminum and glass door. There is a ribbed plastic signboard above the entrance. The second and third stories remain essentially original and have paired one over one-light double-hung windows with transoms. The windows have stone lintels and sills and contrasting brick string courses. The cornice features corbel brick decorative work. The parapet appears to be capped with terra cotta. There is a suspended metal neon sign bearing the legend "Pioneer Hotel" attached to the center of the facade in the second and third story area. There is also a painted Pioneer Hotel sign visible near the top of the east elevation of the building. There is a metal fire escape attached to the facade.

The south half of Block 390 consists of five contributing buildings that front on Sixteenth Street and comprise some of the oldest and most architecturally significant buildings in the District. Starting from the west, the Idelman Building (No. 44, 222 West Sixteenth Street) is a well constructed, finely detailed three-story building. The materials used are primarily red brick with precast concrete or stone insets. The insets both accent and complement the brick.

The main entrance of the Idelman Building is on the southwest corner. Early photographs of the building indicate that the entrance was framed by a pair of semi-circular arches supported at the corner by a turned stone column. Inscribed in these arches were the erection date "1884" and the words "Idelman Block." The corner entrance is an architectural element that is repeated several times in the District. The stone work around the corner entrance has been completely covered with Roman brick and metal siding. Originally the first floor facade contained elements typical of the

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Commercial Victorian vernacular, such as large show case windows with bulkheads and transoms; brick and stone columns capped by stone brackets; and entrances to stairways leading to upper floors at the outer corners of the building. Presently, the facade is covered with Roman brick and contemporary aluminum siding. The window spaces have been dramatically reduced or altered to a more contemporary style.

The second and third floors on both the Carey Avenue and Sixteenth Street facades are marked by alternating window and brick panels framed by single stone and brick pilasters. The building is capped by a massive cornice framed by brackets at the bottom and crest work at the top. With the exception of the cast-iron widow's walk that originally capped the roof, the upper stories of the Idelman Building have remained essentially intact.

The Commercial Building (No. 45, 220 West Sixteenth Street) is a well preserved example of the 1880s era Cheyenne commercial architecture. Alternating pink and white bands of masonry, quatrefoils, tracery, carved ornament, and pointed arches over the third floor windows are elements that characterize this building as an excellent example of the High Victorian Gothic style. In the center of the facade on the second level, an oriel window projects outward, and the base of it leads to a column which extends to the street level. The second and third floors show a concern for good workmanship and quality of design. The stone work is ornate and well crafted. Earlier photographs indicate a top decoration in the form of an ornate parapet, duplicating in an inverse position the Gothic pointed arch decor at the cornice of the building. The main level had a staircase on the left of the building and large windows with bulkheads below flanked by stone and possibly cast iron columns. These windows were extremely large in size, extending approximately 15 feet from the sill to the bottom of the first horizontal band at the head. The facade of the street level has been restored to its original condition by removing a later metal canopy and sandstone covering.

The First National Bank Building (No. 46, 210 West 16th Street) shows a great concern for workmanship and quality of design. The materials are brick with cut stone lintel ornamentation and an iron and/or wood parapet. It is a well proportioned building with a top mantel. The brick is expressed along the cornice in a stepped-out decorative motif. Early photographs show a sign composed of metal forming a rainbow pattern extending from the two sides of the building above the mantel. Upper story windows are elongated one over

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one-light double-hung units. The building itself is narrow, about twenty-four feet wide. Presently, the upper exterior appears essentially as it was in 1882 when it was completed. This building date is inscribed in stone above the third story windows. The street level has been radically altered. Irregularly sized blonde sandstone blocks have been used to completely enclose the facade without any entrances or windows. This material ties it to the next building east, which houses Cheyenne Outfitters. This business extends into the First National Bank Building on the ground floor.

The Warren Block (No. 47, 206 West Sixteenth Street) is interesting in its construction form. Originally, it was three or four structures built in segments, then unified with a facade composed of brick and a very heavy bracketed cornice. The center of this bracketed cornice was in the form of a mantle. The windows had slightly projecting segmental arches that gave a nice rhythm and interest to the facade.

Time has taken its toll dramatically on this facade. A 1940s era renovation removed all the architectural trim, and the upper story windows have been faced with a plaster. As a result, the second and third stories of the facade now appear bland and flat. The lower level has also been altered. Irregularly shaped blonde sandstone blocks have been used to accent the large modern shop windows and recessed entrances for the present clothing store.

The Hynds Building (No. 48, 1602-1610 Capitol Avenue) replaced the Inter Ocean Hotel in 1919 and thus represents a much different time period and architecture than the rest of the 1880s block facing Sixteenth Street. It was undoubtedly a building of merit in Cheyenne at the time it was built. The five-story structure has a terra cotta facade with a bluish tint. It is capped with a denticulated cornice with brackets. A canopy with wired glass was added in the mid-1920s along both street facades of the building. The wired glass has been removed. In its original state, the glass canopy afforded some measure of shade and protection while admitting light into the commercial windows at street level. It was accented by a series of ball lights that projected from the aluminum face of the canopy. Above the canopy is a decorative bank of leaded glass. The vertical window openings, in patterns of one, two, and three, are one over one-light double-hung units that tie in well with the context of the neighborhood and adjoining structures. The Hynds Building has been vacant for several years and is beginning to suffer from lack of maintenance.



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Block 389 to the east also contains several noteworthy buildings that generally represent a later era of construction in the development of the Downtown District. The old Rocky Mountain Bell Telephone Building (No. 49, 1623 Capitol Avenue) is located on the southeast corner of Seventeenth Street and Capitol Avenue. It is an illustration of the Classic Revival style and originally included a monumental composite corner entrance column and two square engaged columns framing a large window. The original building was constructed in 1906 and was a two-story rusticated limestone structure with a denticulated cornice and twin corinthian columns separating each second story window on the west elevation. A third story was added at a later date with a stucco finish. Over the years, many changes were made to the street level to modernize the building. However, the building has been restored and now more closely resembles its historic counterpart and is a strong contributor to the District.

Building No. 50 (117-119 West Seventeenth Street) is a one-story brick commercial building constructed in 1923. It is a double storefront with recessed entrance, display windows and a narrow clerestory. Architectural detailing is sparse and limited to contrasting darker brick decorative work on the pilasters and belt courses accented with inverted "Vs" above each entrance and extending above the capped parapet.

Building No. 51 is a modern one-story brick and cement block building that currently houses the Cheyenne Club. There was formerly a one-story brick commercial building (ca. 1920) at this location, and it is unclear whether it was razed or totally remodeled and enlarged. In either event, due to the change in fabric, scale, and style, the building is intrusive and is a noncontributing element to the District.

A one-story brick industrial building that was once located in the interior of Block 389 behind Building No. 51 and included in the original Downtown Cheyenne District nomination has since been removed, perhaps during the construction of the Cheyenne Club.

Building No. 52 (111-113 West Seventeenth Street) is a circa 1917 one-story brick commercial building that has been renovated since the original District nomination. The facade has been completely rebuilt with a darker colored brick, concrete, and new entrances and display windows that bear no resemblance to the original facade. Therefore, it is now considered to be a noncontributing element to the District.

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Building No. 53 (107-109 West Seventeenth Street) is a one-story dark red brick commercial building that was constructed in circa 1917. It has a stepped parapet that appears to be capped with decorative white terra cotta. It has two recessed entrances with display windows that are not original and a wood panel kickplate area. The clerestory area is filled in with wood panels. There is a rectangular signboard area defined by brick string course above the clerestory. It was originally constructed as a Ford auto dealership.

The Deming Building (No. 54, 1620 Central Avenue), located on the northeast corner of Block 389, is a three-story brick commercial building constructed in 1911. It features terra cotta sill and lintel courses and belt course. It has a stepped parapet also capped with terra cotta. There is a simple tile nameplate above the third story windows on the east facade. Upper story windows have been replaced but the size of the bays has remained the same. There has been some renovation of the street level, but the corner entrance and clerestory area remain essentially intact. Finally, a new entrance and narrow addition have filled in the area between the Deming building and the next building to the south.

Building No. 55 (1612 Central Avenue) currently houses the Bike Broker. It is a two-story brick commercial building constructed in 1917. The second story nine over one-light double-hung windows are grouped in twos and threes, separated by brick pilasters that extend beyond the concrete capped parapet. The concrete window sills are joined and extend across the facade. The street level has two entrances, one on either end of the facade, and display windows and clerestory divided by wood columns. This building has been partially restored since the original District nomination was completed, and now more closely resembles the original structure.

The south half of Block 389 contains several important contributing buildings to the Downtown District. Building No. 56 (1607 Capitol Avenue) is the Capitol Avenue Theater. The design is somewhat similar to the Chicago style of architecture that was popular at the time of the building's construction in 1905. It was designed by Cheyenne architect William Dubois. The building was remodeled in 1930 by a national chain of movie theaters. It is a four-story beige brick building with a bracketed cornice. Pilasters topped with arches frame the upper story windows. The beige brick facade extends around the northwest corner of the building, but the remainder of the structure was constructed with red brick. The first floor store fronts have

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been altered and covered with small pink tile squares around the display windows. The recessed entrance and ticket booth remain. There is also a corner entrance with a square supporting column on the northwest corner of the building. A marquee of recent vintage projects over the sidewalk from the second floor level. It is currently occupied by a clothing store, Just Dandy.

The Majestic Building (No. 57, Sixteenth Street and Capitol Avenue) is a five-story dark red brick building designed in the commercial style of the early twentieth century and constructed in 1907. It has contrasting white stone courses, a denticulated cornice, and a secondary cornice. The fourth story windows are topped with flat arches with accented keystones. The storefronts have been altered, but the original canopy remains in place along both street sides of the building.

Building No. 58 (118-122 West Sixteenth Street) is a five-story ceramic block building constructed in 1927-28 as an annex to the Plains Hotel. The cornice is in the Beaux Arts architectural style and is topped with Spanish tile. The upper story windows are paired one over one-light double-hung units. The second story windows are accented with terra cotta surrounds. The street level is composed of multiple storefronts whose entrances and windows have been altered.

The Plains Hotel (No. 59) was constructed in 1911 and occupies the southeast corner of Block 389. It was designed by Cheyenne architect William DuBois and is a five-story blonde brick building with terra cotta belt courses along south and east elevations and a denticulated and bracketed cornice. Upper story windows are vertically aligned single or paired one over one-light double-hung units. The interior walls not facing the street are constructed with red brick. The street level consists of numerous retail businesses and a great deal of alteration has occurred to windows, entrances, and surrounding areas including the use of red and white bricks on the north end of the east elevation. The main canopied entrance to the hotel lobby faces Central Avenue and features a mosaic pattern of an Indian in the sidewalk. The Plains Hotel and restaurant continue to operate today.

Block 388 is the easternmost component of the Downtown District. The District originally included only the west half of the block, but boundary lines were drawn through connected buildings. Furthermore, the boundary

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excluded a key historic structure that has recently been renovated, the Medicine Bow Brewery (No. 62).

The old Montgomery Ward Building (No. 60, 1621 Central Avenue) was constructed in 1929. It is a two-story brick building whose chief architectural feature is the battlemented parapets with ornate tile work and a low relief sculpture centered in the west elevation. The brick pilasters are accented with light terra cotta as are the window sills and lintels. The second story windows have been covered. There are three recessed entrances with flanking display windows and kickplates covered with green and tan tile squares. There is also an entrance in the west elevation leading to the second floor. The clerestory area has been covered with board and batten siding. Although several modifications have been made to the exterior, the building still retains several key architectural features. It currently houses Mossholders Furniture.

Building No. 61 (107 East Seventeenth Street) is an interesting two-story masonry commercial building constructed in 1929. The facade is covered with white terra cotta tile and it features a battlemented parapet with ornate blue and yellow geometric insets. The second story windows are eight over eight-light double-hung units. Four terra cotta covered pilasters divide the facade into three segments. On the ground level, the narrow segments contain entrances and the wider middle segment has display windows. The windows and doors have been replaced. The terra cotta tile and the pilasters that accent verticality suggest the Art Deco influence of that time period. It is also being used by Mossholders Furniture.

The Medicine Bow Brewery Building (No. 62, 115 East Seventeenth Street) has been added to the District as a contributing element. It is a two-story red brick commercial building that was constructed in 1924 as a auto dealership and was remodeled in 1973 and 1978. It has recently been renovated, restoring its architectural integrity. It has a stepped parapet capped with terra cotta. It is a single storefront with a recessed entrance in the facade. The facade is divided into four equal segments by brick pilasters, three of which have a large display window. The most easterly segment is a second entrance with two aluminum/glass doors. It appears that this was once a garage door. The clerestory contains 4 four over four-light double-hung window units in each of the four segments. There is a continuous white terra cotta string course above and below the windows that also comprises the window sills and lintels. There is a plain white terra cotta

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protruding cornice with an intervening area of decorative brick in the shape of elongated rectangles. The recent renovation has restored the clerestory area, which was formerly covered with a wood frame awning. The building now retains its original form, scale, and fabric and retains feeling and association with its period of historical significance.

Building No. 63 (123 East Seventeenth Street) is a three-story brick commercial corner building that was constructed in 1937. The second and third stories remain nearly original except for window replacement. Numerous brick pilasters capped with light-colored concrete or terra cotta extend beyond the parapet and divide each window on the second and third floors. Pilasters at and near the building corners are wider and slightly shorter, creating an uneven parapet. These architectural features are elements of the Art Deco style of architecture popular during this time period. Unfortunately, the building was remodeled in 1974, and the street level was redesigned using a vague colonial revival theme. The overall effect is that the street level now bears no resemblance to the upper stories of the building. For these reasons, it is considered to be a noncontributing element to the District. It is possible that the street level changes are not irreversible, but a great deal of work would be required to restore the building to its original appearance. The building is occupied by Ed Murray and Sons Insurance.

Building Nos. 64 and 65 (108-110 East Sixteenth Street) are one-story brick commercial buildings constructed in 1918. Both have been remodeled to the extent that the exteriors of the buildings no longer resemble the originals. Therefore, they are considered to be noncontributing elements to the District.

The Grier Furniture Building (No. 66, 1601 Central Avenue) was constructed in 1911 and is a three-story dark red brick structure with inset window bays and contrasting white terra cotta basket handle arched lintels on the third story and a shallow gabled parapet capped with terra cotta. There are brick pilasters between each window bay on the second and third stories. Portions of the original street level fabric have been covered with silver-colored metal panels. Doors and windows have been replaced, and the clerestory has been covered with the same metal panels. However, the overall mass of the building and lack of changes to the upper levels allow it to retain much of its architectural integrity. This building is yet another designed by Cheyenne architect William Dubois.

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The Bell Building (No. 67) fronts on Central Avenue (1603-1605) in Block 388. It is a three-story brick building constructed in 1913. The facade utilizes a blonde colored brick while the remainder of the building is red brick. The building has a shallow terra cotta cornice, and it appears that at some point in its history the height of the building was increased to create another story. The original line of the parapet can still be discerned in the contrasting brick. White terra cotta medallions also accent the facade. Unfortunately, the six large inset window bays on the second and third stories have been greatly altered and detract from the original design. The windows, doors, and materials at street level have also been altered. Therefore, it is considered to be a noncontributing element to the District.

Building No. 68 (1609-1611 Central Avenue) is a one-story brick commercial building constructed in circa 1930. The facade is covered with light brown terra cotta. The tiles are ribbed to outline the facade, and the parapet is capped with dark brown terra cotta. It is a double storefront with recessed entrances and flanking display windows. The kickplate area is covered with terra cotta with a darker line of tile around the bases. The doors and display windows have been replaced, but the overall proportions and layout of the building remain the same. It is occupied by Insta-View TV Sales and Service.

The Lincoln Theater (No. 69, 1615 Central Avenue) is a two-story brick building constructed in 1928. The current facade was added at a later date and consists of multi-colored galvanized steel siding in three large panels. The central panel is wider and higher than those flanking it and consists of a geometric diamond pattern in blue and salmon with stars at the intersections of the diamonds. The building retains a large marquee capped with neon script lettering with the name of the theater. The building also has a recessed entrance with a ticket booth on the south side. The Lincoln Theater has been restored and is still in operation.

Block 416 is located at the southwestern corner of the Downtown Cheyenne District. Building No. 70 (319-321 West Sixteenth Street) was constructed in circa 1871 and may be the oldest building in the district. It is located at the northwest corner of the block. It currently houses Frontier Printing, a business which has expanded into several adjacent buildings to the east. Early photographs indicate that it was originally a two-story brick, stone, and cast iron building with very large one over one-light storefront windows with slightly rounded stone lintels and a moderately ornate stone cornice.

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However, a new facade with blue metal panels was constructed in 1962 that completely hides the original architecture. The upper windows and the entire street level were also altered. The changes appear to be irreversible, and therefore, the building is now considered to be a noncontributing element to the District.

Building No. 71 (317 West Sixteenth Street) was formerly the Sorenson Hardware Building constructed in 1872. It is now occupied by Frontier Printing. It was originally a two-story brick building with Italianate details and a cast iron facade. However, the building was torn down in 1990 because it was no longer structurally sound. The new building is a two-story brick structure of roughly the same proportions. It wraps around Building No. 70 on the south side, and this portion has a garage entrance where it fronts on Pioneer Avenue. Therefore, this recent building is now considered to be a noncontributing element to the District.

The Royal Hotel Building (No. 72, 313-315 West Sixteenth Street) is a two-story tan brick commercial building that was constructed in circa 1900 and also houses Frontier Printing. Although the facade utilizes tan brick, the remainder of the building was constructed with red brick. It has a central arched entrance and a second recessed storefront entrance with display windows to the east. There are also display windows to the west of the central entrance. All of the display windows and doors have been replaced. The kickplate areas are covered with narrow vertical wood paneling. The clerestory areas have been covered. The upper portion of the building has four over one-light double-hung windows accented with contrasting red brick sills and lintels. Brick pilasters divide the window bays and are outlined with red brick. There are also red brick accents along the parapet. It remains a contributing element to the District.

Building No. 73 (311 West Sixteenth Street) is a one-story brick addition to the Royal Hotel built in circa 1910. It continues the same brick pattern and accents of Building No. 72. The facade has been altered so that the entrance has been filled in with mirrored glass display windows, and the clerestory has been covered. This building is considered to be a noncontributing element due to the major changes to the facade. It also houses Frontier Printing.

Building No. 74 (305-309 West Sixteenth Street) is a one-story dark red brick commercial building constructed in 1924. It has three recessed

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entrances with flanking display windows and houses three separate business concerns at present. The clerestory areas have been covered. The upper portion of the building has a parapet capped with white terra cotta. Each storefront is also accented with a brick pilaster capped with a white terra cotta medallion. Dark gray brick belt courses also accent the area above the clerestory and delineate three elongated rectangles above each storefront.

The Tivoli Building (No. 75, 301 West Sixteenth Street) is perhaps the crown jewel of the Downtown Cheyenne District. It was faithfully restored in the late 1970s and now houses the Greater Cheyenne Chamber of Commerce. The Tivoli Building was constructed in 1892 and is a two and one-half story brick building notable for its rusticated cut stone arches and lintels and an octagonal turret on the northeast corner. It is an eclectic building, displaying elements of the Chateausque, Queen Anne, and Romanesque Revival styles. The most distinctive feature of the building is the corner turret, which projects from the second story of the building. It is visibly supported by two engaged composite columns with truncated Doric bases. These columns frame the main entrance to the building on the first floor. The turret is richly ornamented and is capped by a ceramic tile bell roof.

The facade facing Sixteenth Street has a large display window, framed by a segmental arch of rusticated stone and divided into three lights by mullions. The second floor contains three double-hung windows topped by rusticated stone lintels. The center window is larger than the other two and is framed by a small stone balcony and ornamental stone work, which projects above the cornice of the main roof, forming a wall dormer of sorts.

The ground level of the east elevation has six windows and a door to a stairway leading to the upper floors, all topped by segmental arches of rusticated stone. There are nine narrow elongated second story windows, all topped by rusticated stone flat arches except for the central window. The third story has three heavily ornamented dormers separated by corbeled brick chimneys. The hipped roof is covered with ceramic tiles.

Building No. 76 (1514-1516 Carey Avenue) fronts on the Old Town Mall and is a one-story brick commercial building that was constructed in ca. 1917. It has a stepped parapet capped with brick that rises in the center of the facade. There are two storefronts, the northerly one of which is recessed. Both have flanking display windows and are covered with awnings. The north storefront has narrow decorative stone kickplates. There is a rather subtle



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denticulated cornice that extends across about two-thirds of the facade. The south third of the facade has been covered with vertical wood paneling. The entire facade including all brick and stonework has been painted a salmon color. Despite the changes to the facade, the overall proportions and some of the architectural detailing has been retained.

Building No. 77 (1501 Pioneer Avenue) occupies the southwest corner of Block 416 and is a rather large one-story tan brick garage constructed in 1946. The building fronts on Pioneer Avenue and has a large overhead garage door flanked by twin 18-light windows on either side with metal sash. The window pattern is continued in the long or south elevation, and there is a second overhead garage door in this elevation. There are also mandors to the left of each overhead garage door. The facade of the west elevation has a cement-capped parapet that rises in a gable shape that is flattened at the crest. This building has received few exterior modifications since it was constructed and should be reconsidered as a contributing element to the District when it is fifty years of age.

Building No. 78 (316 West Fifteenth Street) is a two-story brick building that retains a facade typical of commercial buildings constructed in circa 1907. The main floor has a cast iron facade with large windows with bulkheads and transoms. Pilasters of the same design but varying widths flank windows and the two double doors. The door on the west opens to the stairway to the second floor.

On the second floor, there are four one over one-light double-hung windows. There is a stone belt course above and below the windows that also forms the lintels and sills. There is a large rectangular stone inset above the lintel belt course, and it may have been the intention of the property owner to inscribe the name or erection date of the building in this stone block. The cornice is probably constructed of cast iron, which is stamped in a pattern of scrolls and buttons. It is topped with a modest metal capping. This building has received few exterior modifications since construction and is therefore a strong contributing element to the District. It houses Homebrew Supplies.

Building No. 79 (310 West Fifteenth Street) is a one-story brick commercial building constructed in about 1917. It is nearly devoid of any architectural ornamentation except for alternating brick courses and rectangular designs in the cornice area. The facade has been altered many

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times and was completely covered during the original survey of the District in the late 1970s. Now the property is vacant, and some of the later materials have been removed, once again exposing the brick. There is one central entrance and flanking display windows have been covered with vertical wood paneling. Clerestory lights are still in place. An overhead garage door is also present in the east portion of the facade. During the early twentieth century, this building housed a Chinese laundry, a grocery store, and a coffee house. By 1930, it was once again used as a laundry. In the 1970s, it housed an auto transmission business, which may account for the presence of the garage door.

Building No. 80 (306 West Fifteenth Street) occupies a lot on which there was formerly (as of 1912) a wood frame building. The one-story red brick commercial building with a single recessed storefront with flanking display windows and intact clerestory dates from about 1917. It appears that all windows and the door are original. The corbeled brick cornice is capped with tile. The original wood frame building housed a saloon. However, by 1920s, it was a coffee house and restaurant. It was later used as a motorcycle shop and a wood working shop in the 1930s. This modest building has retained most of its original architectural features. It is currently vacant.

Building No. 81 (304 West Fifteenth Street) is a two-story brick and cement block building constructed in circa 1902. The facade is constructed with blonde brick with a corbeled brick cornice. It has a single offset recessed entrance with flanking display windows and clerestory. There is a wood panel door with transom to the west of the entrance that leads to the second story. Second story windows consist of paired one over one-light double-hung units with cement sills. The exposed east wall of this building appears to have been reconstructed with cement block. The remainder of this wall is covered with stucco. The current business, Kreuzer Sheet Metal, has been at this location since about 1939.

Block 417 is the final complete block in the Downtown Cheyenne Historic District. The north half contains some of the earliest notable buildings and a few more recent or noncontributing elements. Building No. 82 (223 West Sixteenth Street) occupies the northwest corner of the block and is a recent one-story brick commercial building added in 1972. It takes the place of an 1880s era two-story brick double storefront. It is a noncontributing element to the District.

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Building No. 83 (219 West Sixteenth Street) is a two-story brick commercial building constructed in about 1910, remodeled in 1981 and enlarged in 1986. The original District nomination included this building and the two buildings to the east as one building, but it is clear from the differences in the facades that they are three separate buildings. Building No. 83 is a single storefront with a recessed entrance and flanking display windows. None of the street level facade is original. The display windows have been replaced with aluminum framed units, and the entrance has a glass and aluminum door with transom. The kickplate area is composed of narrow elongated brick/stone. There is a large plastic/fiberglass signboard above the entrance that covers the clerestory area. The second story consists of tan/brown brick and has three brick pilasters. The intervening area has recent twin one-light windows. There are contrasting dark brick lintels and sills. The parapet is also capped with contrasting dark brick. The exposed portion of the west elevation is covered with gray stucco. This building originally housed a bakery until about 1930, when it became a bar. Although the facade has received several modifications, this building retains its original scale and proportions and some of the original materials, especially above street level, and is considered a contributing element.

Building No. 84 (217 West Sixteenth Street) is a two-story cream-colored brick commercial building constructed in 1900 and remodeled in 1948. It is a single storefront with an asymmetrical recessed entrance and flanking display windows. The street level has been remodeled with aluminum frame display windows and an aluminum and glass door. There is a suspended canopy and a wood shingle awning above, neither of which is original. The second story has paired eight over one-light double-hung window units. There is a contrasting dark brick belt course over the windows and a dark brick outline of a rectangle centered in the area above. The stepped parapet is capped with brick. This building originally housed the Lyric Theater and from the late 1920s to the mid-1940s was the Wolf Clothing Store. Although the facade of this building has received several modifications, it retains its original scale and proportions and some of the original materials, especially above street level. It recently housed Peoples' Sporting Goods but is currently vacant.

Building No. 85 (215 West Sixteenth Street) is a two-story brown brick building that was constructed in 1900 and remodeled in 1951. It is a single storefront with a recessed entrance and display windows to the west of the entrance. There is a separate entrance to the second story located to the

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east of the main entrance. The street level has been remodeled with aluminum frame display windows and an aluminum and glass door. There is a wood shingle awning above, which is not original. There is also a signboard just below the awning. The second story has paired six over one-light double-hung window units covered with aluminum storm windows. There are contrasting red brick lintels and a red brick string course near the bottom of the windows. The facade is divided into equal segments by three brick pilasters. The parapet is capped with white terra cotta. Historically, this building served as a cafe. Although the exterior has received several modifications, it retains its original scale and proportions and some of the original materials, especially above the street level. It is also currently vacant.

The Atlas Theater (No. 86, 211 West Sixteenth Street) is another key building in the Downtown Cheyenne District. It is a three-story brick commercial building constructed in 1882. Until 1908, the top two floors were utilized for office space by professional men, while the bottom floor was a tea and confectionary shop. In 1908, the building was remodeled to house a theater. The building has two oriel windows on the second and third floors, capped with small railings which are not as high as the cornice beyond. A dentilled molding ties the oriel window cornice in with the main building. Above this is a cut stone emblem with the name of the building and its construction date. Spandrel panels between the second and third floor windows are interesting in that they alternate geometric patterns at each bay. The building has been restored by the Cheyenne Little Theater Players.

Building No. 87 (205 West Sixteenth Street) is a two-story red brick building constructed in circa 1900. The area above street level appears original with paired six over one-light double-hung windows with contrasting dark brick lintels and sills. The building has a stepped parapet capped with white terra cotta and contrasting brick relief work in the shape of semi-circles. The street level has been altered with a single recessed entrance with new display windows, doors, and a different color surrounding brick. There is a large wooden awning that covers the clerestory area that is recent but could be easily removed.

The Phoenix Block (No. 88) was constructed in 1882. It is a three-story brick and stone building occupying the northeast corner of Block 417. Therefore, it has two prominent facades on the north and east. The building is a strong masonry expression with vertical lines emphasized by pilasters and windows. The cornice provides a major horizontal design feature. Minor

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horizontal features are found in the sills, the belt course and the lintels. Notable features of the building are the continuous lintels on the Sixteenth Street facade, brick pilasters, the truncated northeast corner, the corbeled brick and massive cornice. At the truncated corner, along the cornice is a cap with the building's name and erection date. The street level has been remodeled using red brick. The building has a new recessed entrance and reworked display windows. A large wooden awning capped with a railing covers the north elevation and wraps around to a portion of the east elevation. This awning continues across the facade of Building No. 87 to the west unifying both buildings, which house The Wrangler.

The Shuman Building (No. 89, 1515-1517 Carey Avenue) faces the Old Town Mall on the west side of Block 417. It is a two-story brick commercial building constructed in 1909. It is a double storefront whose facade has been extensively remodeled. The second story windows have been replaced and/or boarded over. The street level has also been altered with wood covering the clerestory area, grey decorative stonework in the kickplate areas, and reworked display windows and entrances. The original owner, Heine Shuman, was a prize fighter who ran a saloon on the main floor. Unfortunately, the building retains scant architectural integrity due to the numerous exterior alterations and is considered to be a noncontributing element to the District.

Building No. 90 (1513 Carey Avenue) is a one-story brick commercial building constructed in circa 1900. The brick has been covered with stucco. It is a single storefront with a recessed and flanking display windows. The windows and doors have been replaced, and the clerestory area covered with wood shingles. The building is devoid of any architectural detailing, except that small arched windows and an arched entrance on the exposed south elevation suggest an earlier origin. Due to the extensive changes, the building is considered to be a noncontributing element to the District.

Building No. 91 is a two-story brick commercial building constructed in circa 1900 and occupies a lot on the southwest corner of Block 417 at Carey Avenue and Fifteenth Street. The building fronts on Fifteenth Street and features a corner entrance and a corbeled brick cornice. Second story windows are regularly spaced one over one-light double-hung units with stone sills on the south elevation and cement sills on the west elevation. There are three additional entrances on the west elevation, two of which appear original but the third has been added as a recent storefront. The Fifteenth

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Street facade has been altered on the street level with board and batten siding and new small display windows. It has always housed a saloon, restaurant, or hotel; it was recently operated as the Rex Hotel. It currently houses the Cheyenne Gunslingers' Sody Saloon, and there is an architect's office in the northern portion of the building.

The Becker Hotel (No. 92, 216 West Fifteenth Street) is a two-story brick double storefront constructed in circa 1895. The facade is divided into three distinct segments by brick accented pilasters. The middle portion is narrower, and contains the offset recessed entrance to the second story. The wider segments on either side have commercial storefronts. The clerestory area has been covered. The second story has single and paired rectangular windows that are currently covered with sheet metal. They have cement lintels and a cement belt course running the width of the facade that forms the sills. There is brick corbeling above the second story lintels, and the name "Becker Hotel" is inscribed in masonry above the central two windows. There is a cast iron cornice that is divided into three segments that correspond to the brick pilasters. The central cornice is located above the cornice on either side. A stepped parapet capped with cement completes the walls. The corner brick pilasters extend above the parapet and are also capped with cement. This building retains many interesting architectural features. The changes to the street level store fronts are reversible, and the Becker Hotel is a good candidate for restoration.

Building No. 93 (204-206 West Fifteenth Street) is a two-story brown brick garage that was constructed in the 1920s to provide a heated garage for patrons of the Albany Hotel. The second story also contains additional rooms. The south elevation or facade consists of a large wooden overhead garage door, a mandoor with a six-light transom, and two large rectangular industrial windows with metal sash (23 light and 15 light). The second story has one over one-light double-hung window units with brick sills and lintels. There are four brick pilasters that rise above the parapet and divide the facade into two narrow segments on either end with a wide segment in the middle. Contrasting color brick outline the pilasters and are used in stringer courses and for simple geometrical designs above the second story windows. The west elevation of the building reveals recessed window wells to provide light for second story windows.

The Albany Restaurant (No. 94, 1501-1506 West Fifteenth Street) is a three-story brick commercial building constructed in circa 1900. It is

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actually composed of several buildings and additions from different time periods, with the earliest being the one-story Coors Building (ca. 1890), which is visible fronting on Fifteenth Street. The facade of this portion has been recently covered with a brick addition with a wooden shingled awning. The Albany Hotel was built onto this earlier portion. It is a dark brown brick building with distinct brick pilasters with carved stone caps. The pilasters divide the facade or east elevation into three equal segments. Second story windows are paired one over one-light double-hung units. The windows are accented with stone surrounds that tie the second and third story windows together. The bracketed cornice is probably metal and has been painted blue. The street level of the building has been altered with the removal of ribbed terra cotta tile and the addition of new brick work, redesigned display windows, and the elimination of one entrance. A liquor store has recently been added to the area that formerly housed the Trailways Bus Station. It is accessed by an entrance in the north elevation. In the 1920s, the building was expanded to the west to provide additional rooms. A brick heated garage building was also added for patrons (Building No. 93 to the west).

The Greyhound Bus Depot (No. 95, 1503 Capitol Avenue) is located north of the Union Pacific Depot at the foot of Capitol Avenue and is a new addition to the Downtown Cheyenne Historic District. It is a one-story buff-colored brick building with a flat roof. It is composed of the original terminal constructed in 1940 and a smaller cafe addition built on the west facade of the terminal in 1963. An example of the Streamline Moderne Style, the original depot communicates the sleek look associated with this architectural design. All corners of the original building are rounded, as are the support piers and surfaces of the 1940s structure. Corners of the addition are squared, although an attempt was made to use similar, buff-colored brick in construction. One of the building's most interesting features is the decorative brickwork that accentuates the depot's horizontal nature. Four rows of header bricks are placed on end with raked-out joints from the facade and above the overhang. This decorative feature is continued throughout the building.

The entrance to the building is located on the west elevation. Although part of the original west facade is somewhat obscured by the newer cafe addition, the original rounded buff-colored precast concrete piers still flank the building's main entry. The original door has been replaced by a storefront door flanked with sidelights. A bank or row of non-operational

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windows is found on the south side of the door. A round pier with decorative brickwork is located at the southwest corner of the building, further delineating the streamline look of the building. The west elevation of the addition has a substantial window that has been in-filled with angled bricks.

The south elevation acts as a passenger loading and unloading area. A covered passageway overhangs the sidewalk and the doors. Originally, the building contained four main bays, which provided access to the waiting room, but currently only three of these bays exist; the fourth has been converted into a window. Along the southwest portion of the south elevation are a metal garage door and five substantial metal industrial windows with hopper openings. Each window has five lights. Sills of the windows are buff-colored precast concrete. Providing access to the garage is a single metal door. There are nine lights over the door. The south elevation of the addition contains non-operational windows that provide light to the cafe. The east elevation of the building is the most rounded, a feature probably necessitated by the shape of the nearby Central Avenue viaduct. One metal garage door and four industrial metal windows are located on the east elevation. The door and windows remain unchanged. The north elevation faces the city parking lot and is characterized by numerous window openings as well as electrical and mechanical equipment attached to the north wall. On the northeast of the building are eight industrial windows, each with sixteen lights. These windows provide light for the garage. Other windows on this facade are organized into five distinct bays with three windows, each having one light over one light. An additional door provides access to interior offices. The cafe addition has a massive wall with only one major window in the north side. Decorative brickwork of the original depot is carried through on the addition near the flat roof. Co-architects for the Cheyenne Greyhound Depot were James T. Allan of Omaha, Nebraska, and William Dubois of Cheyenne. The building currently stands vacant.

The final building included in the Downtown Cheyenne District is one of the most significant structures. The Union Pacific Depot (No. 96) is located at the foot of Capitol Avenue and was constructed in 1886-1887. It was designed by the architectural firm of Van Brunt and Howe of Kansas City in the Richardsonian Romanesque style. It is a two and one-half story building surmounted by a clock tower, which is itself capped by a four-sided wooden pyramid, rising to a height of about 118 feet above the ground. The entrances to the depot face both the city to the north and the Union Pacific tracks immediately to the south of the building. Except for the roof which



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was originally slate, the basic exterior construction is of red sandstone and grey sandstone blocks laid on a frame of wood and iron, in a random ashlar pattern. The sandstone was quarried near Fort Collins, Colorado, and delivered to the depot via railroad flatcars. In 1922, a one and one-half story eating house was attached as an extension to the east end of the depot. It was built of the same materials as the original depot and its main attractive feature is likewise the polychromatic sandstone exterior. On December 8, 1937, new train sheds to the south of the depot were dedicated, as was a new passenger subway which extends from the south or rear entrance of the depot under the railroad tracks for a distance of more than 100 feet. Substantial changes to the interior, exterior, and immediate environs have been made since the depot's original construction. The Union Pacific Depot is currently being restored to its original condition and will be used as a transportation museum.

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LIST AND CLASSIFICATION OF PROPERTIES IN THE DOWNTOWN CHEYENNE NATIONAL  
REGISTER DISTRICT

Contributing = 67 properties  
Noncontributing = 29 properties  
Total = 96 properties

Contributing Rating System

C-3 = Major Contributing  
C-2 = Contributing  
NC-1 = Noncontributing Nonintrusive  
NC-2 = Noncontributing by date  
NC-0 = Noncontributing Intrusive  
NRHP = Separately enrolled on National Register of Historic Places

#	<u>Name of Property</u>	<u>Address</u>	<u>Classification</u>	<u>Date</u>
1.	Dinneen's Lincoln-Mercury	400 W. 16th St.	C-3	1927
2.	Sidles Co. Auto Parts	400 W. 17th St.	C-2	1931
3.	Wahl's Cycle	408 W. 17th St.	C-2	1895
4.	Santini Law Offices Ross and Ross Attorneys	1712 Pioneer Ave.	C-2	1880 1917
5.	Frontier Boot/Cheyenne Family Chiropractic	321/325 W. 18th St.	C-2	1928
6.	Wyo.Territory Tattooing/ Cheyenne Stamp Works/ Prudential/Mine Eng., Inc.	313/315/317/319 W. 18th St.	C-2	1923
7.	Focal Point Gifts/Her Image Footwear/Wild Goose Gallery (U.M.W. of A. Bldg.)	307/309/311 W. 18th St.	C-2	1912- 1914

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8.	City News (Boyd Building)	1720 Carey Ave.	C-3	1912- 1913
9.	Antiques/Bobbi N's	1714 Carey Ave.	NC-1	1947
10.	Bartley Building (Vacant)	1712 Carey Ave.	NC-1	1927
11.	Plush Cue Family Billiards	1713-1715 Pioneer Ave.	C-2	1923
12.	Davis Building (Vocational Development Center)	322 W. 17th St.	C-2	1895
13.	Cheyenne Books and Music	318 W. 17th St.	C-2	ca.1900
14.	Double GG General	316 W. 17th St.	C-2	ca.1910
15.	Knights of Pythias Bldg. (Tanning Isle)	314 W. 17th St.	C-3	ca.1884 1885
16.	Knights of Pythias Bldg. (Flea Market)	312 W. 17th St.	NC-0	ca.1884 1885 1960s
17.	Fowlers Building (Z's Home Furnishings)	306 W. 17th St.	NC-0	1876 1972
18.	Waldman Building (Buck Law Offices)	1723-1727 Carey Ave.	C-2	1910
19.	Prairie Rose	1721 Carey Ave.	C-3	1929
20.	Todd Building (Manitou Gallery/Law Offices)	1715/1717 Carey Ave.	NC-0	1923 1984
21.	Christensen Gallery	1711 Carey Ave.	NC-1	ca.1930

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22.	Brown's Shoe (Gariett Bldg.)	1701-1709 Carey Ave.	C-2	ca.1931
23.	Frontier Antiques	216-218 W. 17th St.	NC-0	ca.1916
24.	Harrington Furniture	212 W. 17th St.	NC-0	ca.1916
25.	Dain Bosworth Inc.	200 W. 17th	NC-0	1963
26.	ALCO Realty	1712 Capitol Ave.	NC-0	ca.1900
27.	Christensen Gallery	1714 Capitol Ave.	C-2	ca.1900
28.	PIP Printing	1716-18 Capitol Ave.	C-2	ca.1900 1971
29.	Java Joint (south half)	1720 Capitol Ave.	NC-1	1915
30.	Java Joint (north half) Cheyenne Ins. & Inv. Co./ Your Appearance	1720 Capitol Ave. 205 W. 18th St./ 1726 Capitol Ave.	NC-2	1949
31.	Wright Beauty Academy	207 W. 18th St.	NC-1	1942
32.	Edwards Johnson Att'y/ Safe House	211/213 W. 18th St.	C-2	1931
33.	Vacant	217 W. 18th St.	C-2	1916 1981
34.	Twin Dragon Restaurant	1809-1811 Carey Ave.	C-2	1927
35.	Fiske Block	1813-1825 Carey Ave.	C-3	ca.1910
36.	YWCA Bldg.	211 W. 19th St.	C-2	1917

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37.	Masonic Temple	1820 Capitol Ave.	NRHP	1901 1903, 1911 1929
38.	KFBC etc.	1800-1810 Capitol Ave.	C-2	ca.1914 1935
39.	Vacant	206 W. 18th St.	C-2	ca.1909
40.	Downtown Mall (multiple businesses)	1651 Carey Ave.	NC-0	1960
41.	Deselms Fine Art	215 W. 17th St.	NC-1	ca.1917
42.	Pioneer Hotel/Joe Pages Bookstore & Coffeehouse/ Vacant	207/209/213 W.17th St.	C-2	1911-12
43.	Paul H. Moore Bldg. (multiple businesses)	201-205 W. 17th St.	NC-1	1954
44.	Idleman Block (Shenanigan's/ Dulce's Fine Art	222 W. 16th St.	C-3	1884
45.	Commercial Building	220 W. 16th St.	C-3	1883
46.	First National Bank Bldg. (Cheyenne Outfitters)	210 W. 16th St.	C-2	1882
47.	Warren Block (Cheyenne Outfitters)	206 W. 16th St.	C-2	ca.1900
48.	Hynds Bldg. (Vacant)	1602-10 Capitol Ave.	C-3	1919
49.	Bell Telephone Building (Glenn Garrett, Architect)	1623 Capitol Ave.	C-3	1906 1910- 1920

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#	<u>Name of Property</u>	<u>Address</u>	<u>Classification</u>	<u>Date</u>
50.	Cheyenne Canyon Psycho-therapy/Vacant	117/119 W. 17th St.	C-2	1923
51.	Cheyenne Club	1617 Capitol Ave.	NC-0	1982
52.	Xerox Sales/Grandma's Attic	111/113 W. 17th St.	NC-1	1917
53.	Downtown Hair Express/Xerographic Equipment	107/109 W. 17th St.	C-2	1917
54.	Deming Building (Antiques Central)	1620 Central Ave.	C-3	1911
55.	Bike Broker	1612 Central Ave.	C-3	1917
56.	Capitol Theater (Just Dandy)	1607 Central Ave.	C-2	1905
57.	Majestic Building (Gallery West)	1603 Capitol Ave.	C-3	1907
58.	Plains Hotel Annex (Western Gem/Gallery West)	118/122 W. 16th St.	C-2	1927-28
59.	Plains Hotel (Wigwam Lounge/Amtrack Office/Bloomindaes)	1600 Central Ave.	C-2	1911
60.	Mossholders Furniture	1621 Central Ave.	C-2	1929
61.	Mossholders Furniture	109 E. 17th St.	C-3	1929
62.	Medicine Bow Brewing Co.	115 E. 17th St.	C-3	1924
63.	Ed Murray & Sons Insurance	123 E. 17th St.	NC-1	1937

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64.	Executive Title Insurance/ H.R. Block	110 E. 16th St.	NC-1	1918
65.	Precision Graphics/Sharon A. Dunivent (Nuss Building)	108 E. 16th St.	NC-1	1918
66.	Grier Furniture	1601 Central Ave.	C-2	ca.1911
67.	Bell Building (Grier Furniture)	1603-05 Central Ave.	NC-1	1913
68.	Automatic Electric Co./ Insta-View TV Sales & Service	1609-11 Central Ave.	C-2	ca.1930
69.	Lincoln Theatre	1615 Central Ave.	C-2	1928
70.	Frontier Printing	319-321 W. 16th St.	NC-0	1871 1962
71.	Frontier Printing (Sorenson Hardware)	317 W. 16th St.	NC-1	1990 (rebuilt)
72.	Frontier Printing (Royal Hotel)	313-15-1/2 W. 16th St.	C-2	ca.1900
73.	Frontier Printing (one-story addition)	311 W. 16th St.	NC-1	ca.1910
74.	Sue's Gifts/Back to Nature/ Visitor's Bureau	305-09 W. 16th St.	C-2	1924
75.	Tivoli Building (Greater Cheyenne Chamber of Commerce)	301 W. 16th St.	C-3	1892
76.	Deerhead/Sue's Gifts	1514/1516 Carey Ave.	C-2	1917

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77.	Garage/warehouse	1501 Pioneer Ave.	NC-1	1946
78.	Homebrew Supplies (Hoffman House)	316 W. 15th St.	C-3	ca.1907
79.	Vacant	310 W. 15th St.	C-2	ca.1917
80.	Vacant	306 W. 15th St.	C-2	1917
81.	Kreuzer Sheet Metal	304 W. 15th St.	C-2	ca.1902
82.	Marv's Place	223 W. 16th St.	NC-1	1972
83.	Flair Shoppe	219 W. 16th St.	C-2	ca.1910
84.	Vacant	217 W. 16th St.	C-2	ca.1900
85.	Vacant	215 W. 16th St.	C-2	ca.1900
86.	Atlas Theatre	211 W. 16th St.	NRHP	1882 (remod. 1908)
87.	The Wrangler	205 W. 16th St.	C-2	ca.1900
88.	Phoenix Block (The Wrangler)	201 W. 16th St.	C-3	1882
89.	Shuman Building (Frontier Flea Market)	1515-1517 Carey Ave.	NC-1	1909
90.	K-MUS 102	1513 Carey Ave.	NC-1	ca.1900
91.	Cheyenne Gunslingers Sody Saloon/Davis-Glass Architects (Rex Hotel)	1501/1509 Carey Ave.	C-2	ca.1900
92.	Becker Hotel	216 W. 15th St.	C-2	ca.1895



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#	<u>Name of Property</u>	<u>Address</u>	<u>Classification</u>	<u>Date</u>
93.	Vacant	204-206 W. 15th St.	C-2	1920
94.	Albany Restaurant/ Hotel/Liquor Store	1501-1506 W. 15th St.	C-2	ca.1890 1900
95.	Bus Depot (vacant)	1503 Capitol Ave.	C-3	1941 1963
96.	Union Pacific Depot	121 W. 15th St.	NRHP	1887

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8. Significance

The Downtown Cheyenne Historic District is significant under Criterion A as the original commercial heart of a major Wyoming city that became the state capital. From its humble origins as one of hundreds of railroad towns along the Union Pacific mainline, it grew into a modern city with a diversified economy that today serves a regional ranching, mining, and industrial community. Because of its advantageous location on the first transcontinental railroad midway between the cities of Omaha and Ogden, it became the location for the principal depot and repair shops for the railroad. In the twentieth century, it was located on the first transcontinental auto highway (the Lincoln Highway). Therefore, it has also played a key role in state, regional, and national transportation.

The District is also eligible under Criterion C, because it represents several different architectural styles and influences ranging from simple commercial storefronts to high style, architect-designed buildings. The buildings of the District reflect several identifiable building periods in the town's history and also represent the use of several different building materials, including brick, stone, stucco, terra cotta, concrete, and cast iron. Several of the buildings in the district were designed by Cheyenne architect William R. Dubois, one of Wyoming's most versatile and prolific architects.

The Origins of Cheyenne

The development of western towns is an important aspect of the frontier expansion in the nineteenth century. Towns preceded farmers and even ranchers in many of the regions of the west due to railroad expansion. Agriculture, mining, and logging followed the opening of previously isolated interior areas once the railroad provided a means of exploiting and marketing these products. According to historian Duane Smith, the result was that the urban frontier developed in a "leap frog fashion across the western landscape." The development of the western interior often came about not in waves of isolated individuals moving West, but in waves of settlers moving into established railroad and mining towns. As a result, towns emerged in the nineteenth century that began less as villages designed to serve farmers and ranchers than urban centers built to serve the mines and railroads.

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In the years 1867 and 1868, southern Wyoming's six major towns sprang up to serve the Union Pacific Railroad. Cheyenne, Laramie City, "Rollins Springs" (Rawlins), Rock Springs, Green River City, and Evanston all can trace their roots to the railroad construction that is recognized as an epic part of western history. The building of the world's first transcontinental railroad in these pivotal years required thousands of men in an era of intensive manual labor. Women and men entered Wyoming to serve the needs of the railroad and thereby helped create a new cultural landscape tied to the railroad. With the exception of Rock Springs, all the towns that emerged throughout southern Wyoming in 1867 and 1868 were built solely to serve the railroad. Rock Springs also served the railroad, but as a mining community providing a source of coal. Yet all six towns shared a common beginning, emerging in a short time span in places that previously lacked permanent settlements. All developed astride the tracks of the Union Pacific Railroad, like islands in a sea of sagebrush connected by wooden ties and metal rails. Along these rails, steam locomotives carried a new generation of emigrants into the western interior.

The benefits derived from this railroad were many and immediate. Population grew rapidly in cities selected as railway terminals. Railroad transportation opened up great areas west of the Mississippi River. Western land grant acreage and government homestead laws provided the motivation to utilize this transportation system. The Union Pacific traversed much good grazing land and the mineral rich areas of southern Wyoming Territory. The presence of such a transportation system spurred the development of these natural resources.

Cheyenne seemed to grow up almost overnight. The townsite was surveyed on July 9, 1867, and named after one of the Indian tribes who lived in the region. Lots began selling for \$150 each. The town was four miles square with blocks, lots, and alleys. On July 25, a small frame house was built among the tents on the corner of Sixteenth and Ferguson (Carey) and became the first building in the new town. The tracks reached the site on November 13, 1867, and the end-of-track town already had a population of 4000 people (the majority male), a town government, two daily newspapers, and an estimated 200 businesses. Fort D.A. Russell and the quartermaster storehouses at Camp Carlin were established at Cheyenne and became the most important military base in the Rocky Mountain region, supplying military posts throughout the region. The presence of the military provided not only protection but a needed source of income from the military payrolls.

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The price of town lots soon soared to as high as \$2,000. As the first winter approached, more permanent housing was quickly built. Ninety percent of the homes were constructed of pine lumber often prefabricated, but adobe, grout, stone and brick were also used to replace the tents.

On February 26, 1868, the railroad voted to establish machine shops for the whole interior route of the railroad at various strategic points. A later railroad decision of major importance for Wyoming was as follows: "...resolved, that Cheyenne was located under the sanction of the Union Pacific Railroad, with the intention of making it the location of their repair and other shops, and it is their intention to make there the principal depot and repair shops of the company, for the eastern base of the Rocky Mountains." The site of Cheyenne was a convenient midway point along the Union Pacific mainline between the cities of Omaha and Ogden. Secondly, it was at the eastern base of the Laramie Range, where it was necessary to assist and repair engines and rolling stock for the steep haul to the 8,200 foot summit.

Although half the population moved on when track construction continued, Cheyenne's future was assured when the Union Pacific Railroad constructed repair shops and a 20-stall stone roundhouse and turntable (60 feet in diameter) in 1869. The "elegantly designed" enginehouse was among the first permanent structures in Cheyenne.

The Territory of Wyoming was created on July 25, 1868, and Cheyenne was designated the temporary territorial capital by the first Governor, Brigadier General John A. Campbell. The various offices of the territorial government brought in twenty to thirty thousand dollars a year in salaries to the local economy. 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.

In December 1869, the Denver Pacific Railway was completed between Cheyenne and Evans, Colorado. This severely curtailed Cheyenne's function as a trade center. With a rail connection in Colorado, freighters no longer used Cheyenne as their depot. A large portion of Cheyenne's population migrated south. The "Magic City of the Plains" suffered a depression, but the presence of the military and the Union Pacific shops kept it from becoming just another western ghost town.

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A volunteer hook and ladder company was formed in Cheyenne in 1867, but a reliable source of water remained a problem. The first recorded major fire occurred on October 8, 1868. The entire half block between Ferguson (Carey) and Hill (Capitol) on the north side of Sixteenth Street burned with an estimated loss of over \$50,000. A second fire occurred on January 11, 1870. Nearly the entire block between Ferguson and Hill Streets, and Sixteenth and Seventeenth streets was lost. A few of the buildings between Eddy (Pioneer) and Ferguson (Carey) also burned. After these disastrous fires, masonry construction began to replace the hazardous wood frame buildings in the commercial district.

One of the oldest buildings in the District until its demise in 1990 was the Sorensen Hardware building. It was built by F. Schweikert for his hardware business in 1872. In June 1903, he sold the business to T.A. Rodell, who continued the hardware business until 1931; he then sold it to G.H. Sorensen. Due to advanced deterioration, the building was razed in 1990 and a new building was constructed in its place.

Cheyenne and the Open Range Cattle Industry, 1870-1887

The economic future of Cheyenne was uncertain in the 1870s, but this period also marked the beginning of the range cattle industry, which played a key role in Cheyenne's history and development. The abundant high plains grasslands proved suitable for livestock maintenance and after the Civil War large Texas cattle drives quickly filled the range. These cattle were fattened on the range, and the Union Pacific supplied the transportation for shipping them to distant eastern markets. The first trail herd was brought in by J.A. and D.H. Snyder, who arrived in Pine Bluffs in 1866. Thereafter until 1900, the Texas Trail traffic constituted an important element in the development of Laramie County. The first cattle were shipped eastward by rail from Cheyenne in 1870.

John F. Coad and John Iliff amassed large holdings in Laramie County. This land was largely public domain or railroad land. The Union Pacific owned a 40-mile swath of alternate sections of land across its right-of-way in southern Wyoming Territory. Soon others joined the ranks of these cattle barons by purchasing tracts from the railroad and enclosing intervening Federal land.

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Hi Kelly and John Hutton established such operations in the northern portion of the county. George Baxter and Anthony Wilkinson claimed a large portion of eastern Laramie County. Morton E. Post, Heck Reel, W.V. Boughton, M.A. Arnold, the Swan Land and Cattle Company, the Wyoming Hereford Ranch, and the Warren Livestock Company all operated ranches in the Cheyenne region. These open range operations depended on vast areas of the public domain for grazing. Control of the available water supply also effectively increased the amount of range that could be utilized by a particular outfit, because land without water was useless.

By 1875, Cheyenne was on the brink of a boom period based largely on cattle ranching that extended to 1887. Spectacular profits were made during the 1880s, with some investments yielding as much as a thirty percent profit in a single season. Foreign speculation, particularly British, was prevalent in Laramie County. Many entrepreneurs from England and Scotland who came to Wyoming formed large cattle companies with their headquarters in Cheyenne. To accommodate the "cattle kings," remittance men, and others associated with the livestock industry, the Cheyenne Club was erected in 1881 at the corner of Seventeenth and Warren. It had a mansard roof and two full-length verandas, and symbolized the exploitation of the western livestock industry by eastern and European capital. It became the political, social, and economic center of the cattle industry and Wyoming itself. The Cheyenne Club was razed in 1936.

At the same time that the Wyoming cattle industry was burgeoning, the Wyoming Territorial legislature approved a road from Cheyenne to the Black Hills, where a gold rush was ensuing in the vicinity of Deadwood. Cheyenne was the closest railhead to the area, and the Cheyenne-Deadwood Stage Road, approved in 1875, allowed Cheyenne to become the major shipping point and banking center for the Black Hills mines.

In his "History of Cheyenne" Trigg reported on the city's mushrooming development:

The growth of Cheyenne for the present year (1875) has been very rapid and substantial. Thirteen large brick buildings have been put up the present season and fourteen more are in the process of erection.

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By 1884, the population of Cheyenne had soared to 7,000. The livestock interests centered in the city were valued at \$15 million. As a result, Cheyenne was the wealthiest town per capita in the United States. Ferguson (Carey) Avenue was lined with the mansions of merchants and cattlemen, and became known as Millionaires Row. These mansions often represented the Romanesque style of architecture popular nationwide in the 1880s and cost from \$30,000 to \$50,000 each. A local architect and rancher, George Rainsford, drew plans for many of the mansions. Large barns or carriage houses of similar architecture were placed behind the houses. Francis E. Warren, a rancher and the territory's leading merchant, supplied the interiors of these mansions with carpet, pianos, furniture and other appointments. Life was much more comfortable for the cattle barons in Cheyenne than on their isolated ranches, and was replete with telephones (1882), electric lights, phonographs, free mail delivery, and a street railway (1888).

The building boom also extended to the commercial district of Cheyenne. The feature story in the July 7, 1882, edition of the Leader was on the buildings that had just been completed or were being constructed. The "Atlas Block," (No. 86) as the building was called, was replacing the Delmonico Building:

The Atlas is 48 x 72 feet with an ell in the rear. It is two stories high with a basement and when completed will be one of the most ornamental blocks in the city. The ground floor wholly taken up with the exception of a stairway at the east end, by a double store which will be the finest in the west when finished. The second story will be divided up into sixteen offices and rooms all complete with water and gas fixtures. The front will be of two color brick, cut stone, iron cornices, etc., with no more wood exposed than necessary to hold the glass, a feature which will characterize all three of the Warren buildings.

By 1885, the Atlas housed Cowhick and Whitcomb, a wholesale and retail dry goods establishment described in the local paper as a "capacious store covering two floors of 44 x 32 feet each." The 1887 date that is inscribed upon the face of the building today may have been placed there when it was

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remodeled in 1907 to house the Atlas Theater. It appears from the above information that an earlier date may be more accurate.

The Phoenix Block (No. 88) was another early building noted in the Leader's article on July 7, 1882. Originally the site had been partially occupied by the First National Bank Building, which was destroyed in a fire. The new building was three stories high and occupied a corner lot fronting on Sixteenth Street and Capitol Avenue (Hill Street). The estimated cost of construction was \$35,000:

On the ground floor facing Hill Street will be three stores, 20 x 40 feet and two large stores will take up the 16th Street front. The second story will be made up of seventeen fine offices and rooms, while the third story will be devoted to family rooms, twenty-seven in number...On all floors will be a complete system of plumbing, introducing water and gas to all rooms...The front will be of cut stone, pressed brick, and iron, and the building will be nearly fire-proofed as possible.

At the time of the July 1882 Leader article, the F.E. Warren Company was planning on constructing three buildings on Sixteenth street. Cooper & Anderson of Cheyenne were the architects commissioned for the work. The buildings were to be known as the Warren Block (No. 47) and share a common front on the north side of Sixteenth Street. The block was described in a lease agreement as a three story brick stone and iron building with a basement.

After the First National Bank Building (originally on the site of the Phoenix Block) was destroyed by fire, a new First National Bank Building (No. 46) was constructed on the north side of Sixteenth Street immediately west of the Warren Block. Built at an estimated cost of \$17,000, the building was described in the Cheyenne Daily Leader in 1882:

The first floor will be occupied by the bank with the exception of the ell, which F.E. Warren and Co. will occupy for a ladie's [sic] fancy-work department. The counting room of the bank will be 60 x 22 feet. There will be two vaults, one for general business and one for the private use of patrons of the bank...The second floor



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will be cut up into six large offices, one of which will be the cashier's and the third floor will be occupied by F.E. Warren and Co....The bank will be of Saint Louis pressed brick, cut and carved stone and iron and will make a very attractive building.

The Commercial Building (No. 45) is located adjacent to the First National Bank Building on the west. This building was also built by F.E. Warren in 1883 (the facade is inscribed with the date and name) but little is known of its history. Today, this beautiful High Victorian Gothic building remains nearly pristine and is a fine addition to the District.

In addition to these buildings, the Idelman Block (No. 44) was completed in 1884 on the northeast corner of Sixteenth Street and Carey Avenue. It was constructed by Max and Abe Idelman and housed a wholesale liquor establishment. Customers could sample a variety of liquors from large casks located at the front of the building. The back portion of the building had an elaborate bar decorated with mirrors. Max Idelman built a luxurious home in the 1880s designed by J.P. Julien, an early Cheyenne architect. It is now the Schrader's Funeral Home on Carey Avenue.

The above described buildings on the north and south sides of Sixteenth Street between Carey Avenue and Capitol Avenue constitute the core of the Downtown Cheyenne Historic District. They are the oldest buildings in the District and represent the economic boom of the era of the cattle barons and the optimism of this fleeting era.

The Union Pacific Railroad Depot (No. 96) was built at the close of the era of the cattle barons in 1886-1887. Plans to build a depot for Cheyenne were announced on December 20, 1885, before anyone could have predicted the end of open range cattle ranching. There were several reasons for building a new depot, including the desire to impress visitors to Cheyenne. Also, at the time the superintendent's office was in one building, baggage and express in another, and the dispatcher's office in yet another building. The city also felt that the Union Pacific owed the City of Cheyenne a new depot because the citizens gave the railroad \$1,000,000 worth of business each year; it was also hoped that the building of a new depot would encourage cattlemen and other businessmen to build their homes in Cheyenne. The Depot was designed and built by the architectural firm of Van Brunt and Howe of Kansas City. They utilized the Richardsonian Romanesque style of

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architecture, named after H.H. Richardson who revolutionized American architecture in the late nineteenth century. They incorporated such Richardsonian elements as native rock and sandstone as building materials, and the design shows a lack of ostentation; its clean functional lines reflect the axiom that "form follows function." Other features that reflect the style are random ashlar construction with polychromatic native sandstone, windows and openings on the main level that are arched and contain large voussoirs, and the roof masses that are emphasized by the use of dormers. The impressive depot was strategically placed at the foot of Capitol Avenue to face the State Capitol several blocks north. Although the depot is no longer used by the Union Pacific, it is currently being renovated to serve as a transportation museum.

Farther north in the district, the Carey Block (No. 17), a large two-story brick building, was constructed in the mid-1880s on the northwest corner of Carey Avenue and Seventeenth Street. It held multiple street level businesses. It was named after Joseph M. Carey, a pioneer cattle rancher who became one of Wyoming's foremost political figures. He was a territorial judge, Mayor of Cheyenne, a U.S. Senator, and Governor of Wyoming. He also helped found the Wyoming Stock Growers Association and the Cheyenne Club. Unfortunately, subsequent exterior modifications have completely hidden this fine building. Directly west, the Knights of Pythias Building (Nos. 15-16) dates from 1884. However, the eastern two-thirds of the building has been covered with modern fabric. The westernmost portion retains its original facade with heavy metal cornice and ornately carved window copings. The Knights of Pythias organization has continued to function from this location for over one hundred years.

The buildings described above were the result of the economic well being enjoyed during the heyday of the cattle barons. However, this era proved short-lived. The open range cattle industry was a precarious one, based on cheap available land and low maintenance costs. The range was largely unfenced, and no provision was made for winter feeding. The winter of 1886-1887 brought a series of severe blizzards and intense cold. Cattle losses were as high as eighty percent for some of the larger outfits. Overgrazing and a sharp decline in beef prices on a glutted market contributed to the demise of the cattle barons. As a result, the size of ranches was reduced so that winter pastures could be fenced. Native hays were irrigated and cut for winter, and structures were built for the winter protection of livestock. Better livestock breeding practices were followed, and a new and more stable

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era of cattle raising gradually evolved. In the meantime, sheep ranching emerged as a viable industry, filling the void and dominating the Wyoming livestock scene into the early twentieth century.

Cheyenne in the Post-Cattle Baron Era, 1888-1920

The decline of the cattle industry also affected the growth and development patterns of Cheyenne. Many of the cattle barons left the city and sold their mansions to residents engaged in government, commerce, and the railroad. Smaller homes were constructed on the subdivided lots. When Wyoming achieved statehood in 1890, the state capitol was located in Cheyenne (the capital building had already been constructed in 1886-1887), and therefore the city became the seat of state government with its related agencies, large work force and payroll.

In 1890, the Union Pacific Division machine shops were constructed in Cheyenne, which brought about a substantial increase in the work force and promised prosperity for Cheyenne after the decline of the cattle industry. However, the ensuing Panic of 1893 severely curtailed the economic development of both the Union Pacific and the City of Cheyenne, which remained dependent on the railroad. The city's economy remained depressed until World War I brought new prosperity to Cheyenne and the railroad.

The Richardson Brothers built the Tivoli Building (No. 75) in 1892 to replace a cafe that was in operation as early as 1887. It housed a fine restaurant and bar (and reportedly a brothel). It was described in 1892 by the Sun:

The interior of the magnificent structure is in keeping with the building, and the fixtures are as fine as can be seen in any city West of Chicago. The finish and furniture of the first floor is all of antique oak, and very massive and handsome. In building the new Tivoli the boys have endeavored to combine all the best features of the most popular places of the kind in the east, so to this end they have secured the Grand Imperial ornamentation, the largest and most modern to be found in this country, it has been directly imported from Freeburg, Germany, within the last month at a cost of \$2,500. It is a useful piece of musical mechanism...The

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entire structure is a very artistic one, and a credit to the architect, builder and the city, as well as to the Richardson Brothers who have the nerve to undertake and complete such an institution, not withstanding the universal cry of hard times by the croakers.

The Tivoli Building was restored to its former grandeur in 1979-1980 and now houses the Greater Cheyenne Chamber of Commerce.

Another fine commercial structure was erected at about this time in the northwest part of the District. The I.L. Davis Building (No. 12), a large three-story corner building, was constructed in 1895. During its history, it has housed office rentals, apartments, a grocery store, and a hardware store.

Several commercial properties were developed along the north side of West Fifteenth Street facing the tracks around the turn of the century. One of the older and more notable buildings is currently occupied by Homebrew Supplies (No. 78) and was apparently constructed ca. 1890, although tax records indicate a date of 1907. It is a well preserved two-story brick Italianate building with a metal cornice and metal ornamentation on the facade. By 1905-1906, it was known as the Hoffman House and Bar. George L. Williams was the proprietor and also the agent for Neef Brothers Beer, operating out of the same building. In 1915-16, J.J. Weber became the proprietor of the establishment. In 1919-20, It became a restaurant run by E.S. Blackney, Bagan and Greenwald. In 1926, it became Boyd's Cigar Store, and that business remained at this location through 1945.

The building at the corner of Fifteenth Street and Carey Avenue (No. 81) was constructed in circa 1902, although tax records indicate an estimated building date of 1917. It is depicted on the Sanborn Map dated 1912. It housed a number of businesses, including a restaurant as early as 1902-03, and the Anheuser-Busch Beer Hall starting in 1905-06 with Emil Busch as the proprietor. By 1919-20, it had become the Hellenic Club and coffee house. In 1939-40, Conrad Kreuzer operated a tin shop out of this location, and the family maintains a sheet metal business to the present.

The Rex Hotel (No. 91) and Becker Hotel (No. 92) are located along West Fifteenth Street in Block 417. The Rex Hotel was constructed as early as 1900 and is a two-story brick building. It has traditionally housed saloons, restaurants, and rooms to rent. It first housed the Eagle Bar run by the

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O'Keefe Brothers. By 1910, it was known as the Frontier Bar with Ware and Tompkins, proprietors. In 1911-12, it was the Casino operated by Weitz and Sealer, specializing in fine wines, liquors and cigars, and Haas and Schneider advertised rooms. The Home Restaurant was opened in a portion of the building in 1915-16. By 1919-20, the building housed the Casino Cafe, the Antlers Cafe, and Casino Rooms. The building continued to house restaurants and offered rooms through the 1920s and 1930s. By 1939-40, it housed Bill's Tire and Battery, Sheet Metal Products, and offered furnished rooms. By 1945, there was a Salvation Army Store operating from this address and rooms were still offered. It was known as the Rex Hotel only after its period of historical significance.

The Becker Hotel was constructed in circa 1895 and first housed George Bescherer's Restaurant and Saloon. In 1907, Bescherer still owned the business and also offered boarding and lodging. In 1908-09, Charles Becker was the proprietor of the Antlers Bar and Restaurant and offered rooms. The hostelry known as the Becker Hotel at this time was run by Henry Becker and was located at 1508-10 Capitol Avenue. In 1911-12, the name Becker Hotel was first associated with this property with Charles Becker as the proprietor. The Becker Hotel continued to operate at this address throughout the 1920s, 1930s, and 1940s with various cafes also operating from this address. It is currently vacant.

The Albany Restaurant (No. 94) has occupied the corner of West Fifteenth Street and Capitol across from the Depot since about 1890. It was built in various stages and was known in its early days as the Coors Building; Adolph Coors, the founder of Coors Brewing Company in Golden owned the building from 1907 to 1947. The original portion of the building, a retail facility, was moved twenty feet south of its original location when the Colorado Railroad Company bought the right-of-way along the alley in 1910. The Albany Hotel, the first addition, was apparently a very respectable hotel in the 1920s, expanding to forty-six rooms. A heated garage (Building No. 93) was later added to the building for the convenience of hotel patrons. It is currently run as a restaurant, bar, and liquor store and has received some exterior modifications.

From Frontier Town to Modern City

Cheyenne quickly made the transition from a rough hewn railroad town to a modern city. Starting in the 1880s, electricity, water service, telephone,

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street maintenance, public transportation, and police and fire protection were available to Cheyenne citizens. Water was first supplied to the city via a pipeline from Crow Creek. In 1875, the Territorial Legislature provided for the construction of waterworks and other public improvements. Mayor L. R. Bresnahan made the plans for laying the water mains for the system, and they were completed by 1877. The Union Pacific constructed a water system in 1880 using a pumphouse and a dam on Crow Creek above Fort D.A. Russell. Water was diverted from the dam to four lakes northwest of Cheyenne--Terry, Absaraca, Athabasca and Mahpaklulah (now Sloan's Lake), starting in 1884. Water shortages continued until the Granite Springs reservoir and supply line was completed in the Laramie Range in 1904. In addition, Crystal Lake Reservoir, Middle Crow Diversion Dam and the reservoir at Round Top were completed in 1910, and the North and South Crow dams in 1911. The water was carried by gravity flow to the Round Top filtration plant completed in 1915. Another dam on Upper North Crow Creek was completed in 1930. After 1934, the city also completed 48 deep water wells with pipelines to augment the supply.

There were three volunteer fire departments, and in 1909, full-time salaried firemen replaced the volunteers. The Pioneer Hook and Ladder Company (Building No. 4) was located at 1712 Pioneer Avenue. It was a two-story brick building constructed in circa 1880. Early photographs reveal an ornate main turret flanked by two smaller towers on the front corners of the building as well as a small tower on the rear. However, the facade was completely rebuilt in 1917, obscuring the original Italianate architecture.

A telephone exchange was begun in 1881 with connections to Laramie, Fort D.A. Russell, and Camp Carlin. In 1911, the Plains Hotel became the first building with telephone lines installed during its construction. The telephone exchange was located in the Rocky Mountain Bell Telephone Company Building (No. 49), constructed in 1906 and located at the corner of Seventeenth Street and Capitol Avenue. A third story was added to increase office space, and the telephone company moved in 1921. This building has been restored and currently houses Glen Garrett, Architect.

Gas lighting predominated in early Cheyenne. The Cheyenne Gas Company began supplying gas for lighting and heating in November 1883. The Brush-Swan Electric Company of Cheyenne was formed in January 1883 and began by providing lighting to thirty downtown buildings. By May street lights were also installed. Carbon-fired arc lights were also used at street

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intersections. In 1900, the Cheyenne, Light, Fuel and Power Company bought out the Brush-Swan Company and constructed a steam-generating plant and installed street mains to carry steam to heat buildings on 16th Street, Capitol Avenue, and Carey Avenue. In 1911, steam meters were installed for customers.

The Cheyenne Street Railroad Company provided public transportation starting in 1888 with 30-passenger horse-drawn cars. There were three street car lines, each painted a different color. In 1908, the Cheyenne Electric Railway was established. It served most points in the city until 1924. In 1929, the trolley tracks gave way to the Cheyenne Motor Bus Company.

Another major transportation development for Cheyenne occurred when it was selected as one of fourteen cities on the route of the Transcontinental Air Mail Service in May 1920. The airport soon grew to accommodate four hangars and an administration building, which were dedicated in 1925. The Boeing Air Transport Company began to carry both mail and passengers in 1927, and regular service was started from Cheyenne to Chicago and California.

The Cheyenne Post Office and Federal Building was constructed in 1900 with grey sandstone quarried at Rawlins. It was located on Eighteenth Street between Pioneer and Carey. The post office moved into the building in 1902, and it was not fully completed until 1903. The interior was finished in oak and red Vermont and gray Tennessee marble. The building was vacated in 1965 and has since been razed.

During the first two decades of the twentieth century, Downtown Cheyenne grew sporadically in a constantly shifting and uncertain economic climate. New buildings were constructed where older buildings had been destroyed by fire or had been razed. In 1911, the Plains Hotel (No. 59) was added to the commercial streetscape at the corner of Sixteenth Street and Central Avenue. The Cheyenne Securities Company was organized to fulfill the need for a new, up-to-date hotel for Cheyenne, as the earlier Inter-Ocean Hotel had begun to deteriorate and was obsolescent. The company was composed of some of Cheyenne's leading citizens, including Senator Francis E. Warren, T.A. Cosgriff, Dr. H.M. Bennett, George B. Abbott, Fred Warren, and William R. Dubois, prominent Cheyenne architect. Dubois designed the building, and Jim Sorensen of Cheyenne was the contractor. The original building had one hundred rooms and cost \$200,000 to construct. It was considered to be one of the most elaborately furnished hotels in the entire West. In 1927, a five-

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story annex (No. 58) was added to the west side of the hotel, doubling the number of rooms. Today, the Plains Hotel continues to operate as a hotel and is another cornerstone of the Downtown Cheyenne Historic District.

The Majestic Building (No. 57) adjoined the Plains Hotel and Annex on the west. It was constructed in 1907 for the First National Bank and was also designed by William Dubois. The building had five stories with nine offices per floor. The First National Bank was founded by Amasa Converse of Converse and Warren Mercantile. However, it failed in 1924, and is not the predecessor of the present First National Bank and Trust.

The Capitol Avenue Theater (No. 56) was built as a replacement for the Cheyenne Opera House, which was destroyed by fire on December 8, 1902. The Young Men's Literary Club initiated the community project in April 1903, when they decided to raise a "bonus" that would be given any company to construct a new opera house according to agreed specifications. Morrison Construction Company of Denver signed the agreement with the club building committee, guaranteeing the construction of the new theater by December 1903. The Capitol Avenue Theater Company was incorporated shortly afterward; among the stockholders were F.E. Warren, M. Idelman, J.M. Carey, and H.P. Hynds. William Dubois was the architect. He designed a four-story building of pressed brick with iron and plate glass store fronts. On the ground floor were two large stores, and a dozen or more offices were on the upper floors. The theater itself had a seating capacity of 1,140 including eight boxes and seven loggias and a large stage. It was designed for road shows that toured the country at that time. With its thirteen exits, the theater could be emptied in one and one-half minutes.

The grand opening of the theater was held on August 26, 1905. The auditorium was ornate, exhibiting carved scrolls and ornaments on the walls. Rose satin curtains draped the eight boxes, and the chairs were covered with the same material. In 1915, the interior of the building was ruined by fire. The theater was rebuilt with a much less pretentious decor. In 1930, the Capitol Avenue Theater was remodeled into a movie house by Publix, a national chain of movie theaters. The name was also changed at the time to Paramount Theater. T.H. Buell and Company of Denver were the architects. The projection equipment was the first of its kind in the West. The high intensity reflector lamps combined with the magafilm screen gave the highest quality picture technology could provide. A generating plant was installed in the basement to supply power for the projection room equipment. The plant



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was billed as the largest in the West, with sufficient power for a city of 10,000 to 15,000 people.

The Cheyenne Masonic Temple (No. 37) is located at the north edge of the Downtown Cheyenne Historic District. It is an impressive three-story brick masonry building first constructed in 1901 in the Romanesque Revival style of architecture, featuring round arches. It burned in 1903 and was immediately reconstructed, retaining many of the original architectural details. A 1929 west addition basically mirrored the original building.

The Boyd Building (No. 8) was constructed in 1912-1913 by the Citizens' National Bank. It was designed by Frederick Hutchinson Porter, a local architect who left his mark on many Cheyenne buildings. The bank was forced to close and sold the building in 1924. The street level still houses the City News and Pipe Shop, once called the Boyd Cigar Store, the oldest continually operated business of its type in Wyoming.

The Waldman Building (No. 18) was constructed at the southeast corner of Carey Avenue and Eighteenth Street in 1910. It was a two-story brick building that was originally used for law offices, and by the 1920s the first floor had been remodeled. Restoration of the building began in 1978, and historic photographs were used to recreate the facade. The original scroll brackets and cornice were retained. It now houses the Buck Law Offices.

The Fiske Block (No. 35) is a one-story brick commercial building constructed circa 1910. It has seven storefronts and has recently been renovated. The building was used for office space in its early years, and later some of the storefronts were used for retail. Most notable among the tenants were J.M. Carey and Brother, a large ranching company owned by Wyoming's first U.S. Senator, and a founder of the Wyoming Stock Growers Association.

The Pioneer Hotel Building (No. 42) was constructed in circa 1911-1912. It was originally the Moffatt Hotel run by William Moffatt. The Moffatt Hotel continued to operate at this location with several different proprietors through about 1940. It was then purchased by the Carter-Walton group, which operated several hotels in Montana and the La Bonte Hotel in Douglas. The name was changed to the Pioneer Hotel. Several other businesses were located in the additional storefronts of the hotel. They included the Golden Rule Mercantile Company in the 1910s; the Ellis Confectionery in the 1920s and

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1930s; Harry Freed's Women's Furnishings in the 1920s, 1930s, and 1940s; Sam Stark and Son Mens' Furnishings in the 1930s and 1940s; and the F.W. Woolworth Company in the 1940s. The Pioneer Hotel Building has therefore continued to operate as a hotel with other retail stores since it was constructed.

The building that currently houses KFBC (No. 38) was constructed circa 1914 and was designed by Cheyenne architect William Dubois. It is a one-story commercial building faced with light-colored terra cotta tile. The main portion of the building originally served as Wyoming's first Cadillac auto dealership. Mentz Motors was located here from 1922-1931. There are two office storefronts on the north end of the building that were added in about 1935, and Dubois had his offices in one of these storefronts.

The U.M.W. of A. Building (No. 7) was constructed in about 1912-14. In addition to housing the United Mine Workers of America District No. 22, the building was also occupied by the Wyoming Weekly Labor Journal and the quality Print Shop. By 1936, it also housed Cheyenne Federal Savings and Loan. The building later housed a number of different labor unions, including the teamsters, plumbers, and carpenters unions. It was remodeled in 1952.

The Hynds Building (No. 48) was constructed on the northwest corner of Capitol Avenue and Sixteenth Street in 1919. Although it is located in a block of 1880s era buildings, it is more closely related to the buildings to the east in Block 389. It is a five-story office building constructed on the site of the famed Inter-Ocean Hotel, which was destroyed by fire in 1916. Its builder, Harry Hynds, came to Cheyenne at the age of twenty and began work as a blacksmith. He subsequently operated a group of saloons and gambling houses. However, after a period of time he became a respectable citizen of Cheyenne and played an influential role in Cheyenne's economy. He was involved with the construction of several buildings in the Downtown Cheyenne Historic District. The Hynds Building is currently vacant.

Expansion of Downtown Cheyenne, 1920-1940s

In January 1923, Cheyenne's largest employer, the Union Pacific Railroad, established a freight terminal as a distribution point for Wyoming and adjoining states. As a result, the existing yards were expanded and a

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new freight terminal was built; a new steel and concrete viaduct, improvement of the city's water system, and construction of housing for the increased railroad work force followed. Nevertheless, Cheyenne and the rest of America slid into the Great Depression. A series of droughts directly 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. President Roosevelt's New Deal programs did result in increased public construction, including the Wyoming Supreme Court building in Cheyenne.

Once again, a World War and the resulting war buildup helped to restore the nation's economy. Fort D.A. Russell, renamed Fort Francis E. Warren, became a major training center with 20,000 men being regularly stationed there. This had a tremendous positive impact on the local economy. Also, the production of livestock and crops accelerated for the war effort; the same held true for the energy industry and all major Wyoming industries.

The commercial core of Cheyenne generally spread north and east during this time period. Just west of the downtown core, however, was built one of the most notable additions of the 1920s, the Dinneen Building. It was constructed by William Dinneen I to house his auto dealership. It was designed in the Art Deco style by Frederick Hutchinson Porter and was constructed during the winter of 1927-1928. In 1891, the Dinneen family started a grocery business located on Pioneer Avenue. It quickly became the largest grocery outlet in Cheyenne. In 1906, William Dinneen I entered the auto business, obtaining the Americar dealership. The business was originally located on the southwest corner of Sixteenth Street and Pioneer Avenue. It moved to the present location when the new building was completed. The business has remained in the Dinneen family to the present and is probably the oldest continuously operating auto dealership in Cheyenne, if not Wyoming.

On the eastern side of the District, the old Montgomery Ward Building (No. 60), now housing Mossholders Furniture, was built in 1929 as a retail store by the F.E. Warren family and was designed by William R. Dubois. Another interesting building from this time period in the same block currently houses the Medicine Bow Brewing Company (No. 62). It was constructed in 1924 as the Frank Clark Auto dealership. Frank Clark sold Chevrolet vehicles. He remained at this location until the mid-1940s. In 1945, Montgomery Ward and Company occupied the building as a wholesale

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warehouse. In the 1950s, it specialized in farming supplies. The building has recently been renovated as a micro-brewery, restaurant, and entertainment center.

In the north-central portion of the District is the building that currently houses Prairie Rose (No. 19), a small but notable structure constructed in 1929. It is a one-story single storefront, and the facade is covered with white terra cotta with intricate detailing, including dentil work in the cornice, brackets and scrolls. It formerly housed Christensen's Jewelry Store. Unfortunately, the building immediately to the south has been extensively remodeled and is a noncontributing element to the District.

The building that currently houses Brown's Shoes (No. 22) is located in the same block on a corner lot. It was constructed in circa 1931 and retains elements of the Art Moderne architectural style with its rounded corners and smooth wall finish, a white matte finish terra cotta.

The building that is currently occupied by The Cheyenne Insurance and Investment Company and Your Appearance (No. 30) is located at the northeast corner of the same block. It was not constructed until 1949 but also reflects the Art Moderne architectural style with its rounded corners and smooth terra cotta tile finish.

One of the last notable buildings to be added to the Downtown Cheyenne Historic District was the Cheyenne Greyhound Bus Depot (No. 95). The building was constructed in 1940 by the Union Pacific and Chicago & North Western Railroads and was strategically located adjacent to the Union Pacific train depot. At the time of its construction, two bus lines operated from Cheyenne, and they were a combination of the Interstate Transit system and the Union Pacific Stages, Incorporated. Interstate ran buses through Salt Lake City and then on to Los Angeles, while the UP Stage buses ran through Salt Lake City and then on to Portland, Oregon. The railroads created numerous bus lines in the 1920s to reach points not covered by the existing railroad system and because of declining rail travel. Prior to the construction of the new depot, the bus lines were housed across Capitol Avenue in the Albany Hotel.

The new Cheyenne bus depot was the second terminal constructed in Wyoming by the Union Pacific, the first being a much smaller facility in Laramie. It was constructed at a cost of about \$45,000. The original

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portion is a one-story buff brick building with passenger and waiting areas and a garage. A small cafe addition was constructed on the west elevation of the terminal in about 1963. The original portion of the building is an example of the Streamline Moderne Style of architecture and was designed by co-architects William Dubois of Cheyenne and James T. Allan of Omaha, Nebraska, who was affiliated with the Union Pacific Railroad. Many passengers traveling by train disembarked at Cheyenne and took buses from the conveniently located new bus depot. Bus passengers were also encouraged to eat at "The Beanery" located in the nearby railroad depot. During World War II and into the 1950s, as many as 800 passengers a day were handled by the Cheyenne Bus depot. At its peak, Cheyenne was the base for 64 regular drivers, with another 112 on the substitute board. In 1952, the railroad bus line was acquired by Greyhound which continued using the depot until recently.

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10. Geographical Data

**Verbal Boundary Description**

The original Downtown Cheyenne Historic District Nomination and subsequent amendments did not establish UTM points. The current amendment establishes the new boundary of the Downtown Cheyenne Historic District, and it is delineated by the polygon whose vertices are marked by the following UTM reference points:

	Zone	Easting	Northing
5.	13	515750mE	4553380mN
6.	13	515720mE	4553200mN
7.	13	515580mE	4553140mN
8.	13	515400mE	4553100mN
9.	13	515320mE	4553160mN
10.	13	515240mE	4553330mN
11.	13	515350mE	4553440mN

**Boundary Justification**

Based on the new survey and extended period of significance (dating to 1945), the Downtown Cheyenne Historic District is being amended to include contiguous buildings that fall within the period of significance and retain architectural integrity. The original and previously amended District boundaries created two discontinuous elements to the District; untenable boundary lines were drawn between connected buildings, and blocks were bisected where there were no convenient physical boundaries. The new amended District boundaries correct these problems and create one contiguous District with additional properties as noted below. The entire District is located within the Original City of Cheyenne Plat. It encompasses nine complete blocks and four partial blocks.

The amended boundary encompasses a portion of Lot 7, Block 353, to include Building No. 3; the south half of Block 355 consisting of portions of Lots 5,6 and 7 to include Building Nos. 23-25; the north half of Block 390 consisting of Lots 1, 2, 3, and 4, to include Building Nos. 40-43; all of Block 391 to include the municipal parking lot; a portion of the south half



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of Block 418, to include Building No. 95; and portions of Lots 1, 2 and 7, Block 388, to include Building Nos. 62, 63, and 64. The district boundary generally follows lot lines, building lines of exterior walls, and street curb lines.

Overall, the irregular boundaries are justified due to the exclusion of modern building intrusions and parking lots, and the inclusion of strong contributing buildings that are considered to be essential elements of the Downtown Cheyenne Historic District. The proposed district includes the significant historic buildings in this area that still retain physical integrity. Although many of these buildings have received street-level modifications, the overall historic character of the district is strong.

19th ST.

19th ST.

18th ST.

18th ST.

17th ST.

17th ST.

16th ST.

16th ST.

15th ST.

THOMES  
BLK 392

PIONEER

Parking

CAREY

CAPITOL

CENTRAL

WARREN

BLK 353

BLK 354

BLK 355

BLK 356

BLK 357

BLK 358

BLK 391

BLK 390

BLK 389

BLK 388

BLK 416

BLK 417

BLK 418

Old Town Mall

70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96

97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

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drafted by E. Roseberry  
April 1995

PLAN NORTH

TRUE NORTH

DOWNTOWN CHEYENNE HISTORIC DISTRICT  
Proposed National Register Boundary  
Previous National Register Boundaries  
Contributing Buildings  
Noncontributing Buildings