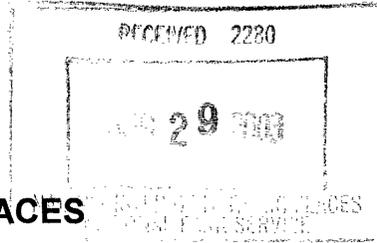


United States Department of the Interior
National Park Service



628

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

CHEYENNE WINLECTRIC COMPANY

historic name: McCord-Brady Company; Asher-Wyoming Company Wholesale Grocers

other names/site number: 48LA1418/48LA686

2. Location

street & number: 1506 Thomes Avenue

city or town: Cheyenne

state: Wyoming

code: 56

county: Laramie

code: 021

not for publication: N/A

vicinity: N/A

zip code: 82001

3. State/Federal Agency Certification

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

8/25/03

Signature of certifying official

Date

State Historic Preservation Officer

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Commerce/Trade Sub: warehouse

Current Functions (Enter categories from instructions)

Cat: Commerce/Trade Sub: warehouse

7. Description

Architectural Classification (Enter categories from instructions)

Cat: Other: 20th Century Factory/Warehouse

Sub: N/A

Materials (Enter categories from instructions)

foundation: Concrete

roof : Wood, tar and gravel

walls: Brick, concrete

other: _____

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

8. Statement of Significance

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

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

Criteria Considerations (Mark "X" in all the boxes that apply.)

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

Areas of Significance (Enter categories from instructions)

Cat. Commerce

Period of Significance: ca. 1914-1945

Significant Dates: ca. 1914-15 (building date)

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

Cultural Affiliation: N/A

Architect/Builder: Unknown

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

9. Major Bibliographical References

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data

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

Name of repository: _____

10. Geographical Data

Acreage of Property: .4 acres

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

	Zone	Easting	Northing
1	<u>13</u>	<u>515275</u>	<u>4553080</u>

See continuation sheet.

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

South 88' of Lots 15-22, Block 414, Original City of Cheyenne

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

The boundary is defined by the legal boundary of the lots that the building occupies.

11. Form Prepared By

name/title: Robert G. Rosenberg, Historian
organization: Rosenberg Historical Consultants date: 10/31/2002
street & number: 739 Crow Creek Road telephone: (307)-632-1144
city or town: Cheyenne state: WY zip code: 82009

Property Owner

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

name: Rails and Wind Family, the Ltd. Partnership (Gordon Campbell)
street & number: P.O. 770368
city or town: Steamboat Springs
state: CO zip code: 80477
telephone: (970)879-5588

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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CHEYENNE WINLECTRIC COMPANY
LARAMIE COUNTY, WYOMING

7. Description

Cheyenne Winlectric is located at 1506 Thomes Avenue in the western portion of the original commercial district of the City of Cheyenne, Wyoming. It is a two-story, flat-roofed, dark red brick warehouse building, which occupies the northwest corner of West Fifteenth Street and Thomes Avenue. The facade or east side fronts on Thomes and the south side fronts on West Fifteenth Street. The east and south are the two finished sides of the building. The north side fronts on an alley with parking. The portion of the block west of the building consists of a paved and partially fenced storage, loading, and parking area. The building was constructed in 1914-1915 and originally functioned as a warehouse for a wholesale grocery concern.

The overall dimensions of the building are 88' N-S x 120' E-W, and it rests on a concrete block foundation with a full basement. It has a flat roof that is supported with wood joists and is covered with tar and gravel. The exterior walls are composed of dark red common bond brick with regularly spaced brick pilasters. The east and south sides have brick parapets capped with cement. Corbeled brick cornices and the top of the brick pilasters on those elevations define the painted signboard area. The west side has a stepped parapet; the north side or rear of the building has none. The signboard areas on the east and south sides retain yellow and black signs painted on brick that bear the name of a former business, "The Asher-Wyoming Co, Wholesale Grocers." Window bays are regularly-spaced in the areas between brick pilasters, vertically aligned on the first and second stories, and have stone sills. The windows on the east side consist of paired one over one-light double-hung units with wooden sash and frames on the first floor and one over one-light double-hung units with wooden sash and frames on the second floor. The windows on the first floor are covered with two over two-light wooden storm windows. The south side has similar one over one-light double hung windows with wood sash and frames on the first story covered with two over two-light wooden storm windows and boarded-over single windows on the second floor. However the windows are still intact and consist of three over one-light double-hung units with wooden frame and sash. These windows also have arched lintels on the interior. The west side does not have any exposed windows. The north side or rear of the building has narrow three-light windows with wooden frames that are covered on the outside with steel security mesh. They are set high in the wall on the first and second stories. Most of these units are covered with wood on the outside.

The east side of the building has a garage door bay with an overhead door, a pedestrian entrance with a recent wood door that leads to the office area, and a second garage bay that is boarded over. The south side has a garage bay with a metal overhead door and a second possible garage bay that has been converted into a pedestrian entrance with a glass and aluminum door and window (entrance for Clear Cut Woodworking). There are two other pedestrian entrances with modern glass and metal doors and two-light

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**CHEYENNE WINLECTRIC COMPANY
LARAMIE COUNTY, WYOMING**

transoms with stone sills. The east and south sides have concrete loading docks with partial brick facing. These docks were originally constructed with wood and were still in place in 1931. It is not known when they were replaced with concrete, but the brick facing was added when new curb, gutter and sidewalks were constructed within the last five years. The current docks also have steel railings and access stairs. The south side has an inclined handicapped ramp with railings and two sets of stairs aligned with two of the entrances.

A one-story, wood frame, shed-roofed addition (49' x 13') was constructed in 1966 onto the south end of the west side of the building. There is also an elongated, one-story, wood frame gable-roofed addition (41' x 15') on the west side that was constructed in 1989. It is windowless and is fitted with a single overhead garage door in the west end. The north side of the building has a recent twin-leaf glass and metal pedestrian entrance with a wooden stoop and stairway with railings. A garage bay near the west end of the north side has been modified into a pedestrian entrance with a wooden door and stoop with railings and stairs (back entrance for Clear Cut Woodworking). A set of steel stairs with railings is also recent and leads to a second-story wood door on the west end of the north side. It serves as a fire escape.

The interior of the building is leased to several businesses; however, the Cheyenne Winlectric Company occupies the majority of the space. The east side of the full basement is used for electrical parts storage, and the west side consists of ten framed-in cubicles are occupied by renters for storage. These cubicles are accessed via the long west addition, which contains a concrete vehicle ramp leading to the basement. The southeast corner of the basement has a separate room with brick walls and a pedestrian entrance on the west side. There is a second smaller brick room to the west on the south side of the basement that serves as a walk-in safe. There is a large steel door with combination lock on the east side bearing the name of the manufacturer, the Charpoit Safe Co., Denver, Colorado. A 2500-pound capacity freight elevator is located near the center of the basement that serves all floors. It was constructed by Nock and Garside, Denver, Colorado. The elevator is open on its east and west sides and is powered by an electric motor in the basement. The large pulley wheels for the steel cables of the apparatus are housed within a wood frame cupola that protrudes from the flat roof. It appears that both the elevator and the walk-in safe are original and were installed when the building was constructed. The wooden first floor is supported by large square vertical posts that in turn support horizontal timbers (approximately 12" x 18") upon which the floor joists rest.

The first or main floor of the building has a wooden floor and exposed brick walls, and the majority of the east half consists of electrical parts storage on rows of shelving. A wood timber support system similar to that of the basement supports the second-story wood floor. The southwest corner of the floor consists of

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the office for Winlectric. It was originally partitioned off with stud walls covered with wainscoting. Some of the original wainscoting is still exposed. The interior of the office was been re-paneled, and a portion of the ceiling has been covered with a dropped acoustic tile ceiling. The office area retains an original walk-in safe similar to the basement safe and by the same manufacturer. Its door mechanism is more complex, and the combination lock has been replaced. This safe is still in use. The west half of the first floor has been divided with recent drywall partitions and leased out to other small businesses.

The second floor is accessed by an original set of wooden stairs located north of the office area as well as by the freight elevator. The original wainscoting is exposed along the south side of the stairway. The north side of the stairway has a wood frame slide, evidently for conveying merchandise from the second floor. The second floor is mostly open with exposed brick walls, with the exception of a room in the southeast corner that is partitioned off with stud walls covered with wainscoting. The second story is also used for electrical parts storage with rows of shelving separated by aisles that have an additional layer of finished tongue and groove flooring. The same wood timber system supports the roof of the building. There is also an interior steel stairway added recently that connects all three levels.

Overall, the building retains good physical integrity both inside and out with nearly all original windows, sash and frames, two original safes, and freight elevator. Some remodeling has occurred on the first floor to accommodate multiple leases, and several new entrances have been constructed on the exterior to access them. These changes have been kept to a minimum and were necessary to maintain a viable commercial property. Early painted signs advertising the Asher-Wyoming Company also lend an air of authenticity to the exterior of this significant early twentieth-century warehouse architecture.

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CHEYENNE WINLECTRIC COMPANY
LARAMIE COUNTY, WYOMING

8. Significance

The building occupied by the Cheyenne Winlectric Company is eligible to the National Register of Historic Places under Criterion A, because it represents the early twentieth-century commercial activity in Cheyenne, Wyoming. Cheyenne had its origins as a railroad town created in 1867 by the construction of the first transcontinental railroad, making it an important transportation center from its inception. Therefore, its commercial history was inextricably tied to the railroad. The building at 1506 Thomes Avenue was constructed in ca. 1914-15 and was provided with its own railroad siding on the south side, which has been removed. The Colorado and Southern Railroad laid tracks along the north side of the building; these have also been removed. However, the Union Pacific Railroad freight yards are located directly south of West Fifteenth Street, so that the building retains its physical association with the railroad. The building is a well-preserved example of early twentieth-century factory/warehouse architecture and served as a wholesale grocery warehouse from the time it was built until 1974. It is one of a group of industrial buildings identified by previous historical surveys that remain on the west side of downtown Cheyenne and that were directly serviced by the railroad (see related Multiple Property Listing).

Historical Setting

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

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

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

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

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

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

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

1506 Thomes Avenue

The original building permit for the warehouse is unfortunately no longer available in the public record. The block and lots upon which the warehouse was built were originally composed of a row of wood frame dwellings and one brick and one concrete dwelling. On November 14, 1911, Thomas S. McMurray sold Lots 18-22 to the McCord-Brady Company. The 1912 Sanborn Fire Insurance map does not depict the warehouse; by the 1923 edition, the warehouse is shown. Cheyenne City directories first list a business (McCord-Brady) at this address in the 1915-16 edition, which was published in September 1915. The McCord-Brady Company was listed at 111 West Sixteenth Street in the 1913-1914 edition. No newspaper accounts were located concerning the construction of the warehouse. In lieu of other documentation, it appears that the warehouse was constructed between September 1914 and September 1915.

The first occupant, the McCord Brady Company, was a wholesale grocery business. It was formed in Omaha, Nebraska, on December 16, 1890, by James McCord, William H. McCord, John S. Brady, James H. McCord, and Frank J. Hoel. The corporation was capitalized at \$300,000 with 3000 shares priced at \$100 each. It was formed for the purpose of "...buying and selling and general dealing in groceries at wholesale, purchasing and holding such real estate as may be necessary and proper for a convenient prosecution of its business." The company was first incorporated in Wyoming on February 15, 1902 (No. 3628) and the

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filing was renewed July 21, 1914. At that time, C. F. Hoel was the Cheyenne Agent for the company. This early Cheyenne business was first located at 111 West Sixteenth Street. On January 1, 1922, C.F. Hoel resigned as the local manager and agent of the Cheyenne branch of the McCord-Brady Company. He subsequently moved to Saratoga, Wyoming, and managed the Cosgriff Brothers business there. He died on October 27, 1949. After Hoel's departure, M.H. Blunt was appointed manager by the company. On November 12, 1932, M.H. Blunt's appointment was revoked, and the principal office of the company was relocated to Casper, Wyoming. Walter A. Schultz was appointed as agent and the firm conducted business at 321 Midwest Avenue, Casper, Wyoming. At the time the last annual report was filed for the Cheyenne branch of the company in 1931, A.B. Warren of Omaha was president; S.S. McCord and J.H. McCord, Jr. were the vice presidents and resided in St. Joseph, Missouri; M.T. Smith of Omaha was secretary; A.B. Tebbens of Omaha was treasurer; and A.B. Warren was the manager. The company directors were the same as above.

On November 26, 1932, the McCord-Brady Company sold its Cheyenne holdings to the Asher-Wyoming Company. This concern was established on November 5, 1931, with a capital stock of \$200,000 and 2000 shares worth \$100 each. The Annual Statement to the Secretary of State of Wyoming for 1933 states that Samuel L. Asher of Cheyenne was the president (residing at 508 West Twenty-Seventh Street); Walter J. Marr was the vice president and treasurer (residing at 916 East Eighteenth Street); Frank Vreeland was the secretary (residing at 620 East Sixteenth Street; and Samuel L. Asher also served as the manager.

Samuel Asher was a Cheyenne businessman, who in 1905 had been a partner in a wholesale grocery firm called Kimery and Asher located at Sixteenth and Reed; however, a year later he sold his interest to Erasmus Nagle, a wealthy pioneer Cheyenne businessman. From 1905 until 1934 Asher served as secretary and manager of E.S. Johnston Grocers, another prominent Cheyenne wholesale grocery firm. The Asher-Wyoming Company advertised itself as "Wyoming's Leading Wholesale Grocer" and remained at this address until 1974, when the company was officially dissolved. The Asher-Wyoming Company purchased Lots 15-17 from Bessie Keefe on December 4, 1943, so that the present holdings consist of Lots 15-22 in Block 414. The building then stood vacant through 1986 and had several short-term owners and a sheriff's sale in 1984. By 1987 it was occupied by the All-State Electric Supply Company. It is currently occupied by the Cheyenne Winlectric Company, an electric equipment and supply wholesaler. A portion of the building is also currently leased to Clear Cut Woodworking.

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CHEYENNE WINLECTRIC COMPANY
LARAMIE COUNTY, WYOMING

Section 9. Major Bibliographical References

Cheyenne City Directories, Cheyenne, Wyoming, 1915-1990.

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

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

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

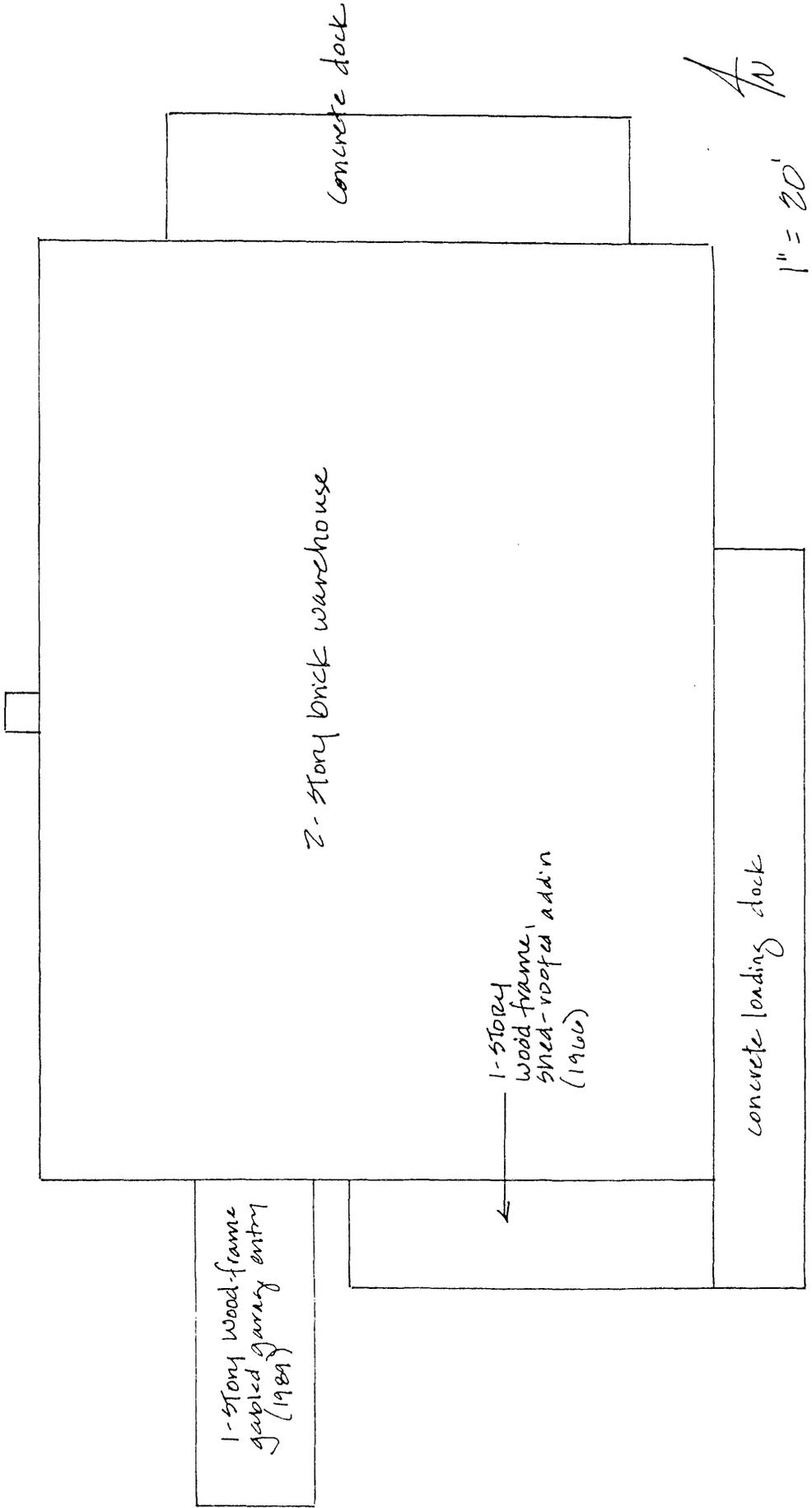
Building Permit Files, Room 202, City Building, Cheyenne.

Wyoming State Archives

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

n.d. Secretary of State, Index Cards to Corporate Charters and Annual Reports (microfilm and original documents). Wyoming State Archives, Cheyenne.

Wyoming State Business Directories, Cheyenne, Wyoming, 1915-1990.



1506 Thomas Ave. - Cheyenne Winlectric Co.