

OMB NO. 1010-0047  
EXP. 10/31/83

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For NPS use only  
received JUL 1 1983  
date entered 8/15/83

1. Name

historic Downtown Cody Historic District

and/or common Sheridan Avenue Historic District

2. Location

1155 to 1313 and 1192 to 1286 Sheridan Ave.

Both sides of Sheridan Avenue from 1313 to 1155 on the northside and  
street & number from 1286 to 1192 on the southside of the street  not for publication

city, town Cody  vicinity of  congressional district

state Wyoming code 56 county Park code 029

3. Classification

| Category                                     | Ownership  | Status  | Present Use                                       |  |
|--|--|---|---|--|
| <input checked="" type="checkbox"/> district | <input checked="" type="checkbox"/> public               | <input checked="" type="checkbox"/> occupied          | <input type="checkbox"/> agriculture              | <input type="checkbox"/> museum            |
| <input type="checkbox"/> building(s)         | <input checked="" type="checkbox"/> private              | <input type="checkbox"/> unoccupied                   | <input checked="" type="checkbox"/> commercial    | <input type="checkbox"/> park              |
| <input type="checkbox"/> structure           | <input type="checkbox"/> both                            | <input type="checkbox"/> work in progress             | <input type="checkbox"/> educational              | <input type="checkbox"/> private residence |
| <input type="checkbox"/> site                | <b>Public Acquisition</b>                                | <b>Accessible</b>                                     | <input checked="" type="checkbox"/> entertainment | <input type="checkbox"/> religious         |
| <input type="checkbox"/> object              | <input checked="" type="checkbox"/> n/a in process       | <input type="checkbox"/> yes: restricted              | <input type="checkbox"/> government               | <input type="checkbox"/> scientific        |
|  | <input checked="" type="checkbox"/> n/a being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial               | <input type="checkbox"/> transportation    |
|  |  | <input type="checkbox"/> no                           | <input type="checkbox"/> military                 | <input type="checkbox"/> other:            |

4. Owner of Property

name multiple ownership

street & number

city, town  vicinity of  state

5. Location of Legal Description

courthouse, registry of deeds, etc. Park County Courthouse

street & number 1002 Sheridan Avenue

city, town Cody state WY 82414

6. Representation in Existing Surveys

title WRC Wyoming Historical Survey has this property been determined eligible?  yes  no

date 1980  federal  state  county  local

depository for survey records 1920 Thomes

city, town Cheyenne state Wyoming

# 7. Description

**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved date \_\_\_\_\_

**Describe the present and original (if known) physical appearance**

Downtown Cody Historic District contains historically significant buildings primarily dating from 1900 to the 1930's. Most of the one or two-story structures within the district have retained their architectural integrity although some of the storefronts have been altered by additions of siding and new windows. Of the thirty structures in the district, twenty are identified as contributing while ten are listed as noncontributing buildings. Basically, a rather small district encompassing only a few blocks along Sheridan Avenue, the Cody buildings are typical of other commercial structures built in Wyoming during the same period. Yet the sandstone buildings constructed of locally quarried materials lend the district a distinctive western character. The sandstone and brick detailing of the facades represent a simple stylistic approach to commercial design. Most of the Cody buildings were constructed of stone or brick and have large storefront windows with recessed entries. Although relatively free of ornamentation, ironfronts, large iron cornices with brackets, and clerestory windows are evident on some buildings. The scale and density of the district is a tightly knit commercial core of one and two story structures with shared walls.

**Architectural Descriptions**

Sheridan Avenue between 11th and 12th Streets - South Side

Irma Hotel (1192 Sheridan Avenue): 1902: Enrolled in the National Register in 1973.

Sheridan Avenue between 11th and 12th Streets - North Side

Cody Gas Company (1155 Sheridan Avenue): 1927: One-story; original red brick with simple brick decoration above windows; flat roof, stone window heads; metal canopy added; original window style with 4 over 1 lights above doors and picture windows still there. CONTRIBUTING

Store (1161 Sheridan Avenue): 1910: One-story flat roof; rock-faced coursed ashlar sandstone covered with wooden cedar front and canopy; modern metal-framed doors and windows. NON-CONTRIBUTING

Store (1167 Sheridan Avenue): 1910: One-story flat roof; rock-faced coursed ashlar with green metal covering bottom; simple design in sandstone at roof top; stone window heads above windows which span the building; metal canopy. CONTRIBUTING

Theatre and Offices (1171-1177 Sheridan Avenue): Ca. 1930: Two-story brick covered with plaster; flat roof with simple pediment; 2nd floor windows 8 over 16 lights; metal canopy, green, black and white tile on 1st story; metal-framed doors and windows; general appearance similar to international style. CONTRIBUTING

Shops (1191 Sheridan Avenue): 1920: One-story flat roof; rock-faced coursed ashlar sandstone with smooth plaster at top; simple decoration at top of building; 1183 is covered with brick front and metal canopy and has modern metal-framed door; 1191 has a wooden-trimmed door which opens onto the corner of the street with transom light over door and sills and window heads over

# 8. Significance

| Period  | Areas of Significance—Check and justify below   |   |   |  |
|---|---|---|---|--|
| <input type="checkbox"/> prehistoric          | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning     | <input type="checkbox"/> landscape architecture         | <input type="checkbox"/> religion        |
| <input type="checkbox"/> 1400–1499            | <input type="checkbox"/> archeology-historic    | <input type="checkbox"/> conservation           | <input type="checkbox"/> law                            | <input type="checkbox"/> science         |
| <input type="checkbox"/> 1500–1599            | <input type="checkbox"/> agriculture            | <input type="checkbox"/> economics              | <input type="checkbox"/> literature                     | <input type="checkbox"/> sculpture       |
| <input type="checkbox"/> 1600–1699            | <input type="checkbox"/> architecture           | <input type="checkbox"/> education              | <input type="checkbox"/> military                       | <input type="checkbox"/> social/         |
| <input type="checkbox"/> 1700–1799            | <input type="checkbox"/> art                    | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                          | <input type="checkbox"/> humanitarian    |
| <input checked="" type="checkbox"/> 1800–1899 | <input checked="" type="checkbox"/> commerce    | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy                     | <input type="checkbox"/> theater         |
| <input checked="" type="checkbox"/> 1900–     | <input type="checkbox"/> communications         | <input type="checkbox"/> industry               | <input checked="" type="checkbox"/> politics/government | <input type="checkbox"/> transportation  |
|   |   | <input type="checkbox"/> invention              |   | <input type="checkbox"/> other (specify) |

**Specific dates** 1897 to present      **Builder/Architect** multiple

**Statement of Significance (in one paragraph)**

Today, the buildings in the Downtown Cody Historic District represent a prosperous commercial area that grew in northern Wyoming at the turn of the century. Diverse governmental and economic factors helped to assure the town of continued growth and success. William F. "Buffalo Bill" Cody used his money and influence to encourage agricultural and commercial development in the Big Horn Basin starting in the 1890's. During the late nineteenth and early twentieth centuries, Federal reclamation projects provided thousands of acres of farmland in the region surrounding Cody. As ranchers prospered, the town incorporated in 1901 and became the heart of commercial activity for the area. The success of local merchants helped to bring the railroad and municipal improvements to the town early in its development. Cody became the center for local governmental facilities in 1910 when it was established as the Park County seat. The discovery of oil in Elk Basin north of Cody in 1915 gave the town a new industry. During the teens and twenties, agriculture continued to play a dominant role in Cody's growth but the influence of tourist dollars diversified and strengthened Cody's economic base. In 1915 a road constructed between the town and Yellowstone National Park's east entrance permanently affected Cody's development. The popularity of dude ranches and automobile travel from the twenties to the present helped to assure Cody's continued stability. Today, agricultural and tourist dollars still play very important roles in the local economy. In addition, the buildings in Cody's historic district are still the heart of the commercial area. The solid brick and stone buildings physically illustrate the economic successes of Cody's early years. This locally significant district is associated with events that made an important contribution to the growth of Cody and northern Wyoming and therefore deserves to be enrolled in the National Register of Historic Places.

# 9. Major Bibliographical References

see Addendum

# 10. Geographical Data

Acreeage of nominated property 10

Quadrangle name Cody, Wyoming

Quadrangle scale 1:62500

### UMT References

A 12 | 653850 | 4931975  
 Zone Easting Northing

B 12 | 654100 | 4931975  
 Zone Easting Northing

C 12 | 651100 | 4931900

D 12 | 654075 | 4931900

E 12 | 654075 | 4931850

F 12 | 653880 | 4931850

G 12 | 533880 | 4931900

H 12 | 653850 | 4931900

### Verbal boundary description and justification

see Addendum

### List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
| N/A   |      |        |      |

| state | code | county | code |
|-------|------|--------|------|
|       |      |        |      |

# 11. Form Prepared By

name/title Christy Love, Molly Mooney, Wyoming Recreation Commission staff

organization Wyoming Recreation Commission date 1981 - revised 1983

street & number 1920 Thomes telephone 307-777-7695

city or town Cheyenne state Wyoming 82001

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Alvin J. Baston

title Director, WRC and State Historic Preservation Officer date June 24, 1983

For NPS use only

I hereby certify that this property is included in the National Register

fn/ Lucia McClelland  
Keeper of the National Register

date 8/15/83

Attest:

date

Chief of Registration

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wooden trimmed windows. CONTRIBUTING

Sheridan Avenue between 12th and 13th Streets - South Side

Store (1202 Sheridan Avenue): 1910: Scharfblock Building; 2 story; rock-faced coursed ashlar with pediment at roof; sandstone block at bottom of building; metal canopy; no ornamentation. CONTRIBUTING

Store (1210 Sheridan Avenue): 1920: One-story flat roof; log front painted white and red; wooden window and door frames. CONTRIBUTING

Store (1212 Sheridan Avenue): ca. 1920: One-story flat roof; stone block, plaster front with decoration at top; plain pilasters at entrance; painted yellow and white; metal-framed doors and windows. CONTRIBUTING

Offices (1220 Sheridan Avenue): 1917: One-story flat roof; originally brick, none of original shows; cedar shake pitched canopy covers front of building; brick below metal-framed doors and windows. NON-CONTRIBUTING

Store (1236 Sheridan Avenue): 1918: One-story flat roof, stone block with plaster front and small pediment; almost like international style; painted gray and pink; metal canopy and metal-framed doors and windows. NON-CONTRIBUTING

Cafe (1244 Sheridan Avenue): 1920: One-story flat roof; brick painted cream color with cream color metal at bottom of building; little decoration; metal-framed doors and windows. CONTRIBUTING

Shop (1250 Sheridan Avenue): 1916: One-story flat roof; brick without decoration; metal facing except at top of building; metal-framed doors and windows. CONTRIBUTING

Store (1256 Sheridan Avenue): 1917: One-story flat roof; rock-faced coursed ashlar sandstone; yellow and red metal facing at bottom of building; metal-framed door and windows. CONTRIBUTING

Store (1262 Sheridan Avenue): 1907: One-story flat roof; brick with sculptural design at top; ashlar beltcourse above windows; metal-framed door and windows. CONTRIBUTING

Shops and Offices (1272 Sheridan Avenue): 1938: Two-story flat roof, tan brick; 4 double hung sash windows and 2nd floor with sills; very plain, 1st story has black tile with metal-framed doors and windows. NON-CONTRIBUTING

Store (1276 Sheridan Avenue): 1930: One-story; original structure doesn't show; brown wood with orange trim; cedar shake pitched canopy. NON-CONTRIBUTING

Shop (1286 Sheridan Avenue): 1917: One-story flat roof; none of original

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brick shows; wood covering with brick below. CONTRIBUTING

Store (1286 cont. Sheridan Avenue): 1912: One-story flat roof; tan brick with brown brick decoration at top of building; metal canopy metal-framed doors and windows; original brickwork still shows prominently. CONTRIBUTING

Sheridan Avenue between 12th and 13th Streets - North Side

Bradbury Building (1201 Sheridan Avenue): 1906: Two-story flat roof; rock-faced coursed ashlar sandstone; 2nd story has double hung sash windows 1 over 1 lights; beltcourse at top; false stone front on first floor. CONTRIBUTING

Store (1209 Sheridan Avenue): 1918: Two-story flat roof; rock-faced coursed ashlar sandstone; 2nd story has 3 double hung sash windows 1 over 1 lights; sides are stone; 1st floor is wooden, pilasters at entrance. CONTRIBUTING

Store (1213 Sheridan Avenue): 1918: 1 story flat roof; plaster front with metal canopy; rock at bottom in a random pattern metal-framed door and windows. NON-CONTRIBUTING

Store and Restaurant (1215-1219 Sheridan Avenue): 1902: 2-story flat roof with cornice at top; ornate pilasters with bullseye motif at entrance; painted pink, red brown, and white; 2nd story windows covered; rock facing at bottom story; metal canopy; orange metal facing. CONTRIBUTING

Store (1225 Sheridan Avenue): 1925: One-story flat roof; brick; top is covered with wood facing; wood canopy and has wood trim on windows and door. NON-CONTRIBUTING

Bar (1227 Sheridan Avenue): 1930: One-story flat roof; red and tan brick with simple sculptural design at top; wood-framed door and metal framed windows. CONTRIBUTING

Shop (1237 Sheridan Avenue): 1920: One-story flat roof; none of original shows; wooden facing in front with large metal-framed windows; wood-framed door. NON-CONTRIBUTING

Office (1241 Sheridan Avenue): 1920: One-story flat roof; red brick with rock-faced coursed ashlar sandstone beltcourse and arch with keystone above entrance; rock-faced coursed ashlar sandstone at the bottom of building; metal-framed door and windows; CONTRIBUTING

Vogel Building (1251 Sheridan Avenue): 1924: 2 story flat roof; red/orange brick; 2nd story has double hung sash windows 1 over 1 lights; simple brick design at top; 1st story has metal canopy, wood-framed door and metal-framed windows. CONTRIBUTING.

Shoshone First National Bank (1291 Sheridan Avenue): 1906: 2-story flat roof;

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none of original building shows; was originally brick with double hung sash windows on 2nd floor with sills and cornice at top of roof; windows had relieving arches and the doorway was arched. The structure has been covered with a fine-grained rock siding and a rock and wood facing; modern windows have been installed. NON-CONTRIBUTING

Sheridan Avenue between 13th and 14th Streets - North Side

Pioneer Building (1313 Sheridan Avenue): 1906: store and bar; 2 story flat roof; rock-faced coursed ashlar sandstone; double hung sash windows originally 1 over 4 lights; 1st story has green metal facing on 1305 and wood covering on 1313 with canopies. CONTRIBUTING

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People began utilizing land for grazing in Wyoming's Big Horn Basin during the 1880's. Ranchers soon realized that the land had farming as well as grazing potential but the semi-arid conditions prevented extensive farming. The Carey Act passed by Congress and approved by President Cleveland in 1894 further influenced the development of the basin. The purpose of the Carey Act, named for Wyoming Senator Joseph B. Carey, was reclamation and settlement of public land for private use. As a Carey Act project, William F. Cody "Buffalo Bill" and George T. Beck formed the Shoshone Land and Irrigation Company in 1895 to divert water from what is known today as the Shoshone River. Cody, Beck and others chose the site for a town in 1896. With the prospect of taking water from the Cody Canal, business and agricultural interests moved into the area. Stores in Cody became the center of commercial activity in the basin as merchants served local ranchers. Due to Cody's growth, the Chicago Burlington Railroad decided to build a spur line into town in 1901; the railroad provided Cody with a vital link to other towns in Wyoming and Montana. Also in 1901, electricity, telephone service and a water-sewer system were introduced. The town was incorporated in 1901 and became the seat for Park County in 1910.

Other Federal legislation, particularly the New Lands Act of 1902, helped to insure Cody's continued success. Reclamation engineers decided to construct a large dam and reservoir for irrigation on the Shoshone River. Completed in 1910, the Buffalo Bill Dam (enrolled on the National Register) was one of the Federal government's most successful reclamation projects. The dam provided irrigation water, flood protection and electricity for 110,000 acres in the Big Horn Basin and created tremendous agricultural benefits for the town. Thousands of acres in the Cody area were reclaimed between 1910 and 1930.

Other factors influenced the development and growth of the commercial area. The Elk Basin Oil Field located north of Cody was at one point the most productive field in the nation. Discovered in 1915 and still active today, Elk Basin oil reserves brought a different type of industry into Cody.

The invention of the automobile had a profound effect on Cody's continued growth as tourism became a major element in the town's economy. Cody, located east of Yellowstone National Park, was a natural point for travelers en route to America's first national park. In 1915 a road from Cody to Yellowstone's east entrance secured the town's future as a tourist attraction. In addition, the popularity of dude ranching in the surrounding countryside during the twenties, thirties, and forties added to Cody's economic base. From 1915 to the present, tourism became an economic force equal to agriculture.

Various influences assured Cody's success. The direct intervention by the Federal government in the form of reclamation acts helped to initiate growth in the Big Horn Basin. As agricultural interests succeeded, the county seat, Cody, became the center for commercial and government activities. Cody's advantageous location, close to Yellowstone and Big Horn Basin dude ranches,



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helped to diversify its economic character. As Cody prospered from agriculture, oil, and tourism, the town's economic stability became firm. Today's buildings in the Downtown Cody Historic District still reflect the town's turn-of-the-century origins.

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The Park County Story; the Park County Story Committee; Lucille Hicks, Editor; Taylor Publishing Company; Dallas, Texas, 1980.

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Weinberg, Nathan, Preservation in American Towns and Cities; Westview Press, Inc., Boulder, Colorado, 1979.

Blumenson, John, J.G., Identifying American Architecture, American Association for State and Local History; Nashville, 1977.

Poppeliers, John, Chambers, S. Allen, Schwartz, Nancy B., What Style Is It?; The Preservation Press of the National Trust for Historic Preservation, Fourth Printing, 1979.

A Survey of Wyoming Courthouses, The National Society of the Colonial Dames of America in the State of Wyoming; Edited by Mrs. John B. Kendrick, 1972.

Linford, Velma, Wyoming: Frontier State; The Old West Publishing Company; Denver, Colorado, 1947.

National Geographic: Volume 160, No. 1, "Buffalo Bill and the Enduring West," July, 1981, pages 76-103, Washington, D.C.

Abstracts of Title to Property - Located in Cody, Park County Courthouse, County Clerk's Office. Cody Original Blocks 8,9,10,50,51,56 and the Cody Exempt Files which include Park County Courthouse, Park County Agricultural Extension Agency, Simonton and Simonton Law Offices, Cody Municipal Park, Cody Chamber of Commerce and the Cody Art League.

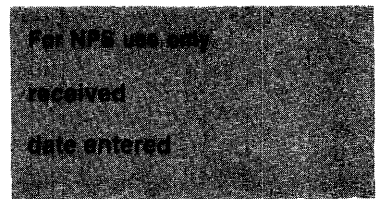
Homsher, Lola M. Wyoming: A students' Guide to Localized History; Teachers College Press; Columbia University; New York; 1966.

Larson T.A., History of Wyoming; University of Nebraska Press; Lincoln, Nebraska, 1965.

Brown Robert H., Wyoming: A Geography; Westview Press; Boulder, Colorado, 1980.

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Thomas S. Chamblin, editor, Cheyenne, Wyoming, 1970.

A survey of Wyoming's County Courthouses edited by Mrs. John B. Kenonck II; National  
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Due to recent construction the boundaries of the Downtown Cody Historic District are drawn at parking lots, between buildings and along street curbs. The district includes both sides of Sheridan Avenue from 1313 Sheridan to and including 1155 Sheridan on the north and between 1286 to 1192 on the south side of Sheridan Avenue.

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|        |  |
|--------|--|
|        |  |
|        |  |
|        |  |
|        |  |
|        |  |
|        |  |
| 1313 C |  |

1314 ST.

|             |            |
|-------------|------------|
| 1291 N      | 1286 C     |
| 1251 C      | 1284 C     |
| 1241 C      | 1276 N     |
| 1237 N      | 1272 N     |
| 1227 C      | 1262 C     |
| 1225 N      | 1256 C     |
| 1215-1219 C | 1250 C     |
| 1213 N      | 1244 C     |
| 1209 C      | 1236 N     |
| 1201 C      | VACANT LOT |
|             | 1220 N     |
|             | 1212 C     |
|             | 1210 C     |
|             | 1202 C     |

12 TH ST.

|             |        |
|-------------|--------|
| 1191 C      | 1192 C |
| 1191 C      |        |
| 1171-1177 C |        |
| 1167 C      |        |
| 1161 N      |        |
| 1155 C      |        |
|             |        |
|             |        |
|             |        |

11 TH ST.  
HOT 14 DISTRICT

HOT 14 DISTRICT