

PH 0664898

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED MAR 15 1978

DATE ENTERED DEC 22 1978

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Downtown Cheyenne

AND/OR COMMON

Downtown Cheyenne Historic District

**2 LOCATION**

STREET & NUMBER

See Addendum Item #2

CITY, TOWN

Cheyenne

\_\_\_ VICINITY OF

\_\_\_ NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

First

STATE

Wyoming

CODE

56

COUNTY

Laramie

CODE

021

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" 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 type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> 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 (See Addendum Item #4)

STREET & NUMBER

CITY, TOWN

\_\_\_ VICINITY OF

STATE

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

City-County Building

STREET & NUMBER

308 West 19th Street

CITY, TOWN

Cheyenne

STATE

Wyoming 82001

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Historic American Buildings Survey (See Addendum Item #6)

DATE

1974

FEDERAL     STATE     COUNTY     LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Library of Congress

CITY, TOWN

Washington

STATE

D. C. 20240

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Downtown Cheyenne Historic District is comprised of ten architecturally or historically significant buildings and twelve other buildings constructed during the same period, dating from the late 19th Century through the 1920's. These structures reflect the history of Cheyenne during major growth periods and form the nucleus of the original Central Business District. Primarily commercial in character, the district also contains approximately twelve other business buildings, three vacant lots and a pedestrian oriented activity area known as the Old Town Mall.

I. Block 389.

The two historic buildings that face onto 16th Street in the south half of this block are very similar in overall height, cornices and trim. The slightly vertical accent of the openings in the masonry walls provide a unified street elevation. The Capitol Avenue Theater, also in the south half of Block 389 but fronting onto Capitol Avenue, was built in the early 20th Century. All three buildings are in good condition. The facades have been altered at the street level but remain the same on the upper stories. These buildings represent an era or a period of construction in Cheyenne when means were available and investors were anxious to display their affluence--an era that came and went quickly.

- A. Plains Hotel - The original building of the Plains Hotel is a five-story brick structure. It has cut stone cornice and a terra cotta belt course along both the south and west faces. The annex, also a five-story building, is of ceramic block construction. The cornice is in the Beaux Arts architectural style and is topped with Spanish tile. The building is in good condition. The interior has been remodeled several times, and the street level exterior has also been altered.
- B. Majestic Building - The Majestic Building is a five-story brick building designed in the commercial style of the early 20th Century. What appears to be the original canopy is still along both street sides of the building. It is similar in design to the canopy on the Hynds Building. Only the store fronts have been altered to any great extent.
- C. Capitol Avenue Theater - The design of the Capitol Avenue Theater is somewhat similar to the Chicago style of architecture that was popular at the time of the building's construction in 1905. It is a four-story beige brick building. Pilasters topped with arches frame the upper story windows. The first floor store fronts have been altered. A marquee of recent vintage projects over the sidewalk from the second floor level.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" 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 checked="" type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input checked="" type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input checked="" type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The proposed Historic District primarily owes its significance to the fact it is the original cove of Cheyenne's Central Business District (CBD). When James R. Whitehead opened up the Union Pacific Land Office on July 9, 1867, lots in the proposed district were among the first sold. The area quickly became the heart of commercial activity and has continued to play a significant role as part of the CBD.

The proposed district's historic buildings were constructed from 1872 until the late 1920's. Generally, this period represents Cheyenne's first half century of growth, in which the tiny frontier "tent town" grew into a territorial, then a State Capitol City. The architectural styles found in the proposed district reflect the era in which this development took place. Some of the buildings are the finest examples of commercial architecture in Cheyenne.

Cheyenne belongs to a peculiar breed of American towns established in the 1860's and 1870's concomitantly with the construction of the transcontinental railroad. Most of these towns were "tent towns," often referred to as "hell on wheels." They were reared along the construction route just ahead of the tracks. Cheyenne, however, became a permanent settlement even before the tents had been set up.

On July 4, 1867 General Grenville M. Dodge, Chief Engineer of the Union Pacific Railroad, designated a site along Crow Creek as the Railroad Company's Mountain Division Headquarters. He named the site Cheyenne after the Cheyenne Indians. The town's permanency was further assured when General C.C. Augur, Commanding General, Department of the Platte, who was riding with Dodge that day, rode up Crow Creek for another mile or two and designated a site for Fort D.A. Russell, now F.E. Warren Air Force Base.

Union Pacific surveyors quickly surveyed the townsite and by July 9, 1867, began selling off land granted to the Railroad Company by Congressional Act in 1862. From the beginning, the area encompassed by the proposed Historic District was developed as a commercial area. Stores built of canvas and wood fronts came first but were soon replaced with more permanent wood buildings. Like the structures they replaced, these buildings were easy prey for fires. Therefore, by the 1870's contractors began placing an emphasis on fireproofing. It is the brick and mortar buildings constructed from this period that remain today. (See Addendum Item #8)

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See Addendum Item #9)

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 10.06

UTM REFERENCES (See Addendum Item #10A)

A	_____	_____	_____	B	_____	_____	_____
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	_____	_____	_____	D	_____	_____	_____

### VERBAL BOUNDARY DESCRIPTION

The northern boundary of the Downtown Cheyenne Historical District starts at the north-west corner of the Dinneen Building at Pioneer Avenue and 16th Street. From this point it runs across Pioneer Avenue and then south on Pioneer until it reaches 16th Street; thence east on 16th Street until it reaches Carey Avenue; thence north on Carey until it reaches the alley in Block 390; thence east along the alley until it reaches Central Avenue. From there the eastern boundary runs south down Central until it reaches 16th Street; thence west on 16th Street until it reaches Capitol Avenue; (See Addendum Item #10)

### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Carol A. Nathan, Senior Planner

April 15, 1977

ORGANIZATION

Cheyenne-Laramie County Regional Planning Office

DATE

STREET & NUMBER

1700 Snyder Avenue

TELEPHONE

(307) 638-8977

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

*Jan L. Wilson*

TITLE

Wyoming State Historic Preservation Officer

DATE

October 27, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

12/22/78

ATTEST

*William Lebowich*

DATE

12/22/78

KEEPER OF THE NATIONAL REGISTER

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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 2

PAGE 2

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LOCATION

202-316 West 15th Street; 100-222, 201-317, 400 West  
16th Street, 1502-1610, 1607 Capitol Avenue; 1515-1517  
Carey Avenue; Union Pacific Depot.

(See Addendum Item #2 (Site Plan) for district boundaries)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 15 1978
DATE ENTERED	DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 4

PAGE 2

OWNERSHIP OF STRUCTURES IN HISTORIC DISTRICT

Block 389

- \*\*1. Plains Hotel - E44' of Lot 7 and all of Lot 8, Original City of Cheyenne; and South 66' of E54' of Lot 6 and S66' of W22' of Lot 7, Original City of Cheyenne, better known as 16th and Central.

Ralph Macy  
727 Golden Hill  
Cheyenne, Wyoming 82001

- \*2. Majestic Building - S $\frac{1}{2}$  of Lot 5, W $\frac{1}{2}$  of S66' of Lot 6, Original City of Cheyenne; better known as 16th and Capitol.

Bradley and Bradley  
Room 411, Majestic Building  
Cheyenne, Wyoming 82001

- \*3. Capitol Avenue Theater - N $\frac{1}{2}$  of Lots 5 and 6, N $\frac{1}{2}$  of W22' of Lot 7, Original City of Cheyenne; better known as 1607 Capitol.

Capitol Avenue Theater  
Room 411, Majestic Building  
Cheyenne, Wyoming 82001

Block 390

- \*\*4. Hynds Building - Lot 8, Original City of Cheyenne; better known as 1602-1610 Capitol Avenue.

Francis B. Osmanson  
c/o C.B. Coolidge  
Hynds Building  
Cheyenne, Wyoming 82001

\*\*Indicates building of exceptional architectural significance to the district.  
\*Indicates building which contributes to the historic ambience of the district.

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NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	NOV 11 1978
DATE ENTERED	DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 3

- \*+5. Warren Block - Lot 7, Original City of Cheyenne; better known as 206-210 West 16th Street.

Gerald Veta  
P.O. Box 29  
Cheyenne, Wyoming 82001

- \*\*+6. First National Bank Building - Lot 6, Original City of Cheyenne.

Gerald Veta  
P.O. Box 29  
Cheyenne, Wyoming 82001

- \*\*+7. Commercial Building - E22' of Lot 5, Original City of Cheyenne.

Gerald Veta  
P.O. Box 29  
Cheyenne, Wyoming 82001

- \*\*8. Idelman Building - A portion of Lot 5, Original City of Cheyenne; better known as 222 West 16th Street.

Caesar Oriana  
419 West 5th Avenue  
Cheyenne, Wyoming 82001

Block 392

- \*\*9. Dinneen Building - Lots 7 and 8, Original City of Cheyenne; better known as 400 West 16th Street.

Dinco Land Inc.  
Box 27  
Cheyenne, Wyoming 82001

+ These three properties are listed together under one legal description; the above descriptions are only estimations.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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DATE ENTERED	DEC 22 1970

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 4

Block 416

- \*\*10. Tivoli Building - N $\frac{1}{2}$  Lot 1, Original City of Cheyenne; better known as 301 West 16th Street.

Cheyenne Redevelopment Agency  
P.O. Box 269  
Cheyenne, Wyoming 82001

- \*14. Cheyenne Western Galleries Annex - S $\frac{1}{2}$  of Lot 1, Original City of Cheyenne.

A. Kermit Sims  
P.O. Box 262  
Cheyenne, Wyoming 82001

- Vacant Lot - All of Lot 2 less W12" of N99.25' of Original City of Cheyenne; better known as 303 West 16th Street.

A. Kermit Sims  
P.O. Box 262  
Cheyenne, Wyoming 82001

- Insignificant Building - All of Lots 3 and 4 and W12" of N99.25' of Lot 2, Original City of Cheyenne; better known as 305-307 West 16th Street.

Edwin L. Patrick  
3422 Luckie Road  
Cheyenne, Wyoming 82001

- Insignificant Building - All of Lot 5, Original City of Cheyenne; better known as 309 West 16th Street.

Francis E. Brooks  
321 West 16th Street  
Cheyenne, Wyoming 82001

- Insignificant Building - All of Lot 6, Original City of Cheyenne; better known as 311 West 16th Street.

Francis E. Brooks  
321 West 16th Street  
Cheyenne, Wyoming 82001



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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INVENTORY -- NOMINATION FORM**

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RECEIVED MAR 15 1978

DEC 22 1978

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 5

- Insignificant Building - All of Lots 7 and 8, Original City of Cheyenne; better known as 313-315 West 16th Street.

Francis E. Brooks  
321 West 16th Street  
Cheyenne, Wyoming 82001

- \*11. Sorensen Hardware Company Building - All of Lot 9, Original City of Cheyenne; better known as 317 West 16th Street.

G.H. Sorensen  
317 West Lincolnway  
Cheyenne, Wyoming 82001

- Building (owner does not desire to have it nominated) - All of Lots 10 and 11, Original City of Cheyenne; better known as 317-321 West 16th Street.

Francis E. Brooks  
321 West 16th Street  
Cheyenne, Wyoming 82001

- Insignificant Building - S88' of Lots 12, 13, 14, and S88' of W19.1' of Lot 5, Original City of Cheyenne; better known as Pioneer and 15th Street.

Perry Georges  
3938 Cribbon Avenue  
Cheyenne, Wyoming 82001

- \*\*12. Golden Key Antique Building - S88' of E4.9' of Lot 15 and S88' of Lot 16, Original City of Cheyenne; better known as 316 West 15th Street.

Conrad Kreuzer  
2023 Seymour  
Cheyenne, Wyoming 82001

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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RECEIVED	DEC 15 1978
DATE ENTERED	DEC 22 1978

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 6

- Insignificant Building - S88' of Lots 17 and 18, Original City of Cheyenne, better known as 308-310 West 15th Street.

Grier Furniture Company  
1601 Central Avenue  
Cheyenne, Wyoming 82001

- \*13. 304 and 306 West 15th Street - S88' of Lot 19 and 20, Original City of Cheyenne; better known as 304 and 306 West 15th Street.

Conrad Kreuzer  
2023 Seymour  
Cheyenne, Wyoming 82001

- Vacant Lot - S90' of Lots 21 and 22, Original City of Cheyenne.

Burlington Northern  
J.W. Kenaley  
600 1st N.W. Bank Trust  
175 North 27th Street  
Billings, Montana 59101

Block 417

- \*\*15. Phoenix Block - All of Lots 1 and 2, Original City of Cheyenne; better known as 201 West 16th Street.

Michael K. Harschip  
1316 Sunset Blvd.  
Cody, Wyoming 82414

- Insignificant Building - All of Lots 3 and 4, Original City of Cheyenne; better known as 205 West 16th Street.

Elling L. Wright  
1316 Sunset Blvd.  
Cody, Wyoming 82414

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 15 1978
DATE ENTERED	DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 7

- \*\*16. Atlas Theater - All of Lots 5 and 6, Original City of Cheyenne; better known as 213 West 16th Street.

The Cheyenne Little Theater Players, Inc.  
P.O. Box 1086  
Cheyenne, Wyoming 82001

- Insignificant Building - All of Lot 7 and 8 except strip 35.5' x 2.65' near SW corner, Original City of Cheyenne; better known as 217 West 16th Street.

George Kaufman  
217 West 16th Street  
Cheyenne, Wyoming 82001

- Insignificant Building - N88' of Lot 9, E ½ of N ½ of Lot 10, Original City of Cheyenne; better known as 219 West 16th Street.

Harold S. Bobb  
109 West 2nd Avenue  
Cheyenne, Wyoming 82001

- \*17. Shuman Building - S44' of E22' and W4' of N22' of S44' of Lot 9, N44' of S ½ of Lots 10 and 11, Original City of Cheyenne; better known as 1517 Carey Avenue.

Anna Shuman  
118 West 2nd Avenue  
Cheyenne, Wyoming 82001

- \*18. 1515 Carey - W4' of S22' of Lot 9, S22' of Lots 10 and 11, Original City of Cheyenne; better known as 1515 Carey Avenue.

Clark A. Smith  
1513 Carey Avenue  
Cheyenne, Wyoming 82001

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	DEC 22 1978
DATE ENTERED	DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 8

- Insignificant Building - N ½ of Lots 10 and 11 less E 1½' of N ½ of Lot 10, Original City of Cheyenne; better known as 223 West 16th Street.

Marv's Place, Inc.  
223 West 16th Street  
Cheyenne, Wyoming 82001

- \*19. Rex Hotel and Adjacent Vacant Lot - S88' of Lots 12, 13, and 14, Original City of Cheyenne; better known as 202 West 15th Street.

A. Kermit Sims  
P.O. Box 262  
Cheyenne, Wyoming 82001

- \*20. Becker Hotel - S88' of Lots 15 and 16, Original City of Cheyenne; better known as 212-216 West 15th Street.

Sue M. Patrick  
3422 Luckie Road  
Cheyenne, Wyoming 82001

- \*21. Coors Building - S88' of Lots 18, 19, 20, 21, and 22, Original City of Cheyenne; better known as 1502-1506 Capitol Avenue.

Magdaline Kallas  
300 West 7th Avenue  
Cheyenne, Wyoming 82001

- \*\*22. Union Pacific Depot -

Union Pacific Railroad Company  
1416 Dodge Street  
Omaha, Nebraska 68102

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	
DATE ENTERED	5.15.76

CONTINUATION SHEET

ITEM NUMBER 6

PAGE 2

Wyoming Recreation Commission, Survey of Historic Sites,  
Markers and Monuments.

Date: 1967; revised 1973      X State

Depository: Wyoming Recreation Commission

City: Cheyenne

State: Wyoming 82002

UNITED STATES DEPARTMENT OF THE INTERIOR  
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DATE ENTERED	3-22-78

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

II. South Half of Block 390, General Description.

Buildings in this block represent a high density, urban form of architecture. General styles range from High Victorian Gothic to Victorian adapted to the commercial vernacular, into the 1920 office building architecture with bracketed cornices. The materials utilized range from stone, sandstone, and natural red stone, to brick, stucco, and terra cotta. Some of the ornamental stone is gray and is possibly limestone. It appears that there is no limit on location of decoration. It was placed superficially and as a part of structural stones on parapets, lintels, sills, belt courses, cornices, spandrels, oriel windows, and caps on columns. The decoration also was found in brick patterns either in a corbelled form or in a continuous surface inlaid pattern, herringbone pattern, etc.

- A. Hynds Building - The Hynds Building 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. There is a canopy along both street facades of the building composed of wired glass, now painted. In its original unpainted state, the glass canopy afforded some measure of shade yet admitted light into the commercial windows at street level. It was accented by a series of ball lights which 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 tie in very well with the context of the neighborhood and adjoining structures.
- B. Warren Block - The Warren Block 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 mantel. 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. All of the architectural trim has been removed; the windows have been faced with a plaster. The lower level has also been altered. What appears to be sandstone has been used to accent the large modern shop windows for the present clothing store. There is a louvered-design canopy projecting over a portion of the sidewalk the entire length of this building.

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NATIONAL PARK SERVICE

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INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 15 1978
DATE ENTERED	DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

- C. First National Bank Building - The First National Bank Building 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. The building itself is narrow, about 24 feet.

Presently the upper exterior is essentially as it was in 1882 when it was completed. The street level floor has been radically altered. What appears to be sandstone has been used on this facade to completely enclose it. Structurally the building is sound. Extensive rehabilitation will be required in order to use the upper floors again.

- D. Commercial Building - Above the main level the original Commercial Building is little altered and, for the most part, intact. 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. At one time, the base of it led to a column which extended 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 stair going up 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 iron band at the head.

The facade of the street level floor has been covered with what appears to be sandstone with large display windows. A metal canopy extending over the sidewalk runs the length of both the Commercial Building and the Warren Block. The stone front is also used to connect both buildings.

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NATIONAL PARK SERVICE

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INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 15 1978
DATE ENTERED	JLC 22 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

- E. Idelman Block - The Idelman Building is a well-constructed, finely detailed three-story building. The materials used are primarily red brick with precast concrete or stone insets. In color the insets act not only as an accent but as a complement to the brick.

The main entrance of the Idelman Building is on the southwest corner. Early pictures of the building indicate that the entrance was framed by a pair of semicircular 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 Historic 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 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 16th 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 crestwork at the top. With the exception of the cast-iron crestwork which originally capped the roof, the upper stories of the Idelman Building have remained essentially intact.

III. Block 392, General Description

Only the building on the southeast corner of this block, the Dinneen Building, is included as part of the Historic District.

- A. Dinneen Building - The Dinneen Building is an excellent example of the commercial vernacular of the late 1920's as applied to a car dealership and garage. This two-story brick building is more sparsely ornamented than the neighboring 19th Century structures in the Historic District. The limited architectural



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	
DATE ENTERED	MAR 22 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 5

trim has been employed 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 turn the Pioneer Avenue and 16th Street facade against each other in a diagonal, producing an affect which is unique in the Historic District. The use of terra cotta ornamentation and emphasis on verticality are characteristic of the Modernistic style.

The building appears as it did in the late 1920's in all but a few respects. The building has been changed in that aluminum windows have replaced the original street level windows and the canopy which once spanned the area between the gas pumps on the island and building proper has been removed. The worth of this building to the District lies in the fact that it is an excellent example of the transition between the ornamental styles of 19th Century and the more austere contemporary designs of the 20th Century.

IV. Block 416, General Description.

Block 416 is the south most total block of the proposed Historic District. It is bounded on the north by 16th Street, on the south by 15th Street, and by Pioneer Avenue and Carey Avenue on the west and east respectively. The block contains two of the District's most outstanding buildings in regards to architectural merit. These are the Tivoli Building and the Golden Key Building. Both Block 416 and Block 417 have a unique feature in that they are both bisected by a railroad right-of-way.

- A. The Tivoli Building is a two and one-half story brick structure 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. Its striking appearance distinguishes it as one of the more architecturally significant structures in the District.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 15 1978
DATE ENTERED	378

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 6

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 pressed metal bell roof.

Both of the principle facades of the building (16th Street and Carey Avenue) have been altered somewhat. Paint on the brick and stone which were originally exposed has changed the appearance of the building since its erection. The first floor of the 16th Street facade originally consisted of one large display window, framed by a segmental arch of rusticated stone and divided into three lites by mullions. The original window casing has subsequently been replaced by a metal frame which decreases the size of the glass area, and the original bulkhead has been replaced by a panel of Roman brick. The second floor contained three double-hung windows topped by rusticated stone lintels. The center window is larger than the other two and originally was framed by a small stone balcony and ornamental stone work which projected above the cornice of the main roof, forming a wall dormer of sorts. The three windows remain--the balcony and wall dormer have been removed.

The Carey Avenue facade has undergone fewer alterations than the 16th Street face, and they are generally confined to the first floor. Originally, the first floor displayed six windows and a door to a stairway leading to the upper floors, all topped by segmental arches made of rusticated stone. Three of the windows were consolidated into one large display window by cutting through their arches and adding a single lintel. The upper stories remain unchanged. The hipped roof building was originally covered with pressed metal sheets in a ceramic tile pattern; these have been replaced by asbestos shingles.

- B. Sorensen Hardware Company Building - The Sorensen Building is a modest Victorian commercial structure. It is a two-story, painted brick building. Second story windows have been treated with Italianate details. The first floor originally had a cast-iron facade, most of which was removed when the building was remodeled and large commercial display windows installed.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 15 1978
DATE ENTERED	DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 7

- C. Golden Key Antique Store Building - The Golden Key Antique Store building has a facade typical of commercial stores during the late 19th Century, a commercial style that was actually a collection of several features. Generally, large windows with bulkheads and transoms were used, as they are in this building, along with decorative horizontal panels. The pattern created by the second floor windows was usually topped by a decorative band of either brick, wood, pressed metal, or stone.

The Golden Key Building has a cast-iron facade on the main floor. The late 19th Century, commercial style opens up this floor with large display windows inviting the public's attention. Pilasters in 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, fenestration has been used as much as is practical. Above the floor is a belt course with a large rectangular stone inset. At one time, it may have been the intentions of the property owner to inscribe the name or erection date of the building in this stone block. Above the belt course is the cornice probably constructed of cast-iron which is stamped in a pattern of scrolls and buttons. It is topped with a modest metal capping. The original color cannot be determined at this time because of the many layers of paint. Otherwise, the alterations to this building have apparently been minor in that only graphics have been applied to the building's front facade. An antique store presently occupies the street level floor and basement.

- D. 304 and 306 West 15th Street - These two buildings are turn-of-the-century commercial brick buildings. The 306 building is one-story and the 304 is a two-story building. Neither building appears to have been significantly altered. Both are in fairly good condition.
- E. Cheyenne Western Galleries Annex - The Annex building appears to have been constructed around the turn of the century. It is a one-story brick building. Several changes have been made on the facade. One of the original store fronts has been closed off. The windows on the others have been altered for example, by the addition of bricks.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	
DATE ENTERED	DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 8

V. Block 417.

Block 417 is bounded on the north by 16th Street, on the south by 15th Street and Capitol and Carey Avenues on the east and west respectively. Like Block 416, Block 417 has the unusual urban design feature of a railroad right-of-way running through the middle of the block. The construction period of the 16th Street buildings beginning on the northeast corner and proceeding west ranges over 100 years and, interestingly, is almost chronological as one proceeds down the street.

- A. Phoenix Block - The Phoenix Block, a three-story brick structure, is one of the most distinctive buildings in the Historic District. The building is a strong masonry expression with vertical lines emphasized by pilasters and windows. Minor horizontal features are found in the sills, the belt course and the lintels. Notable features of the building are the continuous lintels on the 16th Street facade, brick pilasters, the truncated northeast corner, the corbelled brick and massive cornice. At the truncated corner, along the cornice is a cap giving the building's name and erection date.

Alterations to the building have been minor. A metal canopy over the sidewalk has been added; the building has been painted red with white trim; the stone belt course over the first floor windows has been removed; and the 16th Street ground level exterior has been sided with pink stone panels. In addition, the small windows in the northern three bays along the Capitol Avenue facade have been enlarged to modern showcase windows. The upper floors have been allowed to deteriorate and are presently condemned.

- B. Atlas Theater - The Atlas Theater is a three-story brick building, painted white with red trim. It was constructed in the commercial Victorian style that was popular in the late 1800's. The Atlas 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.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 15 1978
DATE ENTERED	DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 9

- C. Shuman Building - The Shuman Building is a two-story brick building. The facade and the first floor interior have been altered significantly. The second floor interior is currently (March 1977) being remodeled. The owners have indicated a desire to retain the original character of the building wherever possible.
- D. 1515 Carey - The 1515 Carey Building has been remodeled on both the interior and exterior. Basically, the facade of the one-story brick building maintains its original lines. The exterior of the south wall was stuccoed, apparently to preserve the original party or interior wall. It is now an office building.
- E. Rex Hotel - The Rex Hotel is a turn-of-the-century brick building. The main building is two-stories, the addition to the east is a single story. At one time, the addition may have been a separate building altogether. Similar to the Tivoli Building and the Idelman Block, the Rex Hotel has a corner entrance, but is designed on a much more modest scale than the other two. Some alterations have been made on the facade, particularly in the windows. The building appears to be in fair condition.
- F. Becker Hotel - The Becker Hotel is a two-story brick building in the commercial Victorian style. The cast-iron cornice is detailed with an eggs and darts motif. The facade has been slightly modified over the years. The building appears to be in fair condition. A hotel still occupies the upper story.
- G. Coors Building - The original structure of the Coors Building is a one-story brick building with wooden trim. The cornice has been greatly altered. The building is painted beige with dark brown trim. The first addition to the building, the Albany Hotel, is a three-story, dark brown, brick building. Pilasters with stone caps were used. The upper floor openings are accentuated with contrasting bricks. Some changes have been made on the lower floor facade, but, for the most part, the building remains as constructed. The second addition, a garage opening onto 15th Street, is a brown brick, single story structure. The main building and its two additions are in good condition and occupied.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	MAR 1 1978
DATE ENTERED	DEC 22 1978

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 10

VI. Union Pacific Depot.

The Union Pacific Depot is located at 15th Street and Capitol Avenue. The two and one-half story structure takes up more than a city block in area. The basic exterior construction of the building is of red and grey sandstone laid on a frame of wood and iron in a fashion known as broken or random ashlar. The building is topped with a clock tower which rises approximately 118 feet above the ground. This tower was constructed in 1890, three years after the completion of the main structure.

Substantial changes to the interior, and immediate environs, of the Union Pacific Depot have been made since its original construction. With the exception of the eating-house addition built in 1922 and the 1929 passenger concourse addition on the south side of the building, the exterior has experienced little revision.

VII. Conclusion.

The architectural styles found in the Historic District range from commercial Victorian to early 20th Century commercial with Beaux Arts details. None of the buildings are unique in their architectural style or design but several do have a significant degree of architectural merit. This is not surprising, considering the size and geographic location of Cheyenne. All of the buildings are in fairly good condition. Most major facade changes have occurred on street level floors. If one looks only at upper levels, one will get a good idea of how Downtown Cheyenne once appeared.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 15 1978
DATE ENTERED	DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

I. Block 389, General Description.

The three buildings in the southern half of this block were constructed during a six-year time interval from 1905 to 1911. Two of them, the Plains Hotel and the Capitol Avenue Theater, were the result of community effort. The third, the Majestic Building, was designed by William Dubois, a very well-known and respected Cheyenne architect. Mr. Dubois was the architect of many buildings in the proposed Historic District.

Both the Plains Hotel and the Majestic Building are similar in overall height and their applied cornices. The slightly vertical accent of the openings in masonry construction provide a very unified elevation for the street, the buildings are connected by an interior corridor.

A. Plains Hotel:

The Plains Hotel, located at Central Avenue and 16th Street, is the result of community spirit and pride. Its history began at the December 1909 Annual Dollar Dinner of the Cheyenne Industrial Club, now the Chamber of Commerce. At that dinner Thomas Heaney, President of the Club, declared Cheyenne needed a new up-to-date hotel. The once elegant Inter-Ocean Hotel had begun to deteriorate and was obsolescent by that time.

The Cheyenne Securities Company was organized for the purpose of building the desired hotel. The company was composed of Senator Francis E. Warren, T.A. Cosgriff, Dr. H.M. Bennett, George B. Abbott, Fred Warren, and William R. Dubois, architect. Jim Sorensen of Cheyenne was chosen as the contractor. The grand opening of the Plains Hotel was March 10, 1911, just 15 months after Heaney made his declaration. The original building had 100 sleeping rooms and cost about \$200,000 to build. It was a grand and imposing structure. Perhaps one of the most elaborately furnished hotels in the entire West, it was modern

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 23 1978
DATE ENTERED	DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

to the smallest detail. In 1927, a five story annex was added to the west side of the Plains Hotel increasing the number of sleeping rooms to approximately 200. It was again remodeled and expanded in 1966.

There are numerous stories about the Plains Hotel and the activities that have taken place there, but without a doubt the story of its conception is the most important. The Plains Hotel is tangible evidence of the enthusiasm and drive that gave Cheyenne the name, Magic City of the Plains. Today, the Plains continues to function as a major Cheyenne hotel.

**B. Majestic Building:**

The Majestic Building, located at Capitol Avenue and 16th Street, was completed in 1907 for the First National Bank. William Dubois designed the building. The five story structure originally had nine offices per floor and was occupied primarily by the First National Bank.

The Majestic Building was purchased from Mrs. Harry Hynds in 1948 by the present owners Bradley and Bradley. The building now houses offices on the upper floors and shops at the street level. Two of the original bank vaults are still intact, one on the fourth floor and the second in a store facing Capitol Avenue.

**C. Capitol Avenue Theater:**

Like the Plains Hotel, the Capitol Avenue Theater on Capitol Avenue north of the Majestic Building was the result of community effort. It 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 to any company that would construct a new opera house according to agreed specifications. Morrison Construction Company of Denver signed the agreement with the Young Men's Literary 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.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	SEP 22 1970
DATE ENTERED	SEP 22 1970

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 4

William Dubois of Cheyenne 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. The stage was 63 feet wide, 37 feet deep, and 52 feet high. It was designed for road shows that toured the country at that time. With its 13 exits, the theater could be emptied in one and a half minutes.

The grand opening of the theater was 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 but 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 that time to Paramount Theater. T.H. Buell and Company from Denver were the architects. The projection equipment was the first of its type 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 was billed as the largest in the West, with sufficient power for a city of 10,000 to 15,000 people.

II. South Half Block 390, General Description.

The buildings on the south half of Block 390, facing 16th Street, were constructed during the 1880's. The Hynds Building which fronts Capitol Avenue was completed in 1919. Both in architectural style and age, the Hynds Building is most closely related to the buildings across Capitol Avenue in the south half of Block 389. The other buildings in Block 390 are closely related in age and in original architectural style. Together the upper stories of the three buildings in the southwestern portion of Block 390 provide a visual image of downtown Cheyenne at the turn of the Century.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 15 1978
DATE ENTERED	JLC 3 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 5

A. Hynds Building:

The Hynds Building at the northwest corner of Capitol Avenue and 16th Street is a five story office building and is still used in that capacity today. The structure was completed in 1919 on the former site of the famed Inter-Ocean Hotel. Its builder, Harry Hynds, was a man of notoriety. He came to Cheyenne at the age of 20 and began work as a blacksmith. By the 1800's, he was operating several saloons and palaces of chance. In later years he became a more respectable citizen. The Hynds Building was constructed during the latter period of his life. Mr. Hynds played an influential role in Cheyenne's economy. He was involved with the construction of several buildings in the proposed Historical District.

B. Warren Block:

In a July 7, 1882 Cheyenne Daily Leader article, it was stated that the F.E. Warren Company was planning to construct three buildings side by side on 16th Street. Cooper and Anderson of Cheyenne were the architects commissioned to design what was to be known as the Warren Block. (Note: At the turn of the century, large buildings were commonly referred to as "blocks".) The three buildings were constructed to share a common front. There is no record of the completion date, though it can be surmised it was sometime during the early 1880's. The Warren Block was remodeled approximately 35 years ago when Western Ranchman Outfitters moved into the building.

A lease agreement dated December 17, 1888, between the F.E. Warren Co. and the United States of America Post Office was found in the building abstract. The lease was for "a room 23 feet by 120 feet known as #208 (16th Street) situated on the first floor of the three story and basement, brick, stone, and iron building known as the Warren Block." The lease was later renewed in 1889. This storeroom is now occupied by Ranch Craft Knits, a yarn and knit store.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	REC 22 1978
DATE ENTERED	"

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 6

A second lease, found in the abstract dated November 1, 1900, is between F.E. Warren and Fred Kurg Brewing Company. The agreement was for the storeroom and basement at 206 16th Street. This store is now occupied by Rick's Kandle Korral. The upper floors are occupied by Western Ranchman Outfitters, a well-known western apparel store.

More than to anything else, the Warren Block owes its historical significance to the man who built it: Francis E. Warren. As Mayor of Cheyenne, Governor of the State, and United States Senator, Mr. Warren did more than any one person in the political arena to shape the early history of Cheyenne and Wyoming. He also did exceptionally well in business. Mr. Warren developed a very profitable and famous cattle and sheep ranch. He was a partner in the Brush Swan Electric Company, one of the first electrical companies in the United States, a partner in the Wyoming Central Railroad Company, and headed the F.E. Warren Mercantile Company.

C. First National Bank Building:

Originally, the First National Bank Building partially occupied the site of the Phoenix Block at the southwest corner of 16th Street and Capitol Avenue, but was destroyed by fire. A new First National Bank Building was located on the north side of 16th Street immediately west of the Warren Block. The July 7, 1882 Cheyenne Daily Leader had the following description of the new building:

"The first floor will be occupied by the bank, with the exception of the el, which F.E. Warren and Co. will occupy for a ladies' fancy work department. The second floor will be cut up into six large fine offices,... 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 Cheyenne Daily Leader estimated the building's cost was \$17,000.00.

The First National Bank of Cheyenne was described in an article in the July 1890 Cheyenne Daily Leader special edition as "the

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	
DATE ENTERED	DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 7

oldest and largest of the banks of Wyoming." In the economic crash of 1929, the bank failed as did many others in the nation.

Western Ranchman Outfitters occupies the street level floor of the First National Bank Building. The upper floors were remodeled into a hotel; however, they have since been abandoned.

D. Commercial Building:

The Commercial Building, located on 16th Street between the Idelman Block and the First National Bank Building, was also a part of the F.E. Warren empire. Although very little is known about this building, its historic significance is derived from its owner and builder, Mr. Francis E. Warren. A party wall agreement dated May 29, 1883 was found in the abstract. From this it is surmised that the building was built the same year.

Recently, Western Ranchman Outfitters expanded into the street level storerooms. The upper floors are presently unoccupied.

E. Idelman Block:

The Idelman Block stands on the northeast corner of Carey Avenue (originally Ferguson Street) and 16th Street immediately west of Warren's Commercial Building. Completed in 1884, the building is the location of Caesar's Crown Bar and the Imperial Hotel. Originally, it was the home of the Idelman Brother's wholesale liquor business. The Idelman Brother's establishment had one of the best selections of liquor in the area, and was well known for the numerous casks of liquor that lined the walls of the store. Customers were allowed to draw off samples from these kegs before making their choice. Both brothers, Abe and Max, were very influential people in the community. They were benefactors of a number of civic movements and were important in the growth of Cheyenne.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAR 15 1978

DATE ENTERED DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 8

III. Block 392, General Description.

The only structure included in this Block is the Dinneen Building located at the northwest corner of Pioneer Avenue and 16th Street. At one time this location was one of the primary intersections in downtown Cheyenne.

A. Dinneen Building:

The Dinneen Building at 400 West 16th Street was completed during the winter of 1927-1928. Mr. William Dinneen I, constructed the building to house his automobile dealership. The structure is still used as an automobile dealership showroom and garage. The Dinneen family has had an automobile dealership since 1906. Although they have sold a wide variety of car models, Dinneen's is probably the oldest continuously used automobile showroom in Cheyenne, if not Wyoming.

The Dinneen family has been in Cheyenne for many years. In 1891 they began a grocery business on Pioneer Avenue (originally Eddy Street) just north of 17th Street. Within five years it was the largest grocery firm in Cheyenne. By 1906 William Dinneen I, had entered the automotive industry by obtaining the Americar dealership. The business at that time was located on the southwest corner of 16th Street and Pioneer Avenue. The dealership was then moved to its present site in the late 1920's. The original appearance of the Dinneen Building has been maintained in all but a few respects.

IV. Block 416, General Description.

Block 416 is one of two complete blocks proposed for inclusion in the district. It is bounded on the north by 16th Street, on the south by 15th Street, on the west by Pioneer Avenue, and on the east by Carey Avenue. Three buildings are of primary significance in this Block. The Tivoli Building and the Golden Key Building on 15th Street are significant for their architectural merit. The Sorensen Building at 317 West 16th Street is noteworthy because of its history. The other buildings contained in Block 416 represent the architecture of the turn of the century. Although the latter are not particularly significant, they help maintain the fabric of the District.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 9

A. Tivoli Building:

The Tivoli Building located at the southwest corner of the intersection of Carey Avenue and 16th Street is a primary building in the proposed Historic District. The October 30, 1892 issue of the Cheyenne Daily Sun describes the completed building as the Richardson Brothers' "palatial quarters."

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 on the first floor are all of antique oak, and very massive and handsome... . The entire structure is a very artistic one, and a credit to the architect, builder, and the City, as well as to the Richardson Bros.' who had the nerve to undertake and complete such an institution, notwithstanding the universal cry at hard times by the croakers.

The Tivoli was designed to serve food as well as liquor. The building included a cold storage facility for the wholesale trade of Pabst Milwaukee Beer. The Tivoli remained a bar and cafe until Prohibition. From then until the repeal of the Prohibition Act in the 1930's, a brothel was operated on the premise. When liquor became legal again, the Tivoli reopened as one of the best liquor establishments in town. It gradually deteriorated until the mid-1960's when the liquor license, along with the oak bar, was moved to Coyle's at 1101 West 16th Street, where it is today.

The Tivoli Building has two facades. The Carey Avenue (now the Old Town Mall) facade has been maintained in its original appearance to a considerable degree; the 16th Street facade has been altered more radically. The lower floor is used for commercial purposes, and the hotel that occupied the upper floors has been closed. The building is currently owned by the City of Cheyenne.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 10

B. Sorensen Hardware Company Building:

A very plain but extremely interesting building in the Historic District is the Sorensen Hardware Company Building. It is located at 317 West 16th Street, approximately eight doors west of the Tivoli Building. It was built in 1872 by F. Schweickert for his hardware business and his living quarters--which were upstairs. In June 1903 the store was sold to T.A. Rodell. He continued the hardware business until February 1931 when he sold it to G.H. Sorensen.

The building has been used for a hardware store for more than 104 years. Undoubtedly, the Sorensen Hardware Company Building is the oldest continuous hardware store location in Cheyenne, if not the oldest single-purpose building in the City. The original hand painted safe purchased by F. Schweickert remains in its original place, and is still used by the Sorensens. The Hinkel line of cutlery, a very fine quality cutlery, was originally secured by F. Schweickert and has been continued by both succeeding proprietors.

C. Golden Key Antique Store Building:

Sufficient information could not be obtained to determine the history of this building located at 316 West 15th Street. It appears to have been constructed during the late 19th Century. Architecturally, the building has a great deal of merit and adds greatly to the character of the Historic District.

D. 304 and 306 West 15th Street:

The two buildings located at 304 and 306 West 15th Street, apparently constructed in the 1880's or 1890's, are not particularly significant either architecturally or historically. They do, however, contribute greatly to the homogeneity of Block 416 as they were built in a common style of the era. Because of their contribution to the fabric of the district, it is felt that they should be included in the nomination. Kreuzer's Sheet Metal is located at 304-306 West 15th Street. In the 1920's, the 304 structure was a boarding house.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	MAR 15 1978
DATE ENTERED	

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 11

E. Cheyenne Western Galleries:

This building is located immediately south of the Tivoli Building. It faces the 1500 Block of Carey now the Old Town Mall. The building was constructed during the late 19th Century. Originally, it was divided into three stores. It is now a part of Cheyenne Western Galleries, whose main entrance is on 16th Street. Supposedly, at one time the Cheyenne Daily Leader was located in the building.

V. Block 417, General Description.

The structures in Block 417 were built over a time span of nearly 100 years. Located in Block 417 is one of the oldest, major, commercial buildings in Cheyenne, the Phoenix Block. The Atlas Theater, already listed on the National Register of Historic Places, and the most recently constructed structure in the Historic District, Marv's Place Pawn Shop, completed in February 1974 are also included in this block. The buildings fronting 16th Street originally housed very respectable businesses and commercial operations. The buildings fronting 15th Street have contained breweries, brothels, boarding houses, and railroad houses.

A. Phoenix Block:

The Phoenix Block at 1518 Capitol Avenue was completed in 1882. The three story building fronts Capitol Avenue (originally Hill Street) and 16th Street. Originally three stores, each 20 x 40 feet, opened to Capitol Street. Two very large stores opened to 16th Street. The second story originally housed 17 offices and the third story was comprised of 27 "family rooms." According to a July 7, 1822 article in the Cheyenne Daily Leader, all floors had "a complete system of plumbing, introducing water and gas to all rooms." In an effort to make the building as fireproof as possible the Phoenix Block was built of cut stone, pressed brick, and iron. In the July 1882 Cheyenne Daily Leader article, the cost of construction was estimated to be \$35,000.



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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 12

The Phoenix Block still functions as a commercial building. Wrangler Incorporated, a western apparel store, has occupied the lower level stores since 1943. The top two floors have been vacant for some time.

B. Atlas Theater:

The Atlas Theater at 211-213 16th Street is the second theater in the Historic District. The building was placed on the National Register of Historic Places on April 3, 1973.

The building was constructed in the same era as the Commercial Block, the Phoenix Block and the Warren Block. The date 1887, which is inscribed on the front of the building, is assumed to be the date of its construction. Until 1908, the top two floors of the building were utilized for office space by professional men while the bottom floor was a tea and confectionary shop. In 1908, only three years after the opening of the Capitol Avenue Theater, the building was remodeled to house a theater. The building has been used as such except for a brief period during the 1960's when a night club was located on the premises, and except for the years it was vacant.

C. Shuman Building:

The Shuman Building at 1517 Carey Was built in 1909. Owner Heine Shuman ran a saloon on the main floor. Shuman was a prize fighter, whose physical appearance and love for boxing matches made him a well-known local character.

The Shuman Building has been used for many years as a restaurant. Although not particularly significant historically or architecturally, it was built during the same era as other noteworthy buildings in the proposed Historic District. The building has been significantly remodeled particularly on the exterior. A restaurant is on the ground floor and offices are planned for the second floor.

D. 1515 Carey:

There is not much historic data on the building directly south of the Shuman Building. No date of construction can

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	
DATE ENTERED	DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 13

be determined; however, it is known that it was constructed several years prior to the Shuman Building. The square nails and interior oak tongue-and-groove floors give some indication of its age.

Like the Shuman Building, it is felt that the 1515 Carey property is significant since it is one of the original buildings in the district. The building has been remodeled for small professional offices.

E. Rex Hotel and Becker Hotel:

The Rex Hotel is located at the northeast corner of 15th Street and Carey Avenue and the Becker Hotel is located at 202-216 15th Street. Like other buildings fronting 15th Street, these structures are not well documented. The upper floors appear to have been designed for hotel rooms. The name, Becker Hotel, is inscribed across the front of the structure at 202-216 15th Street in masonry. The street level floors of both structures, it seems, were for commercial purposes. Around the turn of the century, several breweries held leases for these and other buildings located on this block of 15th Street. Among the breweries holding leases were the Fremont Brewing Company, the Neef Brothers Brewing Company, the Phil Zang Brewing Company, and the Adolph Coors Brewing Company.

Inclusion of these two buildings in the proposed Historic District is desirable because it is felt they add to the character of the district. Presently, upholstery shops are located in both the Rex and Becker Hotels. A gun shop is located in a second street-level store at the Becker Hotel.

F. The Coors Building:

The Coors Building is located at the northwest corner of Capitol Avenue and 15th Street. It derives its name from Mr. Adolph Coors, the property owner between 1907 and 1947. The present building is comprised of three additions including a garage fronting 15th Street. The original building, a retail facility, is the structure furthest south. It was moved 20 feet south of its original location when the Colorado Railroad

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED MAR 15 1978

DATE ENTERED DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 14

Company bought the right-of-way along the alley in 1910. The Albany Hotel, the first addition, was apparently a very respectable, high quality hotel in the 1920's. A heated garage was added to the building for the convenience of the hotel patrons. In the 1920's, the hotel was expanded to 46 rooms. The Albany Hotel is still in operation today, and a clothing store and floor material dealership are presently in the original retail facility.

VI. Union Pacific Depot.

The building was enrolled on the National Register of Historic Places in 1973. It is located at 15th Street and Capitol Avenue and faces the State Capitol Building located at Capitol Avenue and 23rd Street. The Union Pacific Depot is a two and one-half story structure surmounted by a clock tower which is capped by a four sided wooden pyramid.

Construction of the Depot began in 1867. It stands as a historic symbol of the growth of both the City of Cheyenne and the State of Wyoming. Not only is it representative of an early historic era, but it is in itself an example of a particular style of architecture developed by the outstanding American Architect, H.H. Richardson.

VII. Conclusion.

The buildings in the Historic District represent a broad range of activities that took place during Cheyenne's first 50 or 60 years. Some of the buildings, such as those in Block 390, date from a time when Cheyenne was being transformed from a dusty little frontier town to the "Magic City of the Plains." Other buildings such as the Plains Hotel and the Capitol Avenue Theater came about through community effort and pride, albeit only the elite were involved. The Sorensen Building and Dinneen Building are among the oldest single-purpose buildings in Cheyenne. The buildings along 15th Street were the home of the less noteworthy businesses. Nonetheless, the breweries, saloons, boarding houses, and the quick inexpensive eating establishments (often referred to as railroad houses) all played an important role in the growth and development of Cheyenne.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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RECEIVED	MAR 5 1978
DATE ENTERED	DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 15

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The Downtown Cheyenne Historic District is historically the heart of the commercial area. The buildings are physically a reminder of the adventurous Americans who were determined to tame the West with their technology and society and to make a home for themselves in a place named Cheyenne, Wyoming.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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RECEIVED MAR 15 1978

DATE ENTERED DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

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NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 10 1978
DATE ENTERED	DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 3

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- Walter J. Bradley by Carol Nathan. Cheyenne, Wyoming. 23 September 1976.
- William Dinneen Sr. By Carol Nathan. Cheyenne, Wyoming. 30 September 1976 and 14 October 1976.
- Clayton Fraser, Architect, Wyoming Recreation Commission by Carol Nathan. Cheyenne, Wyoming. 25 January 1977.
- Gus Kallas by Carol Nathan. Cheyenne, Wyoming. 28 September 1976.
- Sue Sims Patrick by Carol Nathan. Cheyenne, Wyoming. 15 October 1976 and 26 January 1977.
- Kermit Sims by Carol Nathan. Cheyenne, Wyoming. August 1976.
- Clark Smith by Carol Nathan. Cheyenne, Wyoming. 23 September 1976.
- J. D. Stevens by Carol Nathan. Cheyenne, Wyoming. 23 November 1976.
- G. H. Sorensen by Carol Nathan. Cheyenne, Wyoming. 2 October 1976.
- Frank VanDevdenter by Carol Nathan. Casper, Wyoming. 25 October 1976.

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- "Absolutely Pure," Cheyenne Daily Sun, October 30, 1882. Page 1.
- Bristol, Dazee. "Plains Hotel Marks 50 Years of Growth," Wyoming Eagle. (Cheyenne), March 10, 1961. Page 1.
- "A Building Boom," Cheyenne Daily Leader, July 7, 1882. Page 1.
- The Cheyenne Daily Leader, Illustrated July 1890.
- "Magnificent New Theater Opened," The Wyoming Tribune, (Cheyenne) August 28, 1905. Page 4.

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NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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RECEIVED
DATE ENTERED

DEC 22 1976

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 4

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"To Open Theater," The Wyoming Tribune, (Cheyenne) August 21, 1905. Page 1.

MISCELLANEOUS:

Abstracts of Title to Property--Located in Cheyenne-Laramie County Building, County Clerk's Office.

S.88' of Lot 19 and Lot 20 of Block 416, Original City, more commonly known as 304 and 306 West 15th Street.

A portion of Lot 5 of Block 390, Original City, more commonly known as 222 West 16th Street (Idelman Block).

Lots 6 and 7 and a portion of Lot 5 of Block 390, Original City, more commonly known as 204-210 West 16th Street. (Warren Block, First National Bank Building and Commercial Building.)

Hales, Ronald, A.I.A., "Architectural Description of Buildings in Old Town Historic District," partial fulfillment of the requirements of City Contract 1528, February 9, 1976, between the Department of Community Development and Historic Planning Associates, Ogden, Utah. (Document located at the City of Cheyenne Department of Housing and Community Development.)

Book 4 of the City of Cheyenne Blocks, Real Estate Department, Laramie County Clerk's Office, City-County Building, Cheyenne, Wyoming.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	MAR 15 1978
DATE ENTERED	DEC 22 1978

CONTINUATION SHEET

ITEM NUMBER 10A

PAGE 2

UTM COORDINATES FOR DOWNTOWN CHEYENNE HISTORIC DISTRICT

A 13 515620	4553285
B 13 515640	4553345
C 13 515545	4553300
D 13 515600	4553210
E 13 515665	4553240
F 13 515680	4553205
G 13 515575	4553150
H 13 515555	4553175
I 13 515410	4553110
J 13 515360	4553210
K 13 515310	4553280 180
L 13 515280	4553230
M 13 515335	4553260
N 13 515360	4553210
O 13 515455	4553255
P 13 515425	4553310



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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	DEC 22 1978
DATE ENTERED	

CONTINUATION SHEET

ITEM NUMBER 10B PAGE 2

thence south on Capitol Avenue until it reaches the Union Pacific Depot. At the Depot it runs in an easterly direction until it reaches the northeast corner of the building; thence south until it reaches the southeast corner of the building. At this point the southern boundary runs along the southern exterior of the Depot until it reaches the southwest corner of the building; thence north along the western facade until it reaches 15th Street; thence west along 15th Street until it reaches the center line of Pioneer Avenue; thence north along the center line of Pioneer Avenue until it reaches the intersection of Pioneer Avenue and 16th Street thence west on 16th Street until it reaches the western property boundary of the Dinneen Building; thence north along this boundary until it meets the starting point of the northern boundary of the Downtown Cheyenne Historic District.

The street addresses included in the District are: 400 West 16th Street; 313 West 16th Street; 201 West 16th Street; 102-222 West 16th Street; 1604-1610 and 1601-1611 Capitol Avenue; 1600 and 1502-1508 Capitol Avenue; 316-212 West 15th Street; 1605-1607 and 1517-1515 Carey Avenue; and 121 West 15th Street. (The Cheyenne Western Gallery's Annex faces what was the 1500 Block of Carey Avenue but does not have a street address separate from the main building at 305 West 16th Street.)