

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED FEB 13 1980  
DATE ENTERED *Boundary increase approved 4/7/80*

**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 Historic District

AND/OR COMMON

Old Town Historic District

**2 LOCATION**

STREET & NUMBER

All of Blocks 416 and 417 and portions of Blocks 389 and 390. AMEND-  
MENT TO EXISTING DISTRICT: Rest of Block 389 and portion of Block 388.  
NORTH EXPANSION COMPONENT: All of Block 354 and portions of Blocks 353  
and 355. ALL BLOCKS IN ORIGINAL CITY. --NOT FOR PUBLICATION

CITY, TOWN

City of Cheyenne

--- VICINITY OF

1

CONGRESSIONAL DISTRICT

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 checked="" type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME

Multiple Ownership (See addendum) Items marked with an asterisk were  
enrolled on the National Register, as a District, in December, 1978.

STREET & NUMBER

CITY, TOWN

Cheyenne

--- VICINITY OF

STATE  
Wyoming

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Laramie County Clerk's Office, City-County Building

STREET & NUMBER

308 West 19th Street

CITY, TOWN

Cheyenne

STATE  
Wyoming

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Historic American Building Survey (See addendum)

DATE

1974

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Library of Congress

CITY, TOWN

Washington

STATE  
D.C.

# 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 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 encompasses an area of approximately seven blocks in the core of Cheyenne's earliest business district. Dating from the late 1800's, most of the buildings represent the first permanent masonry commercial structures in Cheyenne. The architecture can best be described as eclectic with a heavy emphasis on commercial Victorian construction.

The District is comprised of 2 discontinuous elements, as several blocks of historically significant buildings have been lost to demolition and newer construction. The existing Downtown Cheyenne Historic District, listed Dec. 12, 1978, should be enlarged to include adjacent buildings on Block 389 and those buildings fronting on Central Avenue in Block 388.

It was determined that the north half of block 390 should be excluded from the District as all buildings along 17th Street between Carey and Capitol are of a newer era (with one exception, the Pioneer Hotel, which is older but not particularly notable) and would have to be classified as intrusive upon the character of the rest of the District.

The north expansion component (discontinuous element) of the district is comprised of buildings north of the municipal parking lot which unfortunately destroyed a great deal of Cheyenne's most exciting early architecture. This includes all structures in Block 354 and those fronting on Carey Avenue in Block 355 and most of those fronting on Pioneer Avenue in Block 353. Along Pioneer Avenue, the I.L. Davis Building (12) is located on the northeast corner of the intersection with 17th Street. The Davis Building was once an impressive commercial structure with stone string courses, modest ornamental brick work and cast-iron store-front. Recent remodeling by Goodwill Industries has left little of the street-level design intact and new paint and window treatment has changed the character of the upper stories to some extent.

On the west side of Pioneer Avenue are two early 20th-century commercial buildings (2 and 3). The 1706 Pioneer Avenue Building has several elements of interest still intact, as noted later in this inventory, but is not in public commercial use today and is hardly noticeable. Directly north of this building is the Pioneer Hook and Ladder Company Building, early photographs of which reveal an ornate (cast-iron?) main turret flanked by two smaller towers on the front corners of the structure as well as a small tower on the rear. The front was completely rebuilt in 1917 and a new name block placed over the entrance identifying the building as that of the Wyoming Automotive Company. The new front is industrial in character.

Fronting on 18th Street are four commercial buildings (5,6,7 and 8). The U.M.W. of America Building (7) was constructed in 1887, an eclectic decorative stone and brick building. Although the store-front level has experienced some remodeling, the upper stories retain a great deal of the early design.

The Boyd Building (8), on the southwest corner of 18th Street and Carey Avenue, was designed by Frederick Hutchison Porter with a distinct Sullivan-esque flavor. Except for the replacement of double-hung windows with single panes and the removal of the ornate doorway on Carey Avenue, the Boyd Building looks much (See addendum, Item 7)

# 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 core 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 tracts. Cheyenne, however, became a permanent settlement even before the tents had been set up.

On July 4, 1867 General Greenville 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.

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. Of course, each building in the District has its own special background; many buildings are associated with particularly important people and events or with types of activities most typical of Cheyenne's earliest days.

(See addendum, Item 8)

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

## BIBLIOGRAPHY

### BOOKS

Larson, T. A., History of Wyoming. Lincoln: University of Nebraska Press, 1965.  
(See addendum, Item 9)

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 6.2

UTM REFERENCES 1953

A	ZONE	EASTING	NORTHING
C	ZONE	EASTING	NORTHING

B	ZONE	EASTING	NORTHING
D	ZONE	EASTING	NORTHING

### VERBAL BOUNDARY DESCRIPTION

The northwestern boundary of the existing Downtown Cheyenne Historic District begins at the northwest corner of the Dinneen Building (1) and runs eastward to Pioneer Avenue, then south along Pioneer Avenue to 16th Street, then east along 16th Street to Carey Avenue, then north to the alley in Block 390. From that point it runs eastward to Central Avenue, then south along Central Avenue to 16th Street, then west along 16th Street to Capitol Avenue and then south along Capitol Avenue to 15th Street. (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

Do Palma, Senior Planner

ORGANIZATION

Cheyenne-Laramie County Regional Planning Office

STREET & NUMBER

2101 O'Neil Avenue

CITY OR TOWN

Cheyenne

DATE

November 9, 1979

TELEPHONE

(307) 637-6284

STATE

Wyoming

# 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*

DATE

1/28/80

TITLE

### FOR NPS USE ONLY

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

*W. Ray Fuce*

DATE

4/17/80

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

*William H. Graham*

DATE

4.16.80

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
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NATIONAL REGISTER OF HISTORIC PLACES  
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PAGE one

Ownership of Structures in the Downtown Cheyenne Historic District

Block 392, Original City of Cheyenne.

- \*1. Dinneen Building, 400 West 16th Street.  
Lots 7 and 8.

Dinco Land, Inc.  
P.O. Box 27  
Cheyenne, Wyoming 82001

Block 353, Original City of Cheyenne.

- ✓ 2. 400 West 17th Street.  
W 5' of E 22' and E 17' of S 55½' of Lot 7,  
S 55½' of Lot 8.

✓ Tom R. Watson, Jr., et. ux.  
908 Arapaho  
Cheyenne, Wyoming 82001

- ✓ 3. 1704½ Pioneer Avenue.  
E 17' of N 76½' of Lot 7, N 76½' of Lot 8.

✓ Robert H. Waterman, et. al.  
% Hendric Inv. Co.  
333 Logan  
Denver, Colorado 80203

- ✓ 4. Pioneer Hook and Ladder Company, 1712 Pioneer Avenue.  
E 120' of S 37' of Lots 1 and 2, N 8½' of S 45½' of  
W 50½' of E 54' of Lot 2.

✓ Margaret B. Cook, et. al.  
3118 Dillon Avenue, Apartment 2  
Cheyenne, Wyoming 82001

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Ownership of Structures in the Downtown Cheyenne Historic District

Block 354, Original City of Cheyenne.

5. 319 $\frac{1}{2}$ -321-325 West 18th Street.  
W 59' of N $\frac{1}{2}$  of Lot 4.

Saul Stark, et. al.  
212 West 17th Street  
Cheyenne, Wyoming 82001

- 6, 11. 313-315-317-319 West 18th Street and 1713-1715 Pioneer  
Avenue. W 58' of Lot 3, N 66' of E 7' and S $\frac{1}{2}$  of Lot 4.

Saul Stark  
212 West 17th Street  
Cheyenne, Wyoming 82001

7. U.M.W. of America Building, 311 West 18th Street.  
N $\frac{1}{2}$  of Lot 2.

First National Bank & Trust Company of Wyoming  
Trustee for Joseph E. Feldman and Dorothy R. Feldman  
P.O. Box 563  
Cheyenne, Wyoming 82001

8. Boyd Building, 18th Street and Carey Avenue.  
N $\frac{1}{2}$  of Lot 1.

P.S. Cook Company  
P.O. Box 696  
Cheyenne, Wyoming 82001

9. 1714 Carey Avenue  
N 44' of S $\frac{1}{2}$  of Lots 1 and 2.

Haskell C. Cohen, et. al.  
P.O. Box 28  
Cheyenne, Wyoming 82001

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Ownership of Structures in the Downtown Cheyenne Historic District

Block 354 (continued)

10. 1712 Carey Avenue  
S 22' of Lots 1 and 2.  
  
Fred T. Baggs, et. ux.  
1712 Carey Avenue  
Cheyenne, Wyoming 82001
  
12. I.L. Davis Building (Goodwill Building), 17th Street  
and Pioneer Avenue  
W 46' of Lot 5.  
  
Goodwill Industries of Wyoming  
17th Street and Pioneer Avenue  
Cheyenne, Wyoming 82001
  
13. 318 West 17th Street  
E 20' of Lot 5.  
  
Kenneth W. West, et. ux.  
1711 Carey Avenue  
Cheyenne, Wyoming 82001
  
14. 316 West 17th Street  
W 18½' of Lot 6.  
  
Kenneth W. West, et. ux.  
316 West 17th Street  
Cheyenne, Wyoming 82001
  
15. Harrington Furniture Building (western third of Knights  
of Pythias Building), 314 West 17th Street  
E 21'9" of W 40'3" of Lot 6.  
  
Kenneth W. West, et. ux.  
1400 East 6th Avenue  
Cheyenne, Wyoming 82001

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Ownership of Structures in the Downtown Cheyenne Historic District

Block 354 (continued)

16. Knights of Pythias Building (eastern two-thirds),  
310 West 17th Street  
E 25'9" of Lot 6, W 22' of Lot 7.

Cheyenne Knights of Pythias  
312½ West 17th Street  
Cheyenne, Wyoming 82001

17. Carey Block (Fowlers Building), 17th Street and Carey  
Avenue. E 44' of Lot 7, All of Lot 8.

Klair Fowler, et. ux.  
P.O. Box 286  
Cheyenne, Wyoming 82001

Block 355, Original City of Cheyenne.

18. Waldman Building  
1723-1727 Carey Avenue  
N 40½' of Lot 4.

Cheyenne Realty  
Chester Waldman, et. al.  
1725 Carey Avenue  
Cheyenne, Wyoming 82001

19. Christensen's Jewelry Store, 1721 Carey Avenue  
S 16'2" of N 56'8" of Lot 4.

Goldie Nathenson, et. al.  
1721 Carey Avenue  
Cheyenne, Wyoming 82001

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Ownership of Structures in the Downtown Cheyenne Historic District

Block 355 (continued)

- ✓ 20. Todd Building, 1713-1715-1717 Carey Avenue.  
S 75'4" of W 30' of Lot 3, S 75' 4" of Lot 4.  
  
    < Harry G. Shapiro, et. al.  
       1021 West 21st Street  
       Cheyenne, Wyoming 82001
  
- ✓ 21. 1711 Carey Avenue.  
N 19'2" of W 31' of Lot 5, W 29' of E 35' of N 17'2" of Lot 5  
  
    / Kenneth W. West, et. ux.  
       1711 Carey Avenue  
       Cheyenne, Wyoming 82001
  
- ✓ 22. 1701-1709 Carey Avenue  
W 31' of S 112'10" and E 12'5½" of W 45' 5½" of  
S 114'10" of Lot 5.  
  
    David Garlett  
    221 South Eudora  
    Denver, Colorado 80237

Block 390, Original City of Cheyenne.

- \*23. Idelman Block, 222 West 16th Street.  
W 44' of Lot 5.  
  
    Caesar Oriana  
    419 West 5th Avenue  
    Cheyenne, Wyoming 82001
  
- \*24. Commercial Building, 220 West 16th Street.  
E 22' of Lot 5.  
  
    Gerald Veta  
    P.O. Box 29  
    Cheyenne, Wyoming 82001

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Ownership of Structures in the Downtown Cheyenne Historic District

Block 390, (continued)

- \*25. First National Bank Building, 210 West 16th Street  
Lot 6.

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

- \*26. Warren Block, 206 West 16th Street  
Lot 7.

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

- \*27. Harry P. Hynds Building, 1602-1610 Capitol Avenue  
Lot 8.

Francis B. Osmanson  
% C. B. Coolidge  
Hynds Building  
Cheyenne, Wyoming 82001

Block 389, Original City of Cheyenne

- 28, 29. Old Rocky Mountain Bell Telephone Company Building  
(Royal Optical Building), 119 West 17th Street and  
117 West 17th Street. E 12' of N 25' and N 25' of  
W 54' of Lot 3, N 25' of Lot 4.

Mildred K. and John C. Arp  
P.O. Box 923  
Cheyenne, Wyoming 82001

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Ownership of Structures in the Downtown Cheyenne Historic District

Block 389 (continued)

- 30,31,34. 1613 Capitol Avenue, Interior of Block 389 and 1612 Central Avenue. S 44' of Lot 1, Por. SE Cor. of Lot 2, S 107' of Lots 3 and 4.

Susan K. Cosgriff, et. al.  
% First National Bank and Trust Company of Wyoming  
Box 1768  
Cheyenne, Wyoming 82001

32. 107-113 West 17th Street  
Major Portion Lot 2, W 22' of N 78' of Lot 1.

Vasiliki Harrison  
107 West 8th Avenue  
Cheyenne, Wyoming 82001

33. Deming Building, 1620 Central Avenue  
E 44' of N 88' of Lot 1.

James T. Hays, et. al.  
2720 Capitol Avenue  
Cheyenne, Wyoming 82001

- \*35. Capitol Avenue Theater, 1607 Capitol Avenue  
N $\frac{1}{2}$  of Lots 5 and 6, N $\frac{1}{2}$  of W 22' of Lot 7.

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

- \*36. Majestic Building, 16th Street and Capitol Avenue  
S $\frac{1}{2}$  of Lot 5, W $\frac{1}{2}$  of S 66' of Lot 6.

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

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Ownership of Structures in the Downtown Cheyenne Historic District

Block 389 (continued)

- \*37, \*38. Plains Hotel, 16th Street and Central Avenue  
E 44' of Lot 7 and all of Lot 8.

Ralph Macy  
727 Golden Hill  
Cheyenne, Wyoming 82001

Block 388, Original City of Cheyenne.

- 39 & 40. Old Montgomery Ward Building (Telesonic Building),  
1621 Central Avenue and 109 West 17th Street.  
N 57.5' of W 12' of Lot 2, N 64.7' of W 42' and N 57.5'  
of E 24' of Lot 3, N 67.7' of Lot 4.

Fred H. Albert, et. ux.  
1308 Hot Springs Avenue  
Cheyenne, Wyoming 82001

41. Lincoln Theater, 1615 Central Avenue.  
S 74.5' of W 12' of Lot 2, S 74.5' of E 24' and  
S 67.3' of W 42' of Lot 3, S 67.3' of Lot 4.

Lincoln Building Corporation  
P.O. Box 4069  
Cheyenne, Wyoming 82001

42. 1609 Central Avenue  
N 39' of Lot 5, N 39' of W $\frac{1}{2}$  of Lot 6.

Esmond Graber, et. al.  
1611 Central Avenue  
Cheyenne, Wyoming 82001

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Block 388 (continued)

43. 1605 Central Avenue  
S 49' of N 88' of Lot 5, S 49' of N 88' of W $\frac{1}{2}$  of Lot 6.

Harry Poulos, et. ux.  
Room 100, Bell Building  
Cheyenne, Wyoming 82001

44. Grier Furniture Company Building, 16th Street and Central  
Avenue. S 44' of Lot 5, S 44' of W $\frac{1}{2}$  of Lot 6.

Grier Morris Furniture Company  
16th Street and Central Avenue  
Cheyenne, Wyoming 82001

Block 416, Original City of Cheyenne.

- \*45. Frontier Printing Building, 319-321 West 16th Street  
Lots 10 and 11.

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

- \*46. Sorenson Hardware Company Building, 317 West 16th Street  
Lot 9.

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

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Ownership of Structures in the Downtown Cheyenne Historic District

Block 416 (continued)

- \*47. Frontier Printing Company Garage, behind 319-321 West 16th Street Portion of Lot 10.

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

- \*48 &\*49. Royal Hotel Building and Addition,  
309-311-313-315 West 16th Street  
Lots 7 and 8.

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

- \*50. 305-307 West 16th Street  
All of Lots 3 and 4, W 1' of N 99.25' of Lot 2.

Edwin L. Patrick  
3422 Luckie Road  
Cheyenne, Wyoming 82001

- \*51. Tivoli Building, 301 West 16th Street  
N $\frac{1}{2}$  of Lot 1.

Cheyenne Housing Authority  
P.O. Box 269  
Cheyenne, Wyoming 82001

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*Boundary review  
approved 4/17/80*

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Ownership of Structures in the Downtown Cheyenne Historic District

Block 416 (continued)

- \*52. Cheyenne Western Galleries Annex, 1514 Carey Avenue  
S $\frac{1}{2}$  of Lot 1.

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

- \*53. 15th Street and Pioneer Avenue  
S 88' of Lots 12, 13, 14; S 88' of W 19.1' of Lot 5.

Perry Georges  
3938 Cribbon Avenue  
Cheyenne, Wyoming 82001

- \*54. Golden Key Antique Building, 316 West 15th Street  
S 88' of E 4.9' of Lot 15, S 88' of Lot 16.

Conrad Kreuzer  
2023 Seymour  
Cheyenne, Wyoming 82001

- \*55. 308-310 West 15th Street  
S 88' of Lot 17 and 18.

Grier Furniture Company  
1601 Central Avenue  
Cheyenne, Wyoming 82001

- \*56 &\*57. 304-306 West 15th Street  
S 88' of Lots 19 and 20.

Conrad Kreuzer  
2023 Seymour  
Cheyenne, Wyoming 82001

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Ownership of Structures in the Downtown Cheyenne Historic District

Block 417, Original City of Cheyenne.

- \*58. Marv's Place, 223 West 16th Street  
N $\frac{1}{2}$  of Lots 10 and 11 less E 1 $\frac{1}{2}$ ' of N $\frac{1}{2}$  of Lot 10.

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

- \*59 (portion) 215-217 West 16th Street  
Lots 7 and 8 less Portion SW Corner

George Kaufman  
217 West 16th Street  
Cheyenne, Wyoming 82001

- \*59 (portion) 219 West 16th Street  
N 88' of Lot 9, E $\frac{1}{2}$  of N $\frac{1}{2}$  of Lot 10.

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

- \*60. Atlas Theater, 213 West 16th Street  
Lots 5 and 6.

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

- \*61. 205 West 16th Street  
Lots 3 and 4.

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

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Ownership of Structures in the Downtown Cheyenne Historic District

Block 417 (continued)

- \*62. Phoenix Block, 201 West 16th Street  
Lots 1 and 2.

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

- \*63. Shuman Building, 1517 Carey Avenue  
S 44' of E 22' and W 4' of N 22' of S 44' of Lot 9,  
N 44' of S  $\frac{1}{2}$  of Lots 10 and 11.

Anna Shuman  
118 West 2nd Avenue  
Cheyenne, Wyoming 82001

- \*64. 1515 Carey Avenue  
W 4' of S 22' of Lot 9, S 22' of Lots 10 and 11.

Clark A. Smith  
1513 Carey Avenue  
Cheyenne, Wyoming 82001

- \*65. Rex Hotel, 202 West 15th Street  
S 88' of Lots 12, 13, 14.

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

- \*66. Becker Hotel, 212-216 West 15th Street  
S 88' of Lots 15, 16.

Sue M. Patrick  
3422 Luckie Road  
Cheyenne, Wyoming 82001

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Ownership of Structures in the Downtown Cheyenne Historic District

Block 417 (continued)

- \*67. Coors Building, 1502-1506 Capitol Avenue  
S 88' of Lots 18, 19, 20, 21, 22.

Magdaline Keller  
300 West 7th Avenue  
Cheyenne, Wyoming 82001

- \*68. Union Pacific Depot, 121 West 15th Street  
Unplatted.

Union Pacific Railroad Company  
1416 Dodge Street  
Omaha, Nebraska 68102

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Representation in Existing Surveys

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

Date: 1967; revised 1973      X State

Depository: Wyoming Recreation Commission

City: Cheyenne

State: Wyoming

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Description of the Downtown Cheyenne Historic District

as it did when it was first built, with strong vertical expression within each of three balanced horizontal units.

Although the buildings immediately south of the Boyd Building (9 and 10) and on the east side of Carey Avenue between 17th and 18th streets (18-22) are less noteworthy than the Boyd Building, they were, for the most part, the Boyd Building's earlier context and are included in this District for that reason.

On the northwest corner of 17th street and Carey Avenue is the Carey Block (17), included in the District because of early photographs which reveal its dramatic architectural style. Unfortunately, the new facade for Fowler's Clothing Store has hidden all traces of its early design from view and has made the structure's appearance intrusive within the District.

The same situation has occurred immediately west on the eastern two-thirds of the Knights of Pythias Building (16). The only portion of this structure still open to view is the Harrington Furniture Building (15), a highly decorative example of early Cheyenne commercial architecture with ornately carved window copings and a heavy sheet metal cornice.

At the Northwest corner of the originally listed area is the Dinneen Building (1), designed by Frederick Hutchison Porter in 1927. Its two massive turrets with terra-cotta ornamentation form an imposing cornerstone to the entire District in spite of its later construction date. North of the Dinneen Building is its parking lot.

Both Block 416 and Block 417, also part of the existing district, are unusual in that they are bisected by an east-west railroad spur, still in use today and illustrative of the importance of the railroad in Cheyenne's history. The most significant buildings along the 16th street frontage on Block 416 (45-51) are located on the corners of the block. At the southeast corner of the intersection of 16th Street and Pioneer Avenue is the Frontier Printing Building (45). Unfortunately a new facade has entirely hidden the 1871 architecture from view. At the southwest corner of the intersection of 16th Street and Capitol Avenue is located the Tivoli Building (51). This building is an exceptionally interesting example of eclectic architecture at its time of construction (1892). The corner octagonal turret with a white ceramic tile bell roof makes the Tivoli Building a visual landmark for the District. Modest turn-of-the-century commercial structures fill the street frontage between the Tivoli and Frontier Printing Buildings.

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Description of the Downtown Cheyenne Historic District

On the south side of Block 416, along 15th Street, are several minor masonry structures (53,55,56,57) and the Golden Key Antique Building (54). The latter is typical of the small commercial structures built during the late nineteenth century, with a main-floor cast iron facade including large display windows. The belt course above the second floor is topped with a cast-iron cornice stamped with a scroll-and-button design.

The three buildings in Block 417 which front on 15th street, all constructed during the late 19th century, are typical of that period, with a moderate amount of decorative brick work and with more intricate cornices providing visual interest. All three have experienced considerable remodeling at street level.

The portion of 16th Street between Carey and Capitol Avenues is particularly significant because of the sense of time and place communicated by the high-density urban architecture on both sides of the Street. Styles range from High Victorian Gothic in the Commercial Building (24) to Victorian adapted into the commercial vernacular (Idelman Block, 23) to 1920 office building architecture with bracketed cornices (Harry P. Hynds Building, 27). The materials utilized include stone, sandstone, natural red stone, brick, stucco and terra-cotta. A variety of decorative treatments are found superficially as well as structurally.

All the buildings in this section of 16th are noteworthy with the exception of Marv's Place (58), a low rectangular red brick building which is intrusive in terms of height (one low story) and style (plain), but not material (brick). Along the south street frontage, moving eastward from Marv's Place, are several brick commercial/hotel buildings as well as the spectacular Atlas Theater and the Phoenix Block. The Atlas Theater is a highly decorative Victorian building with two-story oriel windows and a great deal of decorative brick and stonework. The railings above the oriel windows are especially notable. The Phoenix Block, with its diagonal wall facing the corner and massive decorative cornice, is highly visible because of its location and gives this edge of the District a special distinction.

The Idelman Building (23), at the northeast corner of the intersection of 16th Street and Capitol Avenue, is another important visual corner in the District. Although the recent remodeling was not entirely within the Secretary of Interior's Guidelines, the historic character of the building has been maintained and it serves as a good example for other downtown property owners considering restoration work.

East of the Idelman Block is the Commercial Building (24), a Victorian structure most notable for its oriel window on the second floor, arched windows on the third floor and off-center title block. The First National Bank Building (25),

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Description of the Downtown Cheyenne Historic District

next door, is also quite decorative. The street level storefronts of both these buildings have been extensively remodeled with the loss of all earlier design on that level.

On the northwest corner of the intersection of 16th Street and Capitol Avenue is the Harry P. Hynds Building (27), a later office building with a more austere style than the other older structures on the block. Of particular interest is the street level of this structure, with a wired glass company immediately below a stained-glass course.

Continuing eastward along 16th are two large early 20th century buildings, typical of the simpler commercial style of that time. The original canopy on the Majestic Building (36) remains but has been painted several times.

The two Plains Hotel structures (37 and 38) are similarly plain; both are capped with decorative cornices. A long series of tenants has resulted in a great deal of store-front remodeling on both buildings.

The existing district is expanded to include the following buildings and area:

On Central Avenue, between 16th and 17th Streets, on the east side of the street, two significant buildings mark the eastern edges of the District: The Grier Furniture Company Building (44) on the south and the Old Montgomery Ward Building on the North. The Grier Furniture Company Building captures attention because of its terra-cotta string course incorporating basket-handle arches over the third-story windows. The old Montgomery Ward Building, designed by William R. Dubois, a noted local architect, in 1929, reflects the architectural trends of its decade. The tile-work and low-relief sculpture on the crenelated parapet and the terra-cotta parapet cap give the building unusual visual interest. The buildings between these two were built during the same period and demonstrate a variety of styles, from the massive, metal-faced Lincoln Theater (41) to the modest commercial vernacular of the Golden Key Antiques Building (42). The 109 West 17th Street building (40) is unusual for its white color facade with blue and yellow decoration.

Along the south side of 17th Street between Central and Capitol Avenues, the two corner buildings are again the most significant ones along the block frontage. The Old Rocky Mountain Bell Telephone Company Building (28) is an illustration of the Classic Revival style, including a monumental composite corner entrance column and two square engaged columns framing the large window. The large Deming Building (33) is a more modest example of early 20th century commercial/office construction.

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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 Hardware Company Building (46) and the Dinneen Building (1) 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.

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.

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Books (continued)

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INTERVIEWS:

Walter J. Bradley by Carol Nathan. Cheyenne, Wyoming. 23 September 1976.

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Clay Fraizier, 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.

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(Cheyenne) February 21, 1930. Page 1.

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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.)

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Verbal Boundary Description

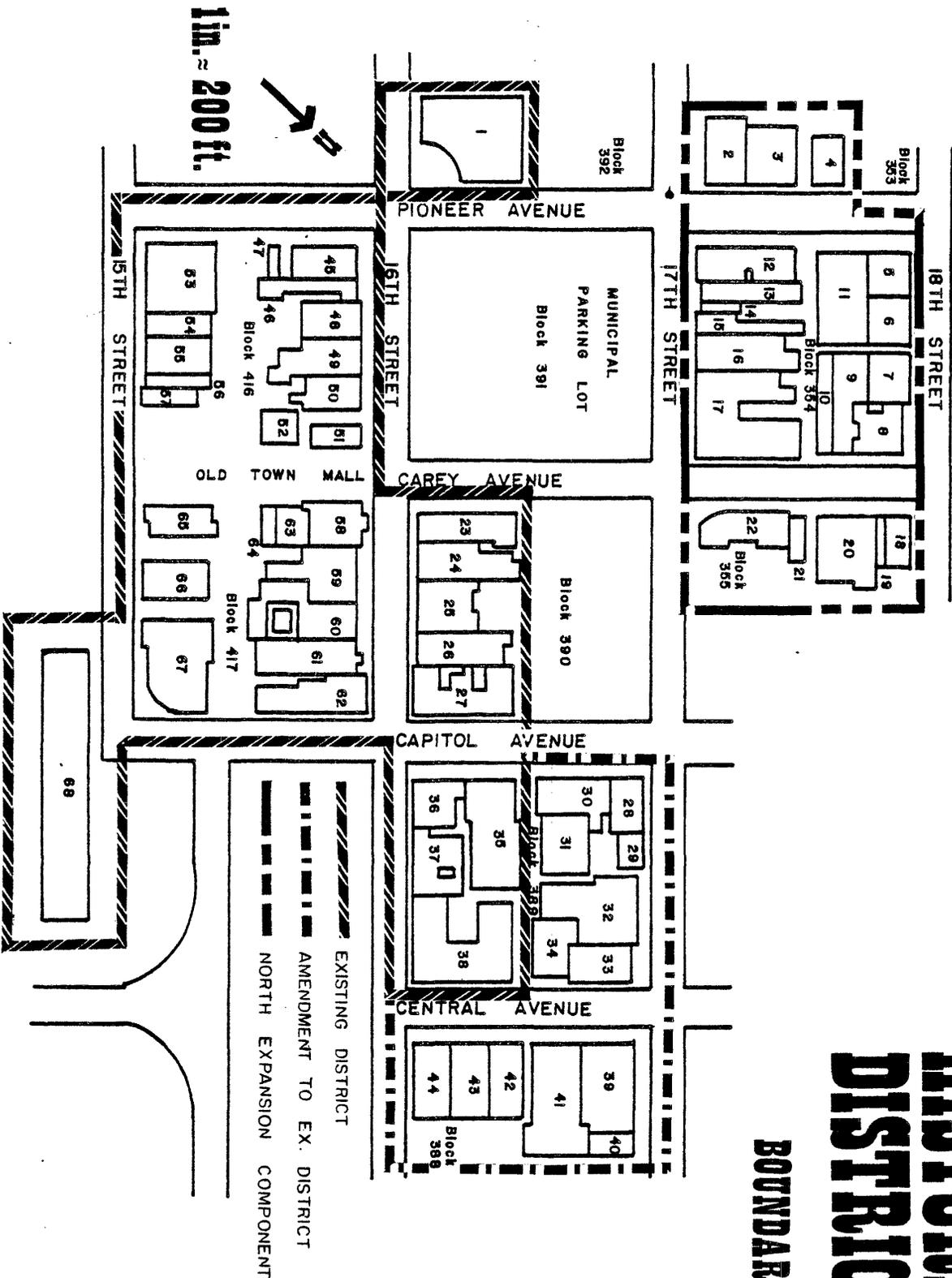
From that point it runs east, south, west and north to include the Union Pacific Depot, then west along 15th Street to Pioneer Avenue, then north to 16th Street, then west and north around the Dinneen Building to the point of beginning.

The boundary of the amendment to the Existing District begins at the intersection of 17th Street and Capitol Avenue, runs eastward to the center of Block 388, then south to 16th Street. From that point it runs westward to Central Avenue, north and west, along the boundary of the Existing District, to Capitol Avenue, then north to the point of beginning.

The boundary of the North Expansion Component begins on 17th Street at the eastern edge of the 400 W. 17th Street building (2), runs north to the northern edge of the Pioneer Hook and Ladder Company Building (4), then east to Pioneer Avenue, then north to 18th Street then east along 18th Street to the center of Block 355. From that point it runs south to 17th Street, then west to the point of beginning.

# DOWNTOWN CHEYENNE HISTORIC DISTRICT

**BOUNDARIES**



1 in. ≈ 200 ft.



15TH STREET

PIONEER AVENUE

16TH STREET

MUNICIPAL  
PARKING LOT  
Block 391

17TH STREET

18TH STREET

OLD TOWN MALL

CAREY AVENUE

CAPITOL AVENUE

CENTRAL AVENUE

- EXISTING DISTRICT
- AMENDMENT TO EX. DISTRICT
- NORTH EXPANSION COMPONENT

Block 392

Block 393

Block 394

Block 395

Block 390

Block 389

Block 388

Block 416

Block 417

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NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

**1 NAME**

HISTORIC

Downtown Cheyenne Historic District, Boundaries

AND/OR COMMON

Old Town Historic District

**2 LOCATION**

CITY, TOWN

Cheyenne

\_\_\_VICINITY OF

STATE

Wyoming

COUNTY

Laramie

**3 MAP REFERENCE**

SOURCE Aerial photographs, filed at Cheyenne-Laramie County Regional Planning Office

SCALE 1 inch equals approx-  
imately 200 feet

DATE November 9, 1979

**4 REQUIREMENTS**

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES

UTM References:

Quadrangle Name : Cheyenne North  
Quadrangle Scale: 1:24,000

<u>Point</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
A	13	5 15 640	45 53 470
B	13	5 15 690	45 53 370
C	13	5 15 540	45 53 290
D	13	5 15 600	45 53 200
E	13	5 15 400	45 53 100
F	13	5 15 350	45 53 190
G	13	5 15 320	45 53 170
H	13	5 15 230	45 53 350
I	13	5 15 280	45 53 360
J	13	5 15 260	45 53 400
K	13	5 15 400	45 53 460
L	13	5 15 450	45 53 370
M	13	5 15 400	45 53 380
N	13	5 15 420	45 53 310
O	13	5 15 520	45 53 350
P	13	5 15 490	45 53 400

(See Item 10 of Nomination for UTM references for each element)