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Laramie’s University Neighborhood
Inventory of Historic Buildings

Wyoming SHPO: CLG Grant # 56-064-21554.05
Albany County Historic Preservation Board

Prepared by the University of Wyoming American Studies Program
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Wyoming Architectural Inventory Forms (154) for Laramie’s University
Neighborhood (attached as separate document)
INTRODUCTION

In October, 2006, the University of Wyoming American Studies Program (UW-AMST) entered into an agreement with the Albany County Historic Preservation Board to complete an inventory of historic buildings in a 20-block residential area of Laramie. The project was undertaken by UW-AMST as part of the public-sector component of the American Studies curriculum. This inventory is the first phase of a two-phase project to nominate the surveyed area to the National Register of Historic Places.

NARRATIVE SUMMARY

Laramie’s University Neighborhood District extends from University Avenue on the north to Garfield Street on the south, 6th Street to the west and 15th Street to the east. The district comes within one block of the eastern boundary of the Laramie Downtown Historic District (NR, 11/10/88). The district is largely contained within the plat of the original town; however, the blocks between 11th and 13th streets were platted under the Union Pacific Company’s 4th Addition, and the blocks between 13th and 15th streets were platted under the first Grand Avenue Addition. This particular area was chosen for Laramie’s initial residential survey because it is one of the oldest residential areas in the city, with a significant concentration of historic and architecturally notable houses.

Description

The district consists of a grid of paved streets running slightly askew of the cardinal directions. Concrete sidewalks are laid along all streets of the district, and deciduous and evergreen trees are planted in tree strips and in most yards, adding to the historic character of the district. Setbacks are generally uniform in the residential sections of the district. Front yards are generally open to the sidewalk, giving the district a neighborhood feel. Some of the older homes have sandstone instead of concrete sidewalks. At every corner the name of the street is embossed in the curb.

As the primary east-west corridor in Laramie, Grand Avenue serves as both a residential street and a U.S. Highway. Although traffic is heavy at certain times of the day, the presence of large trees and landscaping help to buffer the homes from the traffic. Ivinson Avenue provides the primary access to the University of Wyoming, while Garfield and the north-south streets are generally quieter and more residential in nature.

The 20-block district is anchored on each end by individually listed National Register properties. At the western end is the Ivinson Mansion (Queen Anne, 1892) and at the eastern terminus is the Cooper House (Spanish Eclectic Revival, 1921). Other National Register-listed properties within the district include the Conley House (178 Ivinson Avenue; 1888), the William Goodale House (214 S. 14th Street; 1931), and the Lehman-
Tunnell Mansion (618 Grand Avenue; 1891). Just outside of the district boundaries are additional National Register listed properties including Old Main at the University of Wyoming (1886), the East Side School (1878; 1928; 1939), St. Paul’s Evangelical Church (1891), and the St. Matthews Cathedral Close (1892-1925).

The district highlights the growth and development of Laramie’s residential neighborhoods from the 1870s to the 1950s. This eight-decade window of development allows for a broad diversity of building styles, from Italianate (700 Ivinson) and Gothic Revival (310 South 10th) to Prairie style (1117 Grand) and Moderne (1420 Grand). The district has the highest concentration of 100-year-old houses in Laramie, most of which are found on Ivinson and Grand Avenues.

The historic structures within the district are primarily residential, but there are a few exceptions. There are five churches, the former Laramie High School (1910-1911; now apartments), and the former Ivinson Hospital (1917; now home to University of Wyoming Campus Police and offices). There are also four commercial buildings, located on Grand Avenue and on 8th Street.

A surprising number of houses retain all of their original features. Original building materials include sandstone (for foundations and occasionally exterior walls), brick, wood clapboard or shiplap siding, and stucco. Most roofs were originally covered with cedar shingles. The most common alterations include enclosed porches, rear additions, replacement windows, covering of exterior walls with stucco or asbestos-shingle siding, and covering of roofs with asphalt shingles. However, even houses that have undergone alterations have retained their basic form, and thus contribute to the historic character of the neighborhood.

An unusually large percentage of homes in the district have detached one or two-bay garages that were constructed during the early automobile era (1910 – 1930) and still retain their integrity. Many of these have original wood siding and wooden hinged or sliding garage doors. Only a few other types of outbuildings, such as sheds and backyard barns, are found in the district.

**History**

Laramie’s University Neighborhood District developed roughly from west to east. The earliest houses are found closest to the downtown, on Ivinson and Grand Avenues west of 9th Street. After 1900, lots closer to the University began to be developed. The district illustrates steady development up until World War II, with 21 houses built before 1900, 41 from 1900 to 1919, 64 from 1920 to 1939, 14 from 1940 to 1959, and 14 from 1960 to the present. The 1920s saw the most houses built, with 41 added during that decade. Relatively few houses were torn down to make way for new construction. Rather, lots were in-filled as Laramie grew, creating the interesting mixture of architectural styles seen in the district today.

This 20-block neighborhood has been the home of many of Laramie’s most influential businessmen and politicians. The first secretary of Wyoming Territory and the acting
Governor when Wyoming gained its statehood, John Meldrum, lived in the district at 703 Ivinson Street. Edward Ivinson was a successful businessman and philanthropist who lived at 603 Ivinson Street. Prominent local attorney Constantine P. Arnold and his family built three houses in the district, their family residence at 812 Grand Avenue, a cottage next door (814 Grand) and their son Thurman’s residence at 318 S. 15th Street. Early in his career, Thurman W. Arnold served as mayor of Laramie, but he is best known for serving as Assistant Attorney General of the United States under President Franklin Roosevelt from 1938 to 1943, and earning the nickname “Trust Buster.”

University of Wyoming faculty and presidents have long resided in the district, especially on Ivinson Avenue. John Conley, a member of the first faculty of the University of Wyoming, lived at 718 Ivinson. The second owner of 718 Ivinson was Elmer Smiley, the UW president from 1898-1903. The house at 715 Ivinson was built by University of Wyoming President Charles Merica in 1909 (with a loan from future UW President Aven Nelson). This Craftsman-style home served as the UW President’s residence until 1948, when President George Duke Humphrey moved the President’s residence to the Tudor-Revival-style house at 1306 Ivinson. This house remained the official President’s residence until 1995.

Other houses in the district have been occupied over the years by UW professors and their families. The Gothic-Revival-style house at 310 S. 10th Street was owned in the early 1900s by Emma Knight, who became the Dean of Women at the University of Wyoming. Knight Hall was named in her honor. In 1919, Emma sold the house to her son Samuel Knight, a UW geology professor who with his students built the Tyrannosaurus Rex model outside the Geology Museum.

Many of the houses were also used as boarding houses for students and as fraternities. As early as 1929, single family homes such as the Holliday home at 719 Grand Avenue were converted to apartments for students and/or faculty, and this trend continued through the 1970s. The first apartment building, Sprucellyn (now Knight) Apartments, was built at 816-20 Ivinson Avenue in 1915. Others soon followed at 906 Ivinson (1923), 710 Ivinson (1937) and 1010 Grand (1952). Few residential neighborhoods in Wyoming have apartment buildings of this size and number.

The district is also notable for the large number of houses designed by Laramie architect Wilbur Hitchcock. Hitchcock designed approximately two hundred buildings in Laramie between 1908 and 1930, including many buildings on the University of Wyoming campus. Hitchcock was a versatile architect who worked in a variety of styles, including Colonial Revival, Prairie, Craftsman and Tudor Revival. His designs set a high standard for architectural quality in the district. Twenty-three houses in the district, as well as four remodeling projects, have been documented as Wilbur Hitchcock designs. Several others were likely designed by him.

Other notable architects who designed houses in the district were Walter E. Ware, architect of the Ivinson Mansion and the Arnold House as well as Old Main at the University of Wyoming, Frederic Hutchinson Porter, who designed Thurman Arnold’s house as well as several University of Wyoming campus buildings, and Wilbur
Hitchcock’s sons, the firm of Hitchcock and Hitchcock. Also in this district is the first apartment building (815 Ivinson) designed by Bin Chang, a University of Wyoming Professor from Taiwan. Chang went on to design a number of other apartments that helped redefine the Laramie landscape.

Methodology

Survey: Each structure within the boundaries of the 20-block district was surveyed by University of Wyoming American Studies students under the direction of Mary Humstone, using a customized version of the WYSHPO cultural resources architectural survey form. In addition, digital photographs were taken of each structure to document overall design and architecturally significant elements. Using survey notes, photographs and on-site inspection, narrative descriptions of each structure were composed. Dates for each structure were determined from the Albany County Assessor’s Office and other sources including Sanborn Fire Insurance Maps for the years 1894, 1912, 1924 and 1931, and city building records, city directories, newspaper articles and dated historic photographs. Historical information about each property was gathered, although some properties yielded more information than others. Another invaluable resource for historical information was an “Index of Historic Addresses and Residents” compiled by Judy Knight of the Laramie Plains Museum.

Evaluation: In addition to the historical research and architectural description, each property was evaluated for its potential to contribute to a National Register of Historic Places district. To be eligible for listing in the National Register of Historic Places, resources must be significant and retain integrity. Integrity is defined as “the ability of a property to convey its significance.” Integrity is evaluated by considering how the resource’s physical attributes relate to its significance. The accumulation of numerous changes and alterations over time can render the property’s original appearance or function unrecognizable and thus result in a loss of integrity.

There are seven aspects of integrity that must be considered after the significance of a property has been determined: setting, location, design, materials, workmanship, feeling and association. Resources must demonstrate at least minimal levels of integrity in those aspects that are most appropriately related to the significance of the resource.

Ratings: Each building was evaluated as contributing or noncontributing based on physical integrity and sense of time and place. In addition, the integrity of contributing buildings was rated on a scale of 3 to 1. A rating of 3 was assigned to buildings that show features of a recognizable style or type and retain a high degree of all seven aspects of integrity from their period of significance. A rating of 2 was assigned to buildings that have experienced minor changes, including replacement siding and/or roofing, or replacement windows and doors, but that are in good condition and retain enough original features such as porch supports, windows, doors and trim, to convey the feeling and association of the historic period. Buildings with more extensive replacement that still retain their original form and at least some recognizable historic features, and buildings with historic features that are in poor condition were rated 1. Buildings rated 0 were determined noncontributing, either due to extensive alterations that obscure the historic
form of the building, or due to age (less than 50 years old). Garages and other outbuildings were described as “ancillary structures” and were given their own ratings.

**Personnel:** Graduate assistant Jonas Landes worked on the project for two semesters, researching the history of the district and individual properties, identifying owners of the buildings, and writing architectural descriptions. Students in American Studies 5400 (“American Built Environment”) also participated in the survey and evaluation of buildings in the district. An exchange student from England, Christopher Bodych, did additional work as part of an independent study course. Finally, an American Studies graduate student, Tony Dubé, was hired as a summer intern to help pull together all the pieces at the end of the project. Because this project was carried out by a number of individuals, working as graduate assistants, interns and students, and because some properties are better documented than others, there is some inconsistency in the amount of detail included on the individual forms. However, all forms contain well more than the minimum expected for a historic buildings survey.

Drafts of each survey form were reviewed by the project director, and field checks were made to ensure the accuracy of all descriptions. In addition, forms were edited for consistency in writing style, and the entire report was reviewed by the Albany County Historic Preservation Board.

**Public Meeting:** Near the conclusion of the project, a public meeting was held at the Albany County Public Library, to which all property owners in the district were invited. About 35 people attended. Following a brief presentation on the survey project by Mary Humstone, property owners had an opportunity to ask questions and share information about their historic properties. Attendees were generally supportive of the survey and encouraged the Albany County Historic Preservation Board to continue with the nomination of the district to the National Register of Historic Places. Several residents expressed concern about changes to streets in the district proposed by the City of Laramie and the State of Wyoming, including making Garfield and Grand Avenues into a one-way couplet, and widening Grand Avenue, thus destroying its residential character.

The boundaries of the district were also discussed at the meeting. It was noted that the current boundaries were “working boundaries” and would be re-evaluated if and when the district was nominated to the National Register. The name of the district was also questioned, with the same response. Attendees requested that the inventory information be made available on the internet.

**Survey Explanation: Architectural Types and Terms**

Buildings that exhibit features of an identifiable architectural style are identified as such. Major styles found in the district include Italianate, Gothic Revival, Queen Anne, Eastlake, Prairie, Craftsman, Colonial Revival, Tudor Revival, Dutch Colonial Revival, Mission/Pueblo Revival, Renaissance Revival and International. The prevalent house type in the district is the Craftsman Bungalow, followed closely by the Tudor Revival cottage.
Free Classic refers to a style that mixes elements of the Queen Anne and Colonial Revival styles. Free Classic houses generally have the irregular floor plans and numerous projections typical of the Queen Anne style, mixed with columns, pediments and other Classical features.

False Mansard refers to a style popular in the 1970s which uses the form of the mansard roof, but in no way resembles the Second Empire style with which the mansard is usually associated.

Some structures in the district are classified as vernacular, meaning that they do not exhibit distinctive qualities of any particular architectural style. Vernacular houses are identified by their general form and roof type. “Cottage” is commonly used to refer to a small, one-story, vernacular residence, while “house” is used to refer to a two-story or larger vernacular residence. Common vernacular house forms found in the district include:

**Hip-roofed (or Pyramidal) Cottage**: a square, 1-story cottage, with a peaked, hipped roof, sometimes truncated or forming a short ridge at the top. Chimneys are most often placed at or near the peak of the roof. Variations include porches, placement of doors (center or to one side), windows and rear additions.

**Gable-front Cottage/House**: 1 to 2-story, rectangular residence with the gable facing forward and containing the front entrance.

**Eave-front Cottage/House**: 1 to 2-story, rectangular gable-roofed residence with the eave facing forward and containing the front entrance.

**Gable- and-wing Cottage/House**: 1 to 2-story residence with a front-facing gable and an intersecting side gable, forming an L shape.

Decorative window types found in the district include:

**Prairie or Craftsman style**: the upper portion of the window is divided by vertical muntins, forming anywhere from 3 to 7 vertical panes.

**Queen Anne**: the upper sash of the window contains small panes of colored glass or unusual glazing patterns.

**Cottage**: similar to Queen Anne, but wider, usually used in a parlor or dining room.
RECOMMENDATION FOR A NATIONAL REGISTER OF HISTORIC PLACES
DISTRICT

It is the opinion of the Principal Investigator that Laramie’s University Neighborhood is eligible for the National Register of Historic Places under Criteria A and C. The district is significant in the history and development of Laramie and the University of Wyoming (Areas of Significance: Community Planning and Development, Education). It is also significant as a well preserved collection of houses and apartment buildings representing more than 100 years in the development of Laramie, and including a wide range of architectural styles (Area of Significance: Architecture). It includes an unusually high percentage of houses designed by a prominent architect, Wilbur Hitchcock. The district contains a high percentage (85%) of contributing buildings from the historic district’s period of significance (1878 – 1958).

As part of the National Register nomination process, the boundaries of the district should be reviewed. The survey did not find any blocks that should be excluded. However, on Garfield Street, 6th Street and University Avenue there are houses across the street from the district boundary that might deserve consideration. Therefore, the National Register process should allow for some additional survey work along these boundaries, and consultation with the Wyoming SHPO is recommended.
### LIST OF BUILDINGS SURVEYED

<table>
<thead>
<tr>
<th>BLDG#</th>
<th>Address</th>
<th>Architectural Style</th>
<th>Date</th>
<th>Rating</th>
<th>Outbuilding</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>716 University Av.</td>
<td>Ranch</td>
<td>1959</td>
<td>0</td>
<td>Garage</td>
<td>0</td>
</tr>
<tr>
<td>2</td>
<td>802 University Av.</td>
<td>Gable-and-wing Cottage</td>
<td>1931</td>
<td>2</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>804 University Av.</td>
<td>Two-story Cube</td>
<td>1915</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>4</td>
<td>812 University Av.</td>
<td>Craftsman</td>
<td>1920</td>
<td>3</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>5</td>
<td>603 Ivinson Av.</td>
<td>Queen Anne</td>
<td>1892</td>
<td>3</td>
<td>Carriage House Virginia Cottage Log Cabin</td>
<td>3</td>
</tr>
<tr>
<td>6</td>
<td>700 Ivinson Av.</td>
<td>Italianate</td>
<td>1878</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>7</td>
<td>703 Ivinson Av.</td>
<td>Tudor Revival</td>
<td>1883; 1920</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>8</td>
<td>709 Ivinson Av.</td>
<td>Tudor Revival</td>
<td>1929</td>
<td>2</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>9</td>
<td>710 Ivinson Av.</td>
<td>Mission Revival</td>
<td>1937</td>
<td>3</td>
<td>Garage</td>
<td>3</td>
</tr>
<tr>
<td>10</td>
<td>715 Ivinson Av.</td>
<td>Craftsman Bungalow</td>
<td>1909</td>
<td>2</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>11</td>
<td>716 Ivinson Av.</td>
<td>Eastlake</td>
<td>1897</td>
<td>3</td>
<td>Studio 1 Studio 2 Garage</td>
<td>0</td>
</tr>
<tr>
<td>12</td>
<td>718 Ivinson Av.</td>
<td>Folk Victorian</td>
<td>1888</td>
<td>3</td>
<td>Carport</td>
<td>0</td>
</tr>
<tr>
<td>13</td>
<td>719 Ivinson Av.</td>
<td>Craftsman Bungalow</td>
<td>1910</td>
<td>3</td>
<td>Garage</td>
<td>3</td>
</tr>
<tr>
<td>14</td>
<td>803 Ivinson Av.</td>
<td>Tudor Revival</td>
<td>1919</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>15</td>
<td>805 Ivinson Av.</td>
<td>Queen Anne Cottage</td>
<td>1892</td>
<td>3</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>16</td>
<td>812 Ivinson Av.</td>
<td>Craftsman</td>
<td>1924</td>
<td>3</td>
<td>Garage</td>
<td>3</td>
</tr>
<tr>
<td>17</td>
<td>815 Ivinson Av.</td>
<td>False Mansard</td>
<td>1972</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>18</td>
<td>816-820 Ivinson Av.</td>
<td>Colonial Revival</td>
<td>1915</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>19</td>
<td>819 Ivinson Av.</td>
<td>Colonial Revival</td>
<td>1924</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>20</td>
<td>906 Ivinson Av.</td>
<td>Tudor Revival</td>
<td>1923</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>21</td>
<td>910 Ivinson Av.</td>
<td>Folk Victorian Cottage</td>
<td>1923</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Street Address</td>
<td>Style</td>
<td>Year</td>
<td>Parking</td>
<td>Story</td>
<td>Other Features</td>
</tr>
<tr>
<td>----</td>
<td>------------------------</td>
<td>------------------------</td>
<td>---------</td>
<td>----------</td>
<td>-------</td>
<td>----------------</td>
</tr>
<tr>
<td>22</td>
<td>914 Ivinson Av.</td>
<td>Colonial Revival</td>
<td>1909</td>
<td>2</td>
<td>Shed</td>
<td>1</td>
</tr>
<tr>
<td>23</td>
<td>1010 Ivinson Av.</td>
<td>Eclectic</td>
<td>1916 &amp; later</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>24</td>
<td>1108 Ivinson Av.</td>
<td>Modern Apartment</td>
<td>1972</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>25</td>
<td>1116 Ivinson Av.</td>
<td>Moderne</td>
<td>1958</td>
<td>3</td>
<td>Garage</td>
<td>1</td>
</tr>
<tr>
<td>26</td>
<td>1120 Ivinson Av.</td>
<td>Craftsman Cottage</td>
<td>1906</td>
<td>2</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>27</td>
<td>1200 Ivinson Av.</td>
<td>Tudor Revival</td>
<td>1929 &amp; later</td>
<td>1</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>28</td>
<td>1216 Ivinson Av.</td>
<td>Tudor Revival</td>
<td>1930</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>29</td>
<td>1306 Ivinson Av.</td>
<td>Tudor Revival</td>
<td>1937</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>30</td>
<td>1314 Ivinson Av.</td>
<td>Modern</td>
<td>1971</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>31</td>
<td>1316 Ivinson Av.</td>
<td>Tudor Revival</td>
<td>1929</td>
<td>3</td>
<td>Garage</td>
<td>3</td>
</tr>
<tr>
<td>32</td>
<td>608 Grand Av.</td>
<td>Modern Commercial</td>
<td>1964</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>33</td>
<td>612 Grand Av.</td>
<td>Craftsman Bungalow</td>
<td>1920</td>
<td>2</td>
<td>Studio Garage</td>
<td>2</td>
</tr>
<tr>
<td>34</td>
<td>618 Grand Av.</td>
<td>Queen Anne</td>
<td>1891</td>
<td>3</td>
<td>Garage/ apartment</td>
<td>0</td>
</tr>
<tr>
<td>35</td>
<td>703 Grand Av.</td>
<td>Modern Religious</td>
<td>c.1970</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>36</td>
<td>709 Grand Av.</td>
<td>Folk Victorian</td>
<td>1894</td>
<td>1</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>37</td>
<td>715 Grand Av.</td>
<td>Folk Victorian</td>
<td>1892</td>
<td>1</td>
<td>Garage</td>
<td>1</td>
</tr>
<tr>
<td>38</td>
<td>719 Grand Av.</td>
<td>Free Classic</td>
<td>1886</td>
<td>3</td>
<td>Garage 1 Garage 2</td>
<td>3</td>
</tr>
<tr>
<td>39</td>
<td>812 Grand Av.</td>
<td>Eastlake</td>
<td>1895</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>40</td>
<td>814 Grand Av.</td>
<td>Folk Victorian Cottage</td>
<td>1891</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>41</td>
<td>815 Grand Av.</td>
<td>Cross-gable House</td>
<td>1886</td>
<td>3</td>
<td>Garage</td>
<td>1</td>
</tr>
<tr>
<td>42</td>
<td>816 Grand Av.</td>
<td>Gable-front House</td>
<td>1900</td>
<td>1</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>43</td>
<td>817 Grand Av.</td>
<td>Free Classic</td>
<td>1900</td>
<td>2</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>44</td>
<td>903 Grand Av.</td>
<td>International</td>
<td>1949</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>45</td>
<td>911 Grand Av.</td>
<td>Gable-and-wing Cottage</td>
<td>1945</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>46</td>
<td>914 Grand Av.</td>
<td>Tudor Revival</td>
<td>1929</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>#</td>
<td>Address</td>
<td>Style</td>
<td>Year</td>
<td>1st Floor Type</td>
<td>2nd Floor Type</td>
<td>Notes</td>
</tr>
<tr>
<td>---</td>
<td>--------------------------------</td>
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<td>---------------------</td>
</tr>
<tr>
<td>47</td>
<td>916 Grand Av.</td>
<td>Tudor Revival</td>
<td>1929</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>48</td>
<td>919 Grand Av.</td>
<td>Craftsman</td>
<td>1913</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>49</td>
<td>1010 Grand Av. (also 305-309 10 St)</td>
<td>International</td>
<td>1952</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>50</td>
<td>1012 Grand Av.</td>
<td>Craftsman</td>
<td>c. 1915</td>
<td>3</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>51</td>
<td>1020 Grand Av.</td>
<td>Free Classic</td>
<td>1900</td>
<td>1</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>52</td>
<td>1102 Grand Av.</td>
<td>Craftsman Bungalow</td>
<td>1914</td>
<td>2</td>
<td>Garage</td>
<td>1</td>
</tr>
<tr>
<td>53</td>
<td>1107 Grand Av.</td>
<td>Prairie-style Church</td>
<td>1950</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>54</td>
<td>1108 Grand Av.</td>
<td>Craftsman Cottage</td>
<td>1922</td>
<td>2</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>55</td>
<td>1114 Grand Av.</td>
<td>Craftsman</td>
<td>c. 1922</td>
<td>2</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>56</td>
<td>1115 Grand Av.</td>
<td>Craftsman Cottage</td>
<td>c. 1912</td>
<td>1</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>57</td>
<td>1117 Grand Av.</td>
<td>Prairie</td>
<td>1917</td>
<td>3</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>58</td>
<td>1124 Grand Av.</td>
<td>Eave-front Cottage</td>
<td>1940</td>
<td>1</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>59</td>
<td>1202 Grand Av.</td>
<td>Colonial Revival</td>
<td>1948</td>
<td>2</td>
<td>Garage</td>
<td>1</td>
</tr>
<tr>
<td>60</td>
<td>1205 Grand Av.</td>
<td>Classical Revival Church</td>
<td>1936 &amp; later</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>61</td>
<td>1210 Grand Av.</td>
<td>Dutch Colonial Revival</td>
<td>1924</td>
<td>2</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>62</td>
<td>1214 Grand Av.</td>
<td>Tudor Revival</td>
<td>1937</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>63</td>
<td>1218 Grand Av.</td>
<td>Tudor Revival</td>
<td>1937</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>64</td>
<td>1222 Grand Av.</td>
<td>Tudor Revival</td>
<td>1938</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>65</td>
<td>1300 Grand Av.</td>
<td>Tudor Revival</td>
<td>1920</td>
<td>2</td>
<td>Garage</td>
<td>1</td>
</tr>
<tr>
<td>66</td>
<td>1303 Grand Av. (also 213 13th St)</td>
<td>Hip-roofed Commercial</td>
<td>1952</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>67</td>
<td>1308 Grand Av.</td>
<td>Eave-front House</td>
<td>1905</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>68</td>
<td>1309 Grand Av.</td>
<td>Modern Religious</td>
<td>1968</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>69</td>
<td>1310 Grand Av.</td>
<td>Modern Apartment</td>
<td>1959</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>70</td>
<td>1312 Grand Av.</td>
<td>Bungalow</td>
<td>1923</td>
<td>1</td>
<td>Garage/Residence</td>
<td>1</td>
</tr>
<tr>
<td>71</td>
<td>1320 Grand Av. (also 304 14th St)</td>
<td>Colonial Revival</td>
<td>1925</td>
<td>3</td>
<td>Garage</td>
<td>3</td>
</tr>
<tr>
<td>#</td>
<td>Address</td>
<td>Style</td>
<td>Year</td>
<td>Units</td>
<td>Parking</td>
<td>Notes</td>
</tr>
<tr>
<td>---</td>
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<td>------</td>
<td>-------</td>
<td>---------</td>
<td>----------------</td>
</tr>
<tr>
<td>72</td>
<td>1400 (1402) Grand Av.</td>
<td>Tudor Revival</td>
<td>1941</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>73</td>
<td>1404 Grand Av.</td>
<td>Dutch Colonial Revival</td>
<td>1923</td>
<td>3</td>
<td>Garage</td>
<td>3</td>
</tr>
<tr>
<td>74</td>
<td>1410 Grand Av.</td>
<td>Tudor Revival</td>
<td>1926</td>
<td>3</td>
<td>Garage</td>
<td>3</td>
</tr>
<tr>
<td>75</td>
<td>1411 Grand Av.</td>
<td>Mission/Pueblo Revival</td>
<td>1921</td>
<td>3</td>
<td>Garage/squash court</td>
<td>3</td>
</tr>
<tr>
<td>76</td>
<td>1412 Grand Av.</td>
<td>Colonial Revival</td>
<td>1923</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>77</td>
<td>1420 Grand Av.</td>
<td>International</td>
<td>1941</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>78</td>
<td>609 Garfield St.</td>
<td>Craftsman Bungalow</td>
<td>1920</td>
<td>1</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>79</td>
<td>715 Garfield St.</td>
<td>Craftsman Bungalow</td>
<td>1918</td>
<td>2</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>80</td>
<td>1015 Garfield St.</td>
<td>Cape Cod</td>
<td>1954</td>
<td>0</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>81</td>
<td>1115 Garfield St.</td>
<td>Hip-roofed Cottage</td>
<td>1920</td>
<td>2</td>
<td>Garage</td>
<td>1</td>
</tr>
<tr>
<td>82</td>
<td>1117-1119 Garfield St.</td>
<td>Duplex Cottage</td>
<td>1911</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>83</td>
<td>1203 Garfield St.</td>
<td>Craftsman</td>
<td>1918</td>
<td>3</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>84</td>
<td>1211 Garfield St.</td>
<td>Hip-roofed Cottage</td>
<td>1913</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>85</td>
<td>1213 Garfield St.</td>
<td>Craftsman</td>
<td>1920</td>
<td>3</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>86</td>
<td>1221 Garfield St.</td>
<td>Clipped-gable-roofed Cottage</td>
<td>1932</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>87</td>
<td>1305 Garfield St.</td>
<td>Gable-front House</td>
<td>1931</td>
<td>1</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>88</td>
<td>1315 Garfield St.</td>
<td>Tudor Revival</td>
<td>1927</td>
<td>3</td>
<td>Garage</td>
<td>3</td>
</tr>
<tr>
<td>89</td>
<td>1317 Garfield St.</td>
<td>Gable-front Cottage</td>
<td>1935</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>90</td>
<td>1321 Garfield St.</td>
<td>Colonial Revival (Cape Cod)</td>
<td>1927</td>
<td>3</td>
<td>Garage</td>
<td>3</td>
</tr>
<tr>
<td>91</td>
<td>1405 Garfield St.</td>
<td>Tudor Revival</td>
<td>1931</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>92</td>
<td>1409 Garfield St.</td>
<td>Pyramidal Cottage</td>
<td>1913</td>
<td>1</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>93</td>
<td>1415 Garfield St.</td>
<td>Craftsman Cottage</td>
<td>1925</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>94</td>
<td>311 S. 6th</td>
<td>Pyramidal Cottage</td>
<td>1900</td>
<td>1</td>
<td>Garage</td>
<td>1</td>
</tr>
<tr>
<td>95</td>
<td>313 S. 6th</td>
<td>Pyramidal Cottage</td>
<td>1900</td>
<td>1</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>96</td>
<td>315 S. 6th</td>
<td>Craftsman Cottage</td>
<td>1923</td>
<td>1</td>
<td>Garage</td>
<td>1</td>
</tr>
<tr>
<td>97</td>
<td>319 S. 6th</td>
<td>Craftsman Cottage</td>
<td>1919</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>#</td>
<td>Address</td>
<td>Style</td>
<td>Year</td>
<td># Floors</td>
<td>Carport</td>
<td>Backyard Barn</td>
</tr>
<tr>
<td>----</td>
<td>-----------</td>
<td>------------------</td>
<td>--------</td>
<td>----------</td>
<td>---------</td>
<td>---------------</td>
</tr>
<tr>
<td>98</td>
<td>107 S. 7th</td>
<td>Modern Religious</td>
<td>1960</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>99</td>
<td>209 S. 7th</td>
<td>Ranch</td>
<td>1964</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>100</td>
<td>312 S. 7th</td>
<td>False Mansard Church</td>
<td>Pre-1937</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>101</td>
<td>316 S. 7th</td>
<td>Gable-front Cottage</td>
<td>1930</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>102</td>
<td>320 S. 7th</td>
<td>Free Classic</td>
<td>Pre-1890</td>
<td>3</td>
<td>Garage</td>
<td>1</td>
</tr>
<tr>
<td>103</td>
<td>100 S. 8th</td>
<td>Free Classic</td>
<td>1902</td>
<td>1</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>104</td>
<td>104 S. 8th</td>
<td>Hip-roofed cottage</td>
<td>1917</td>
<td>2</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>105</td>
<td>109 S. 8th</td>
<td>Gable-front House</td>
<td>1885</td>
<td>1</td>
<td>Backyard Barn Shed</td>
<td>3</td>
</tr>
<tr>
<td>106</td>
<td>111 S. 8th</td>
<td>Craftsman Cottage</td>
<td>1922</td>
<td>3</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>107</td>
<td>205 S. 8th</td>
<td>Folk Victorian Cottage</td>
<td>1885</td>
<td>2</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>108</td>
<td>207 S. 8th</td>
<td>Gable-front House</td>
<td>1892</td>
<td>1</td>
<td>North Garage South Garage</td>
<td>2</td>
</tr>
<tr>
<td>109</td>
<td>213 S. 8th</td>
<td>Modern Industrial</td>
<td>c. 1960</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>110</td>
<td>301-303 S. 8th</td>
<td>Modern Commercial</td>
<td>1974</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>111</td>
<td>309 S. 8th</td>
<td>Gable-front House</td>
<td>1923</td>
<td>3</td>
<td>Garage Shed</td>
<td>2</td>
</tr>
<tr>
<td>112</td>
<td>310 S. 8th</td>
<td>Modern Institutional</td>
<td>1981</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>113</td>
<td>313 S. 8th</td>
<td>Craftsman Cottage</td>
<td>1930</td>
<td>2</td>
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<td>N/A</td>
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<tr>
<td>114</td>
<td>315 S. 8th</td>
<td>Craftsman Cottage</td>
<td>1928</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>115</td>
<td>319 S. 8th</td>
<td>Italianate</td>
<td>c. 1887</td>
<td>2</td>
<td>Backyard Barn</td>
<td>2</td>
</tr>
<tr>
<td>116</td>
<td>100 S. 9th</td>
<td>Colonial Revival</td>
<td>1916</td>
<td>2</td>
<td>Garage</td>
<td>2</td>
</tr>
<tr>
<td>117</td>
<td>110 S. 9th</td>
<td>Ranch</td>
<td>1960s</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>118</td>
<td>210 S. 9th</td>
<td>Gable-front Cottage</td>
<td>1947</td>
<td>0</td>
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<tr>
<td>119</td>
<td>216 S. 9th</td>
<td>Prairie</td>
<td>1923</td>
<td>1</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>120</td>
<td>308 S. 9th</td>
<td>Gable-front House</td>
<td>1900</td>
<td>1</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>121</td>
<td>309 S. 9th</td>
<td>Renaissance Revival</td>
<td>1911, 1996</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Address</td>
<td>Style</td>
<td>Year</td>
<td>Garages</td>
<td>Shed</td>
<td></td>
</tr>
<tr>
<td>----</td>
<td>-------------</td>
<td>---------------------------</td>
<td>------</td>
<td>---------</td>
<td>-----------</td>
<td></td>
</tr>
<tr>
<td>122</td>
<td>312 S. 9th</td>
<td>Gable-and-wing House</td>
<td>1898</td>
<td>1</td>
<td>Garage</td>
<td></td>
</tr>
<tr>
<td>123</td>
<td>318 S. 9th</td>
<td>Gable-and-wing House</td>
<td>1892</td>
<td>0</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>124</td>
<td>200 S. 10th</td>
<td>Colonial Revival</td>
<td>1909</td>
<td>3</td>
<td>Garage</td>
<td></td>
</tr>
<tr>
<td>125</td>
<td>208 S. 10th</td>
<td>Gable-and-wing Cottage</td>
<td>1938</td>
<td>1</td>
<td>Garage</td>
<td></td>
</tr>
<tr>
<td>126</td>
<td>212 S. 10th</td>
<td>Gable-front House</td>
<td>1910</td>
<td>1</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>127</td>
<td>302 S. 10th</td>
<td>Tudor Revival</td>
<td>1929</td>
<td>2</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>128</td>
<td>310 S. 10th</td>
<td>Gothic Revival</td>
<td>1870-72</td>
<td>3</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>129</td>
<td>312 S. 10th</td>
<td>Pyramidal Cottage</td>
<td>c. 1910</td>
<td>2</td>
<td>Garage</td>
<td></td>
</tr>
<tr>
<td>130</td>
<td>315 S. 10th</td>
<td>Pyramidal Cottage (with multiple additions)</td>
<td>1900</td>
<td>1</td>
<td>Garage 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Garage 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Shed</td>
<td></td>
</tr>
<tr>
<td>131</td>
<td>317 S. 10th</td>
<td>Prairie</td>
<td>1918</td>
<td>2</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>132</td>
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<td></td>
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<td>Shed</td>
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<td>136</td>
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<td>1920</td>
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<td>137</td>
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<td>1924</td>
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<td>138</td>
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<td>Craftsman Bungalow</td>
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<td>Cape Cod</td>
<td>1922</td>
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MAP SHOWING BOUNDARIES OF SURVEY AREA
BIBLIOGRAPHY

Albany County Assessor: Office Records. Albany County Courthouse: Laramie, WY.

Albany County Clerk: Office Records. Albany County Courthouse: Laramie, WY.


Anderson, Clark. Interview by Tony Dubé. 3 July 2007.


Hardy, Deborah. Wyoming University, the First 100 Years 1886-1986. Laramie, WY: University of Wyoming, 1986.


Lombardi, Brian. Interview by Tony Dubé. 3 July 2007.


GENERAL INFORMATION

Site Number: 1
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 716 University Avenue
County: Albany
Legal Location (lot, block, addition): West third of lot 4, Block 179, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Stephan Williams
Address of owner: 1454 Indian Hills Laramie, WY 82072

Form Prepared by: Jonas H. Landes
Date of Survey: 4/28/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1959 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Ranch

Architectural Description:
This one-story rectangular house (32’ EW x 40’ NS) is hip roofed and faces north onto University Avenue. A small north-facing gable is located on the east half of the north façade and a west-facing gable is located on the north half of the west elevation. Red textured brick sides the house up to the start of the first floor and tan textured brick sides the house up to the roofline. Red brick is used for the window sills. The raised foundation is brick and the roof is sheathed in grey asphalt shingles.
The door is original and wood veneer. The door has three vertical ascending lights in the top third of the opening. The windows are a large fixed pane sandwiched by two smaller double-hung windows (Chicago style window).

Ancillary structures:
Garage (c. 1959): Attached to the south elevation is a separate hip-roofed brick-sided garage. The garage door is original and wood.

EVALUATION
Physical Integrity: This building has been well maintained. The exterior appears to be unaltered.

National Register Status: This building is less than 50 years old. Rating: 0; Garage: 0.
716 University, Garage, west elevation (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 2  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 802 University Ave.  
County: Albany  
Legal Location (lot, block, addition): West two thirds of Lot 5 and west three quarters of the north one third of Lot 6, Block 180, Original Town

Current Name (if applicable):  
Historic Name (if applicable):  

Current Use: Single Family Residence  
Historic Use: Single Family Residence

Name of owner: William and June Moore Revocable Trust  
Address of owner: 802 University Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes  
Date of Survey: 2/20/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1931 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:  
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Gable-and-wing Cottage

Architectural Description: This small (25’ EW x 30’ NS), one-story, stucco-sided house faces north onto University Ave. The building is offset-T-shaped with a primary gable running north-south intersected by a smaller, west-projecting gable. A tiny gable-roofed enclosed entryway is located on the north façade. Also, a tiny gable-roofed cube is located on the south elevation (this space is probably for a bathroom). Blind arches surround the north façade windows. In the space inside the blind arch are three small (3” x 3”) squares set on edge. Below the north façade windows are ornamental metal grills.
that are designed to mimic small balconies. On the west side of the house, in the corner created by the intersecting gables, is a small porch. A stuccoed end chimney is centrally located on the small intersecting gable. A second chimney is located one third from the south (rear) end of the main gable, just west of the ridge. The building sits on a raised foundation with a finished basement below. The foundation is poured cement veneered in stucco. The roof is sheathed in light green asphalt shingles.

An original wood arched door is located in the small gable-roofed entryway. The door has a round window opening with 9-lights; below the window are three vertical rectangular panels. The storm door is also original and arched. A south-facing, 16-light-per-unit French door is located in the southwest corner created by the intersecting gables. The north façade has two sets of paired 4-over-4 double-hung windows located on the main gable end. A third set of paired 4-over-4 windows is located on the north side of the west-projecting gable. The west elevation has two small 4-light windows located on each side of the end-chimney. Also on the west elevation, just south of the French doors, is a pair of 4-over-4 double-hung windows. In the small gable addition and near the southwest corner, on the west façade, are two replacement 1-over-1 double-hung windows. The windows in the raised basement are original and 1-by-1 sliding panel.

Ancillary structures:
Garage: A small (12’ NS x 15’ EW), stucco-sided, one-story garage is located south and east of the house. The garage faces west; the opening is a replacement metal or vinyl garage door. The same blind arch and squares set on edge are located above the garage door. The roof is sheathed in light green asphalt shingles.

EVALUATION
Physical Integrity: This building has been well maintained and shows no signs of deterioration. Other than a few replacement windows the building is unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. Rating: 2. Garage: 2.
802 University Avenue, north façade (Jonas Landes, February 2007)

802 University Avenue, west and south elevations (Jonas Landes, February 2007)
802 University Avenue, Garage, west elevation (Jonas Landes, February 2007)
GENERAL INFORMATION

Site Number: 3
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 804 University Ave.
County: Albany
Legal Location (lot, block, addition): East third of Lot 5, Block 180, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Three-unit Apartment
Historic Use: Single-family or Duplex House

Name of owner: Karla and Robert Satchwell
Address of owner: 54 Highland Way, Sherwood Park, AB, Canada T8A 5E8

Form Prepared by: Jonas H. Landes
Date of Survey: 2/21/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1915 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Vernacular Two-story Cube

Architectural Description:
This almost square structure (22.5’ EW x 25’ NS) is two stories in height and sheathed in replacement vinyl siding. The north-facing house has a hip-and-gable roof, with the hipped section in front. A gable rises from the front slope of the roof. Shallow side gables are located on the south half of the building and face east and west. Two small, simple, identical, front porches are asymmetrically placed on the north façade. The only decoration on the building is the colored, fan-like siding in the corners of the front eaves.
The roof is sheathed in dark grey asphalt shingles and the foundation is poured cement. The windows are all replacement 1-over-1 vinyl.

**Ancillary structures:** none

**EVALUATION**

**Physical Integrity:** This building is in good condition, but its appearance has been significantly altered. The windows, siding, and porches are all replacement.

**National Register Status:**
Although this building is more than 50 years of age it no longer retains integrity of design, materials, workmanship, feeling or association from the historic district’s period of significance. Rating: 0.

804 University Avenue, north and west elevations (Jonas Landes, February 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 4  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 812 University Ave.  
County: Albany  
Legal Location (lot, block, addition): West third of Lot 4, Block 180, Original Town

Current Name (if applicable):  
Historic Name (if applicable):

Current Use: Vacant (undergoing remodeling)  
Historic Use: Residence; Apartments

Name of owner: Harold and Susan Wedel  
Address of owner: 802 S. 12th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes  
Date of Survey: February, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1920 (Wyoming Cultural Sites Inventory)

Architect/Builder: Unknown

Historical Background: This building was likely constructed as student apartments, since it features an entrance on each elevation as well as a second-story entrance on the east side. In 1980 the building was a home for runaways and troubled teens. The building is now in the process of being gutted.

Major Bibliographic References:  
Albany County Assessor’s Office  
Wyoming Cultural Sites Inventory AB 1619

ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman

Architectural Description: This large (35’ EW x 26’ NS), two-story, rectangular building faces north onto University Ave. and is sheathed in clapboard. The main, eave-front gable roof is intersected by a front-facing gable that extends the width of the façade.
A second, small gable extends from the east end of the front-facing gable, topping a bay window. On the rear (south) slope is a large, shed-roofed dormer.

The front entrance is tucked in an open, recessed porch that comprises the northwest corner of the house. One stout, clapboard-covered corner post decorated with a necklace and pendant motif supports the second story above the porch. Segmental arches span the openings between the porch support and the north and west walls. Distinctly craftsman features of the house are the exposed rafter tails and knee braces found everywhere the roof meets the walls, as well as the multi-paned upper sash of the wood, double-hung windows. Small lattice-work is found in the upper corner of the gable ends. The raised basement and foundation are poured, scored concrete, while the roof is sheathed in light-green asphalt shingles.

The front door is obscured by a replacement metal screen door. On the first floor of the façade, just west of center, is a triple window consisting of a 4-over-1 sash flanked by 3-over-1 windows. The bay window has a 12-over-1 window flanked by 3-over-1 windows. Two sets of paired, symmetrically placed, 9-over-1 windows are found on the second story. The windows in the raised basement are 1-by-1 sliders. All windows are original. The west-side door is a fifteen-light wooden door.

Ancillary structures:
Garage (c. 1920): A small (10’ NS x 17’ EW), one-bay, gable-front garage is located due south of the west end of the house. The garage is sheathed in clapboard with shingles in the gable ends. The garage faces west into the alley. A replacement vinyl garage door is located on the west elevation. Two nine-light fixed windows are located on the north elevation. Exposed rafter tails are evident beneath the eaves.

EVALUATION
Physical Integrity: This building is in the process of being gutted on the inside and the exterior is in need of basic maintenance. Currently the exterior appears to be in original condition.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. As an early student boardinghouse this building has strong ties to the University Neighborhood District. It is also a distinctive example of a large, Craftsman-style building. Rating: 3. Garage: 2.
812 University Avenue, north and west elevations (Jonas Landes, February 2007)

812 University Avenue, Garage, north and west elevations (Jonas Landes, February 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 5  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 603 E. Ivinson Ave.  
County: Albany  
Legal Location (lot, block, addition): lots 1-8, block 178, Original Town

Current Name (if applicable): Ivinson Mansion  
Historic Name (if applicable): Edward and Jane Ivinson Mansion

Current Use: Museum  
Historic Use: Residence

Name of owner: Laramie Plains Museum and Association  
Address of owner: 603 E. Ivinson St., Laramie, WY 82070

Form Prepared by: Mary Humstone and Jonas H. Landes  
Date of Survey: 10/26/2006

HISTORICAL INFORMATION

Date of Construction/major modification: 1892 (Junge 1971, Knight 2004)

Architect/Builder: W. E. Ware, Architect; Frank Cook, Contractor.

Historical Background: The Ivinson Mansion is historically significant for its association with the most influential couple in Laramie’s early years. Among other accomplishments, Edward Ivinson was the first treasurer on the University of Wyoming’s board of directors, a successful businessman and banker, mayor of Laramie, philanthropist, and life member of B.P.O.E. Jane Ivinson (as well as her husband) belonged to the Laramie Lodge for many years. Mrs. Ivinson was also influential in the creation of the Episcopal Church in Laramie.

Ivinson purchased block number 178 from the Union Pacific Railroad in November of 1870, although he did not get a complete title until December 1877. Frank Cook began construction of the house in May 1892. When the house was finished at the end of the year, at a cost of approximately $40,000, it was the finest home in Laramie. In 1921, seven years before his death, Edward gave his home and grounds to the Episcopal Church, thus founding the Ivinson Hall School for Girls. The girls resided in both the main house and a two-story annex (called the Virginia cottage) constructed in 1924. The Ivinson Hall School for Girls operated from 1921 to 1957. From 1957 to 1972 the Ivinson Mansion was vacant. The house was slated for demolition when the Laramie Plains
Museum and Association ran a successful fund-raising drive to purchase the grounds from the Episcopal Church. The Ivinson Mansion now operates as a historic house museum. More detailed information about the house and its owners can be found in the National Register Nomination Form.

**Major Bibliographic References:**


**ARCHITECTURAL INFORMATION**

**Architectural style/type:** Queen Anne

**Architectural Description:** The Ivinson Mansion is a roughly rectangular structure (31’EW by 61’NS) containing 2,804 square feet of living space. The south-facing building rises 35.5’ high and consists of three stories and a basement. The house is irregular in shape; its towers and other projections as well as the use of several different building materials give it a picturesque look typical of the Queen Anne style.

The façade is roughly divided into three bays. The east and west bays are three-story towers, while the central bay contains the entrance. The foundation and first floor are composed of uncoursed ashlar sandstone, while upper floors are frame construction sheathed with wood shingles. The shingles flare out slightly where they meet the sandstone. Two-foot wide bands of imbricated diamond shingles, painted red, run the length of the façade between the second and third stories, as well as around the two towers below the roofline. A frieze with a continuing pattern of circles within squares runs between the shingles and the cornice of both towers.

The west tower is cylindrical on the first story and square on the second and third stories. The first two stories have large, double-hung windows, evenly spaced around the circumference of the tower. The south and east elevations of the third story each have a pair of 1-over-1, double-hung windows with arched tops and window hoods made of shingled voussoirs. The tower terminates in a tall, pyramidal roof.

The east tower is octagonal. The tower has two large, 2-over-2, double-hung windows on the first story, two similar but smaller windows on the second story, and three double-hung windows with tracery in the upper sash on the third story. Faces of the octagon that do not have windows are decorated with red-painted shingles creating a pair of large diamonds. The east tower terminates in an octagonal roof.

A three-sided entry porch with a hipped roof occupies the entire center bay. A gable intersects the roof at the front (south face) of the porch. In the gable end is a relief monogram that reads, “E.I.” At each of the two corners of the porch are three turned and embellished posts. A valance of spindle work and a low railing extend between the posts.
The porch is also ornamented with Eastlake decoration. Steps on the southwest bay of the porch lead to the double-leaf wood door, which is offset in the west bay of the center section. To the east of the door is a two-story bow window, with a terra cotta plaque reading “E.I. 1892” and two square, stained glass windows. To the east of the bow window is a large, double-hung window.

Above the porch, in the second story, the bow window has three 1-over-1, double-hung windows, with similar-sized windows on either side of the bow. This central section terminates on the third floor in a wide, gable-roofed dormer which projects past the bow window. The dormer has a pair of 15-light stationary attic windows, inset, with the shingled walls of the dormer curving in to meet the window frames.

The roof is steeply pitched with metal finials at the peaks of the towers, and is sheathed in grey asphalt shingles.

The other elevations of the house are similarly irregular, with a variety of window types, shapes and materials. The east elevation has a two-story bow window like that of the façade, offset under a projecting gable. The gable end has a triple window with tracery in the upper sash, and the sides of the shingled gable end curve in to meet the inset window. A lower ell on the north end of the building houses the kitchen on the first floor and servants’ quarters above.

Ancillary structures:
Carriage House (1892; 1921): The Carriage House is located immediately north and east of the main house. It was built at the same time as the house, but was completely remodeled in 1921 to better serve the newly founded Ivinson Hall School for Girls.

The Carriage House (22’ x 48’) has a steeply pitched, complex hipped roof. The roof originally terminated in a pyramid with a cupola, but this was removed when the property was taken over by the church. The Carriage House originally contained a carriage room, harness room, closets, wash room, laundry, and three stalls, as well as living quarters housing coachmen’s rooms, bathroom and closet, and a hayloft. It is constructed of uncoursed sandstone on the first floor and frame construction on the second floor, with shingle siding similar to but simpler than that of the house. Wide, hip-roofed bays project from the east and west elevations. There are hip-roofed wall dormers on all elevations. The roof is sheathed in grey asphalt shingles. The rafter tails are exposed beneath the eaves. Windows have sandstone lug sills and lintels.

The south elevation has a large opening on the first floor with 10-light French doors flanked by paired, full-length, 10-light sash. A transom runs the length of the opening. To the east of the opening is a 2-over-2, double-hung window. There are three windows in the dormer.

The east elevation has the same door configuration on the first floor, and wall dormers in both the main and projecting portions of the elevation. There is a small window with four vertical lights in the projecting section. The north elevation dormer has three 1-
over-1 windows. There are two brick chimneys on the north slope of the roof. There is a stuccoed, one-story addition (c. 1930) at the north end of the Carriage House, with a flat roof and two sets of double, wood garage doors on its north elevation.

The west elevation has two dormers, one in the main section and one in the projecting section, and a brick chimney on the west slope of the roof. There are four 2-over-2 windows on the first floor, one of which has been filled in.

**Virginia Cottage (1924):** In 1924, this two-story stucco and shingle structure was constructed directly north of the Ivinson Mansion to serve as a boarding house for the girls of the Ivinson Hall School. The west-facing building is 34’ by 56’ and contains 2,467 square feet of space. It has a complex hipped roof with hipped dormers and boxed eaves. The roof is sheathed in grey asphalt shingles. A narrower, hip-roofed section projects to the east, creating an irregular footprint. Most of the doors and windows are original. Although it is stuccoed on the first floor (instead of random ashlar like the other two buildings) the Virginia Cottage was designed to complement the Carriage House, with its hipped roof, hipped dormers, shingle siding on the second floor, and multi-paned French doors.

Ten-light French doors are centered in the west façade. The doors are flanked by full-length, 10-light, triple casement windows. There are three symmetrically placed, hip-roofed wall dormers, each with three 4-over-1 double-hung windows. The south elevation also has three wall dormers, with the center dormer longer in length and shorter in height than the other two. The central dormer has three 6-light sash, while the other two dormers have 6-over-1 sash. There is also a wall dormer in the south elevation of the projecting section. Below this dormer is a 15-light wood door protected by a shed-roofed porch. The east elevation has three asymmetrically placed dormers with the center dormer a roof dormer (higher than the other two) with two 4-light windows. The other two dormers have paired 6-over-1 windows. The north elevation has two wall dormers. The dormer in the main section has a door which is accessed by an exterior stairway.

**Log Cabin (1924; relocated 1985):** This simple, one-story, rectangular, log structure faces southeast at the northeast corner of the lot. It was constructed in 1924 by LeRoy LaMarche. In 1931 the cabin was moved to the Marshall area in northern Albany County to become a schoolhouse. The building served as a rural school until 1945 when it was no longer needed. The building stood vacant until 1975 when it was moved to LaBonte Park. The building was moved again in 1985 to its present location.

**EVALUATION Physical Integrity:** The integrity of this property is outstanding. The complex of buildings has been meticulously maintained by the Laramie Plains Museum. Many of the original stained glass windows were broken in the period between 1957 and 1972 when the property was vacant; however, it is difficult to distinguish which windows have been replaced and which are original.
The log cabin has no historical or architectural relationship to the other buildings on the property or within the district, and is not considered a contributing resource. It was added to the property after it was listed on the National Register.

**National Register Status:**
The Ivinson Mansion and Grounds was placed on the National Register of Historic Places in 1971. As a National Register property, the Ivinson Mansion is a strong contributor to the district. Rating: Ivinson Mansion: 3; Carriage House: 3; Virginia Cottage: 3; Log Cabin: 0.
603 Ivinson Ave., Carriage House, east elevation (Jonas Landes, Oct. 2006)

603 Ivinson Ave., Virginia Cottage, north and west elevations (Mary Humstone, June, 2007)
603 Ivinson Ave., Log Cabin, south and east elevations (Jonas Landes, Oct. 2006)
GENERAL INFORMATION

Site Number: 6
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 700 E. Ivinson Ave.
County: Albany
Legal Location (lot, block, addition): west ½ of lot 5 and northwest quarter of lot 6, block 186, Original Town

Current Name (if applicable):
Historic Name (if applicable): Dunn House

Current Use: Three-unit rental apartments
Historic Use: Single family residence

Name of owner: Charles and Cathy Nash
Address of owner: 1807 Park Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 10/27/06

HISTORICAL INFORMATION

Date of Construction/major modification: Constructed in 1878; second story addition added to rear wing (pre-1948); enclosed front porch and one-bay attached garage added in 1948; a fire in the early 1990s resulted in replacement vinyl windows (Knight 2004, Assessors Office).

Architect/Builder: unknown

Historical Background:
Alonzo G. Dunn was the first owner (and may have been the builder). Dunn was a conductor for the Union Pacific Railroad as well as being the mayor of Laramie from 1881-1883. Dunn was also Justice of Peace, Probate Judge, City Treasurer and County Treasurer. The house was owned by the Abram’s family from 1892 to 1909, and was owned by their daughter Margaret and her husband, Joe King, from 1929 until 1957. King was one of the three brothers who owned the King Brothers’ Ranch, a large sheep operation north of Laramie. The house is one of the few Italianate style houses remaining in Laramie, and the only one constructed of brick.

Major Bibliographic References:
Albany County Assessors Office
American Heritage Center, photographs dated 1955
ARCHITECTURAL INFORMATION

Architectural style/type: Italianate

Architectural Description: This house faces north on Ivinson Avenue. From the street, the original structure appears square in form; however, an original two-story ell extends to the south. The original footprint is approximately rectangular (26’ E-W x 52’ N-S), and consists of the main block, the ell, and a smaller, one-story section to the east of the ell, which completes the rectangle. Later additions include a second story added to the original one-story section, an enclosed porch added to the façade, and a flat-roofed garage added to the south.

The exterior is constructed of durable (possibly not local), tan-painted, red brick. The foundation is brick with a later concrete veneer. The shallow pitched, hipped roof, crowned by an iron balustrade, is a signature feature of the Italianate style. The roof is sheathed in brown asphalt shingles and terminates in a shallow, boxed cornice. There are three corbelled, brick chimneys located on the east and west slopes of the roof, and on the rear, southeast corner of the building.

Also typical of the Italianate style are the tall, narrow window openings with heavy arched-hood molds. The windows themselves, however, are all double-hung replacement vinyl sash. On all of the original, two-story elevations, a 12-inch-wide enframement of raised brick extends up each side and across the top, below a wide, wood frieze.

A one-story, enclosed, shed-roofed porch sheathed in Masonite siding was added to the façade in 1948. This addition covers the east two-thirds of the façade, and contains a door and a window. To the west of the porch extends an original bay window with typical Italianate features. The second story of the façade contains three asymmetrically placed windows.

The west elevation faces 7th Street. On the original structure there are four standard windows on the first story and three standard and one smaller, multi-paned window on the second story. On the original one-story section are one standard window and one smaller window, with a single double-hung window on the second story addition. An attached, flat-roofed, two-car, concrete-block garage was appended to the southwest corner of the house in 1948. It has a two-bay, vinyl-clad garage door.

Ancillary structures (name and brief description): N/A

EVALUATION
Physical Integrity: The 1948 porch and garage additions as well as the replacement vinyl windows detract from the historic character of the structure. The building does not
appear to have been well maintained. The exterior paint is peeling, revealing the original red brick beneath.

**National Register Status:** This building is more than 50 years of age and is the only Italianate residence of its kind in Laramie. In spite of additions and replacement windows, it retains integrity of location, setting, design, feeling and association from the historic district's period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2.
GENERAL INFORMATION

Site Number: 7
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 703 E. Ivinson Ave.
County: Albany
Legal Location (lot, block, addition): west ½ of lot 8 and southwest quarter of lot 7, block 179, Original Town

Current Name (if applicable):
Historic Name (if applicable): Meldrum Residence

Current Use: Single family residence
Historic Use: Single family residence

Name of owner: Janell Hansen Revocable Living Trust
Address of owner: 703 E. Ivinson Ave.

Form Prepared by: Jonas H. Landes
Date of Survey: 10/30/06

HISTORICAL INFORMATION

Date of Construction/major modification: Constructed prior to 1883; remodeled in the Tudor-revival style in the 1920s (Wyoming Cultural Sites Inventory number AB1595 1980).


Historical Background: The lot was sold to J. W. Meldrum in 1878, and by 1883 there was a house listed at that address.

John W. Meldrum was an influential figure in the early development of the state of Wyoming. Meldrum was the first secretary of the Wyoming Territory and the acting governor in 1890 when Wyoming Territory was admitted into statehood. Thus, he was the first governor of Wyoming. In 1891 Meldrum was appointed as the first Commissioner of Yellowstone Park. He held the position until 1935 when he retired at the age of 91.

Wilbur Hitchcock was a prominent Laramie architect who designed many buildings on the University of Wyoming campus, as well as homes and commercial buildings.
Major Bibliographic References:
Wyoming Cultural Sites Inventory number AB1595, June 1980.

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival (formerly Folk Victorian)

Architectural Description: This one-and-a-half-story house (42’ EW x 56’ NS) on a large corner lot has an irregular form, with multiple, intersecting, medium-pitched gable roofs. Each elevation consists of two gable ends, which are offset. The foundation is scored concrete veneer over either brick or stone, the exterior sheathing material is stucco, and the roof is sheathed with dark-grey asphalt shingles. A brick chimney rises from the south slope of the roof.

The south-facing façade consists of two gable-roofed sections, with the west section extending out about six feet to the south, and the east section containing the entrance. Gable ends are decorated with wooden boards in a motif designed to resemble half-timbering. There is a bay window topped by a broad cornice centered in the west section of the façade that dates from the original construction. The windows in the bay are 6-over-6, double-hung wood sash. Identical windows are found in each gable end of the house. A terra cotta, tiled stoop is inset at the junction of the two sections of the facade. A fifteen-panel, wooden door with a center glass light serves as the entrance. To the east of the door is a three-part picture window with a fixed center sash flanked by double-hung windows. Both the front door and picture window are shaded by maroon-colored awnings.

The west elevation has the same half-timber motif and window in the gable end. A paired, 6-over-6, double-hung window and a shorter, 6-over-6, double-hung window are found on the first floor. There is an offset ell to the north, with an east-west facing gable. A one-bay, one-car garage is appended to the north ell, and there is a small (7’ square) addition to the east. The garage and the east addition are flat-roofed and were added by Hitchcock in the 1920s. Hitchcock also added a small, flat-roofed addition to the inside (west) corner of the north wing.

Ancillary structures (name and brief description): N/A

EVALUATION

Physical Integrity: This structure retains little of its original Victorian character, with only the general shape of the house and the original bay window hinting at a history before the Tudor-revival remodeling. The structure appears unchanged since the 1920’s remodeling, and is in excellent condition.
National Register Status: This building is considered to be individually eligible for the National Register under criteria A, B, and C. This is one of the oldest extant residential structures in Laramie, and represents the early construction period in the city, as well as the growth and increasing importance of Ivinson Avenue in the 1920s (Criterion A). The house is strongly associated with John Meldrum, who was influential in the growth and development of both Laramie and Wyoming (Criterion B). The house is also significant as an excellent example of the Tudor Revival style, and an example of the work of noted architect Wilbur Hitchcock (Criterion C). The house retains integrity of location, setting, design, materials, workmanship, feeling and association from the 1920s, well within the historic district's period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3.

703 Ivinson Ave., south elevation (Mary Humstone, 2003)
GENERAL INFORMATION

Site Number: 8  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 709 E. Ivinson Ave.  
County: Albany  
Legal Location (lot, block, addition): East halves of lot 7 and 8, block 179, Original Town

Current Name (if applicable): Summit Apartments  
Historic Name (if applicable): 

Current Use: Apartment building  
Historic Use: Apartment building

Name of owner: Thomas McGarvey  
Address of owner: 3316 Willet Rd., Laramie, WY 82072

Form Prepared by: Jonas H. Landes  
Date of Survey: 10/30/2006

HISTORICAL INFORMATION

Date of Construction/major modification: 1929 (Assessor’s Office)

Architect/Builder: Unknown

Historical Background: From its construction to the present, this building has been a 21-unit apartment building.

Major Bibliographic References:  
Albany County Assessors Office  

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This rectangular apartment building (40’ EW x 92’ NS) has a full, raised basement and three full stories and rests on a concrete foundation. The exterior is combed brick, with red brick for the basement and tan brick for the upper stories. Red brick is also used for decorative trim on the upper stories. A watertable of soldier and rowlock brick defines the first floor. First-story windows have soldier-brick
lintels, and double strings of red brick ascending to the sills of the second-story windows. Second story windows have label moldings of red brick. Stringcourses of red brick delineate the sill and lintel lines of the third story, extending across the façade and wrapping around the corners. Soldier courses of red brick also accent the top of the parapet which rises above the flat roof. Small triangular peaks placed symmetrically along the parapet line provide a decorative touch.

The entrance is centered in the south-facing façade, and consists of a shallow projection with a large, steeply pitched gable roof, with half-timber-motif decoration and a small, double window in the gable end. The door and door surround both have Tudor arches. The door is wood paneled, with a light consisting of five rows of three panes of square glass. The door surround is constructed of red soldier brick. The doorway is surrounded by a red-brick enframement, consisting of two brick piers on either side, topped with a row of soldier brick. There are small windows between the piers on each side of the doorway.

Windows are symmetrically placed on each floor, with triple sash in the basement on either side of the entrance, and double sash in the outer bays of the façade. The center bay has smaller windows consisting of a double sash flanked by single sash on the third story and single sash flanking the entrance gable on the second story. Almost all of the windows in the building are replacement vinyl. However, a few basement-level windows on the east elevation are original 3-over-6 wood sash.

**Ancillary structures:**

**Garage (c. 1929):** There is a contemporary, flat-roofed, one-story, brick garage (50’ x 60’) to the north of the apartment building. The garage is also tan, combed brick with a poured-concrete foundation, and has original six-over-six wood windows, four evenly spaced on the south elevation, and one on either side of a central garage door (replacement metal) on the east elevation.

**EVALUATION**

**Physical Integrity:** This structure is well maintained and retains many of its original features. The replacement vinyl windows are the only modifications made to the exterior.

**National Register Status:** This building is more than 50 years of age. In spite of replacement windows on the façade, it retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district's period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District, and represents the gradual increase in density of housing in the University area in the first few decades of the 20th century. Rating: 2. Garage: 2.
709 E. Ivinson, south and west elevations (Jonas Landes, October, 2006)

709 E. Ivinson, Garage, southeast corner (Jonas Landes, October, 2006)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 9
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 710 E. Ivinson Ave.
County: Albany
Legal Location (lot, block, addition): East half of lots 5 and 6, block 186, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Apartment building
Historic Use: Apartment building

Name of owner: Janell Hanson Revocable Trust
Address of owner: 703 E. Ivinson Ave.

Form Prepared by: Jonas H. Landes
Date of Survey: 11/1/2006

HISTORICAL INFORMATION

Date of Construction/major modification: 1937 (Assessors Office)

Architect/Builder: unknown

Historical Background: This building has been used as an apartment building since its construction.

Major Bibliographic References:
Albany County Assessors Office

ARCHITECTURAL INFORMATION

Architectural style/type: Spanish Mission Revival

Architectural Description: This two-story, rectangular-plan apartment building (34’E-W x 42’ N-S) faces north, and rests on a poured concrete foundation scored to resemble stonework. The exterior walls are covered in stucco. Spanish-style, clay-tile awnings project over the entrance and in the east and west bays at the parapet roofline. A rounded parapet rises above the center bay, which is slightly recessed.
Windows, which appear to be original, are paired, three-over-one, double-hung wood sash. The main entrance is centered on the front of the building and has the original wood door, with five rows of three lights. Flanking the door are matching five-light sidelights. Stucco pilasters rise on either side of the doorway, terminating at the top of the doorway awning.

Ancillary structures:  
Garage (c. 1937): To the south of the apartment is a contemporary east-facing, 42’ x 22’, four-bay, flat-roofed garage. The garage matches the apartment building, with the same stucco siding and scored concrete foundation. The garage doors are wood paneled and appear to be original.

EVALUATION  
Physical Integrity: These structures are in good condition and exhibit all original features.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district's period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District, and represents the gradual increase in density of housing in the University area in the first few decades of the 20th century. Rating: 3; Garage 3.

710 Ivinson, north and west elevations (Jonas Landes, October 2006)
710 Ivinson, south and east elevations and Garage, east elevation (Jonas Landes, October 2006)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 10
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 715 E. Ivinson Ave.
County: Albany
Legal Location (lot, block, addition): West half of lots 1 and 2, block 179, Original Town

Current Name (if applicable): N/A
Historic Name (if applicable): N/A

Current Use: single family residence
Historic Use: single family residence, fraternity house

Name of owner: Curtis and Tamara Sandberg
Address of owner: 715 E. Ivinson Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 11/7/2006

HISTORICAL INFORMATION

Date of Construction/major modification: 1909 (county assessor)


Historical Background: This house was built by University of Wyoming President Charles Merica (of Merica Hall) in 1909 (with a loan from future UW President Aven Nelson). This Hitchcock-designed, Craftsman-style home served as the UW President’s residence until 1948 and then as a fraternity house until 2004. The house is now a private residence.

Major Bibliographic References:
- Albany County Assessor’s Office
- Plan #366, AHC Hitchcock Family Collection #9921, Box 4, Folder 2. American Heritage Center, Laramie, WY
- Sanborn Fire Insurance Maps 1912, 1924
- Sale flier by owner, Curtis Sandberg
ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Bungalow

Architectural Description: This one-and-a-half-story bungalow (45’ EW x 40’ NS) has an eave-front, bell cast-gable roof with two large, gable-roofed, side-by-side dormers above the wide, full-length front porch. The structure is sheathed in replacement vinyl siding, and the roof is sheathed in brown asphalt shingles. There are brackets beneath the eaves. The foundation is poured concrete.

The wide, inset, front porch is supported by four battered piers (a common feature in craftsman bungalows), linked by shallow, segmental arches. The door is centrally located on the south-facing facade, and is flanked by two-third-length sidelights. Flanking the door are picture windows topped with 7-light transoms. There are two small, replacement, 1-over-1, double-hung, vinyl-clad windows in each dormer.

There is a red-brick, exterior chimney on the east elevation. The chimney is flanked by original, 1-over-1, double-hung windows. There are also original windows on the north elevation. The porch is glazed in the west elevation only. There is a square, shed-roofed projection on the west elevation. The interior of the house features original woodwork, including pocket doors.

Ancillary structures:
Garage (1923): There is a one-bay, one-story, gable-roofed garage (20’ x 25’) to the north of the house. The replacement vinyl garage door is located on the south elevation. Exposed rafter tails and brackets are found beneath the eaves. The garage retains its original shingle siding. It has original windows with four vertical lights on the east and west elevations. The garage was also designed by Wilbur Hitchcock.

EVALUATION

Physical Integrity: Although the house is structurally sound, its historic integrity has been compromised by the replacement siding, windows and door.

National Register Status: This building is more than 50 years of age. In spite of replacement windows, doors and siding, it retains integrity of location, setting, design, feeling and association from the historic district's period of significance. As a Wilbur Hitchcock-designed, Craftsman-style house, it possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District, Rating: 2; Garage: 2.
715 Ivinson Ave., south and east elevations (Mary Humstone, June, 2007)

715 Ivinson Ave., Garage, south and west elevations (Mary Humstone, June, 2007)
GENERAL INFORMATION

Site Number: 11
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 716 E. Ivinson Ave.
County: Albany
Legal Location (lot, block, addition): west half of lots 3 and 4, block 186, Original Town

Current Name (if applicable): Historic Name (if applicable):

Current Use: single family residence
Historic Use: single family residence

Name of owner: Patricia Ullery
Address of owner: 716 E. Ivinson Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 11/1/2006

HISTORICAL INFORMATION

Date of Construction/major modification: 1897 (Assessor’s office)

Architect/Builder: unknown

Historical Background: This house was the residence of Robert and Adele Russin in 1968. Robert Russin was a professor of art at University of Wyoming, whose specialty was sculpture. Russin created the “Wyoming Family” that sits in the middle of Prexy’s Pasture on the University of Wyoming campus, and the “Head of Lincoln” on I-80 at the Summit, east of Laramie. He also sculpted the “Benjamin Franklin” statue to the south of the Arts & Sciences Building, as well as several friezes on campus buildings.

Major Bibliographic References:
Albany County Assessors Office
Sanborn Fire Insurance Maps 1912, 1924, 1931
ARCHITECTURAL INFORMATION

Architectural style/type: Eastlake

Architectural Description: This one-and-one-half story, gable-and-wing house exhibits many folk Victorian features such as stained glass lights over a large picture window and use of decorative shingles and bargeboards. Including the porch and other additions, the house is roughly 36’ EW by 52’ NS. The wood-framed structure is sided in clapboard, with corner boards, and rests on a stone foundation. A two-foot-wide band of fish-scale shingles roughly three feet wide, which flares slightly at the bottom, wraps around the house at the transition between the first and second floors. The tall, single and paired windows are 1-over-1, double-hung wood sash and appear to be original.

The façade faces north on Ivinson Avenue, with a front-facing gable encompassing the west half of the house. There is a large, stationary window with side lights and a transom of small panes of colored glass in the first story of the west bay. The entrance is centered on the setback wing (eave-front) half of the façade. The full-width, open front porch is supported by square, framed piers sheathed in clapboard, and is enclosed by a low, clapboard-sided wall. The porch is topped by a curved shed roof with a bell-shaped feature in front of the wood door. The porch is likely a later addition, since its foundation is poured concrete while the rest of the house has a stone foundation. A double window is set in the front gable end, which is trimmed out with simple, open-work bargeboards typical of Eastlake design.

The west elevation has a two-story, intersecting gable-roofed section that extends about two feet from the rest of the elevation. There is a double window in the gable end. A lower, N-S gable-roofed section extends to the south (rear) of the house. This appears to be a later addition, as the eaves do not have the same bargeboard, the windows are lower, and there is no shingle band demarcating the transition from first to second stories.

The east elevation has a five-sided bay window that appears to be a later addition, and a single window in the gable end. An exterior brick chimney extends from the addition, along the upper section of the south wall of the house. A second chimney rises from the roof ridge. The roof is sheathed with asphalt shingles.

Ancillary structures:

Studio 1 (c. 1975): A large, shed-roofed studio runs east-west at the rear of the building, extending out past the east elevation. This appears to date from the 1970s or 80s.

Studio 2 (date unknown): A smaller, gable-roofed studio is located at the southeast corner of the property.

Garage (c. 1940): A one-car garage is set at the southwest corner of the property, with a garage door facing the alley on the west. The garage has shiplap siding and an asphalt-shingled front-gable roof.
**EVALUATION**

**Physical Integrity:** This building is well maintained and retains most of its historic features. The front porch and rear addition are not original, but appear to be at least 50 years old and do not detract from the historic character of the building.

**National Register Status:** This building is more than 50 years of age, and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district's period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3; Studio 1: 0; Studio 2: 0; Garage: 1.

716 E. Ivinson Ave., north elevation (Jonas Landes, November, 2006)

716 E. Ivinson Ave., east and south elevations (from alley) (Jonas Landes, November, 2006)
716 E. Ivinson Ave., Studio 1, north and west elevations (Mary Humstone, July 2007)

716 E. Ivinson Ave., Studio 2, west elevation (Mary Humstone, July 2007)
716 E. Ivinson Ave., Garage, north and west elevations (Mary Humstone, July 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 12
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 718 E. Ivinson Ave.
County: Albany
Legal Location (lot, block, addition): East half of lots 3 and 4, block 186, Original Town

Current Name (if applicable): John D. Conley House
Historic Name (if applicable): John D. Conley House

Current Use: single family residence
Historic Use: single family residence, sorority house, boardinghouse

Name of owner: Leigh and Knight Selting
Address of owner: 718 E. Ivinson Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 11/07/2006

HISTORICAL INFORMATION

Date of Construction/major modification: 1888 (National Register Nomination 1980)

Architect/Builder: unknown

Historical Background: This house is significant for its association with the early years of the University of Wyoming. The original owner, John Conley, was a member of the first faculty of the University of Wyoming. He was in charge of geology, chemistry, astronomy, and natural sciences as well as acting as secretary to the university. Conley served as acting president from 1890-1891.

The second owner was Elmer Smiley, president of UW from 1898-1903. The National Register nomination form quotes from a biographical sketch of Smiley found in the University of Wyoming archives:

Since he has been at the head of the state University, that institution has had a remarkable advance in power and influence and is rapidly becoming one of the leading educational institutions of the west. His management has been characterized by ability of high order and its influence for good has been largely extended throughout the state. . . The home of President and Mrs. Smiley is the
center of a gracious and refined hospitality, which they take pleasure in
dispensing to their large circle of friends.

In 1903 the house was purchased by C.D. Spalding, who was first a clerk and later
president of the Albany National Bank in Laramie. In 1924 the house was sold to the
Bishop of Wyoming for the Wyoming Diocese of the Episcopal Church. The house
again changed hands in 1946 when it was purchased by Mrs. Christenna Christensen,
who ran it as a boardinghouse for UW students until 1966.

**Major Bibliographic References:**
AB 352, Wyoming Cultural Sites Inventory, 1967 (revised 1973)
Albany County Assessors Office
“The John D. Conley House.” National Register of Historic Places Nomination Form,
1980

**ARCHITECTURAL INFORMATION**

**Architectural style/type:** Folk Victorian

**Architectural Description:** This two-and-a-half story, wood-framed, clapboard-and-
shingle-sheathed house faces north on a corner lot and consists of a main, front-facing
gable with smaller side-gables on both the east and west elevations. An original one-and-
a-half-story ell, which contains the kitchen, extends to the rear (south) of the house. The
house measures 31' EW by 45' NS and rests on a sandstone foundation. The medium-
pitched roof is sheathed with asphalt roofing. Two chimneys rise from the roof, one
towards the front of the house on the east slope, and a second ridge chimney towards the
rear. The front chimney exhibits corbelling that resembles a necklace and pendant.

The house exhibits elements of the Stick Style in its applied wooden ornament.
Clapboard covers the first floor while a combination of fish scale, chamfered, and straight
shingles cover the second floor.

The façade consists of three bays, with the front door occupying the west bay of the first
story, and tall, slender windows with original 9-over-1, double-hung wood sash
occupying the other two bays of the first floor and all three bays of the second floor.
Windows and doors are trimmed with plain wood surrounds. The front door is covered
by a modern storm door; however, there is an original, operating transom window above
the door. A shed-roofed porch with an intersecting gable at the entrance runs the width of
the façade. It is supported with turned wooden posts and has a spindle work railing and a
cut-out wood valance.

The transition from second floor to attic is marked by a cantilevered bracketed projection,
decorated with a pattern of flat wood boards resembling half-timbering. Two small, 1-
over-1 wood windows are centered in the gable end.
The gable-roofed projection on the east elevation has cutaway-corner windows on the first story, with a third window centered in the wall, and a pair of double-hung windows on the second story. The gable end decoration matches that of the façade. There is also a single double-hung window on each story of the north bay of the east elevation.

Two shed-roofed dormers extend from the roof on the east elevation of the kitchen ell. Because the windows are metal or vinyl, and the overall shape of the openings differs from the rest of the house, the dormers are probably a later addition.

**Ancillary structures (name and brief description):**

**Carport (2006):** A modern, two-bay carport extends to the south and east of the house. The carport, completed in October 2006, incorporates decorative shingle-work in the gable ends.

**EVALUATION**

**Physical Integrity:** This house is in excellent structural condition and retains almost all of its original historic integrity.

**National Register Status:** This house was listed in the National Register of Historic Places as an individual property in 1980. It is a strong contributor to the University Neighborhood District. Rating: 3; Carport: 0.

718 E. Ivinson Ave, north facade (Jonas Landes, November, 2006)

718 E. Ivinson Ave, east elevation, carport (Jonas Landes, November, 2006)
GENERAL INFORMATION

Site Number: 13
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 719 E. Ivinson Ave.
County: Albany
Legal Location (lot, block, addition): east half of lots 1 and 2, block 179, Original Town

Current Name (if applicable):
Historic Name (if applicable): Dr. Carl and Olga Nydegger residence

Current Use: single family residence
Historic Use: single family residence

Name of owner: Galen and Cara Woelk
Address of owner: 719 E. Ivinson Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 1/09/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1910 (Architectural Plans)

Architect/Builder: Wilbur Hitchcock, Architect

Historical Background: This house was designed by Wilbur Hitchcock in 1910 for Laramie dentist Dr. Carl Nydegger and his wife Olga. Later it was given to the University of Wyoming as the football coach’s house. Coach Lloyd Eaton was living there in 1968 when he became infamous for the “Black 14” incident, when he dismissed fourteen African-American football players from the team because they intended to wear black armbands at a Brigham Young University home game. The players wanted to protest the fact that Mormons at that time would not let black people into the priesthood of the Mormon Church.

Future coaches chose not to live in a University-provided house, so the house was sold. It was used as a bed and breakfast for awhile, but is now once more a private residence.

Major Bibliographic References:
Plan #163, Hitchcock Family Collection #9921, American Heritage Center UW, Box 1, Folder 2
Sanborn Fire Insurance Map 1912

ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Bungalow

Architectural Description: This one-and-a-half-story, rectangular structure (31’ EW by 42’ NS) faces south on Ivinson Avenue at the corner of 8th Street, and sits on a foundation of scored, poured concrete. The façade is dominated by a sweeping, eave-front gable roof which shelters a full length, inset front porch, and features a large, central dormer. The roof is sheathed in dark-grey asphalt shingles. The building is clapboard sided with shingle work in the dormer. The four clapboard-sided, square porch piers are visually connected by shallow arches. Elements of the Craftsman style include exposed rafter tails, decorative brackets, and wide bargeboards. The gable ends of the house and dormer are decorated with a truss-like pattern consisting of a horizontal board supporting five evenly spaced vertical boards. Two tan-brick chimneys grace the house: an exterior chimney on the east elevation and an interior chimney rising from the west side of the north roof slope. Both chimneys have bricks aligned vertically to resemble ribbons, one on the narrow side and two on the wide side.

All windows are original, and most are double-hung wood sash, with four vertical lights over a single light. The first floor facade has a door with three upper lights in the east bay, and standard 4-over-1 windows in the other two bays. The front dormer has a triple standard window. The east (8th Street) elevation has a bay window consisting of a large 5-over-1, double-hung window flanked on each side by a standard window. Also on the east elevation are two 4-vertical-light fixed windows on the first story, and a triple standard window and a small, square window with many small diamond-shaped lights on the second story.

Ancillary structures:
Garage: (c. 1910) A one-story, one-bay, two-car garage (23’ x 27’) is located directly north of the house. The garage is sheathed in clapboards with shingles in the gable ends. The exposed rafter tails and original wood door suggest that this building was constructed at the same time as the house.

EVALUATION
Physical Integrity: This building has been well maintained and is unaltered except for the replacement of the front door.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district's period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District, and is one of the finest examples of a Craftsman Bungalow in Laramie. Rating: 3.
Garage: 3.
719 Ivinson Ave., south elevation (Jonas Landes, January, 2007)

719 Ivinson Ave., east elevation (Jonas Landes, January, 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 14
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 803 Ivinson Ave.
County: Albany
Legal Location (lot, block, addition): West half of Lot 8 and south third of the west half of Lot 7, Block 180, Original Town

Current Name (if applicable):
Historic Name (if applicable): Peter McNiff Residence

Current Use: Multi-unit Apartment
Historic Use: Single Family Residence

Name of owner: John Brendan and Liam Murphy
Address of owner: 2252-A Welsh Lane, Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 2/20/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1919 (Assessor’s Office)

Architect/Builder: Unknown; however, it is very possible that Wilbur Hitchcock was involved with this building because it is an excellent example of Tudor Revival and its construction date coincides with the design and construction of many other Ivinson Avenue buildings that Hitchcock was involved with. Also, Hitchcock is known to have designed the second McNiff Residence to the north of this house in 1922.

Historical Background: Peter McNiff, a Laramie dentist, lived at this address from as early as 1913-1914 and continued to live here until at least 1937. A house was located at this address as early as 1892; however, in 1919 the original house was removed to make room for the new structure.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directories of 1913-1914, 1929-1930, and 1937.
ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This tall, one-and-a-half story structure is L-shaped (40’ EW x 45’ NS) with the façade facing south onto Ivinson Ave. The main body of the structure is rectangular with a steeply pitched gable roof. Extending off the west quarter of the north elevation and off the north three quarters of the west elevation is a one-story flat-roofed wing that has a crenellated parapet. A single course of combed bricks lines the top of the parapet. Three dormers line the south façade; the left and center dormers are gable-roofed while the right dormer is shed-roofed with rounded edges (mimicking a thatched roof). The left and right dormers have window openings while the center dormer is covered in stucco and half-timbering. The east and west gable ends are also stucco-sided with elaborate half-timbering. Combed brick climbs to the sill line of the first floor, with stucco covering the rest of the structure. A large Tudor-style chimney of combed brick is located just west of center on the façade. The foundation is poured concrete and the roof is sheathed in brown asphalt shingles.

A central, one-story projecting pavilion with a steep gabled roof marks the entrance to the house. The front door is not visible behind the newer metal storm door, which is set in an arched enclosure. On the east end of the façade is an enclosed exterior stairway leading to a basement apartment. Windows are double-hung wood sash of varying configurations. The west wing and the west bay of the façade both have triple windows with a central 4-over-4, double-hung sash flanked by 8-light fixed sash. The east bay has a double 4-over-4 double-hung window. There are paired 4-over-4 double-hung windows in each dormer. There is also an arch-topped window in the west face of the entrance pavilion.

On the west elevation there are two sets of triple windows in the one-story wing and three sets of symmetrically placed paired, 4-over-4 double-hung windows in the upper story. The original door on the west elevation is wood with four square lights above three horizontal rectangular panels.

Ancillary structures: none

EVALUATION

Physical Integrity: This building is in outstanding condition. The only sign of deterioration is a three square-foot section of mortar that is crumbling from the chimney. No significant alterations have been made to the building.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. As a Tudor Revival structure it possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3.
803 Ivinson, south façade (Jonas Landes, October 2006)

803 Ivinson, west elevation (Jonas Landes, October 2006)
GENERAL INFORMATION

Site Number: 15
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 805 E. Ivinson Ave.
County: Albany
Legal Location (lot, block, addition): East half of Lots 7 and 8, Block 180, Original Town

Current Name (if applicable):
Historic Name (if applicable): Nash-Eggleston Residence

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Brian and Melanie Francis
Address of owner: 805 E. Ivinson Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 3/2/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1892 (Beery; Assessor’s Office)

Architect/Builder: unknown

Historical Background: In September, 1892, Thomas J. Nash mortgaged “all east 66’ of lots 7 and 8… together with all improvements, houses, buildings, and sheds therein situate.” Thus it appears that this house was under construction by the fall of 1892. Nash lived in the house until 1898 when he sold it to Frank Eggleston, a pharmacist from the Buffalo/Sheridan area, for a sum of $3,500. The Eggleston family lived at this address until 1958. After 1958 the house passed through many hands including Edward Hunton, Edward Small, Richard Raydas, Dr. Preston, Dr. Walter Eggers, and the present owners Brian and Melanie Francis. Dr. Preston and Dr. Eggers were both prominent faculty in the University of Wyoming English Department.

Major Bibliographic References:
Albany County Assessor’s Office
Wyoming Cultural Sites Inventory, AB 1596
ARCHITECTURAL INFORMATION

Architectural style/type: Queen Anne Cottage

Architectural Description: This small (25’ EW x 32’ NS), one-and-a-half-story, rectangular brick house exhibits architectural detail and ornamentation uncommon in such a small structure. The building faces south onto Ivinson Ave. The sidewalk in front of the house is paved with 5’ x 5’ and 5’ x 3’ blocks of cut sandstone. The north-south aligned roof is steeply pitched and hipped on the south side while gable-ended on the north side. Extending off the main roof are three gables; facing south, east, and west. The west-facing gable starts at the main ridgeline while the east- and south-facing gables start approximately four feet below the main ridgeline. The east-facing gable extends approximately three feet beyond the main body of the house while the south and west gable ends are flush with the main body of the house. A conical canopy extends out from the south-facing gable and an eyebrow dormer is located directly above the east porch on the main roofline. The entire roof is sheathed in cedar shingles.

The foundation is composed of large, rectangular, cut sandstone blocks rising approximately two feet above grade. The wall becomes brick-faced masonry that ascends to the eaves. The gable ends are all sheathed in shingles, and the base of the shingled gable ends flare out approximately six inches from the wall. Porches protect the two entrances to the house. A half-front open porch with turned railings takes up the east half of the south-facing façade. The gable roof of the porch is supported by two turned supports. Centered in the gable end are two round discs set into a rectangular background. Cut circular decorations grace the area beneath the eaves and between the supports and brick walls. A second porch is located on the north quarter of the east elevation; this porch exhibits the same turned supports, railings, and decoration beneath the eaves. The roof is a shed-roofed continuation of the main roofline.

Both entrances (on the south and east elevations) are original wood doors. The front door has a 21-light window sandwiched above and below by a horizontal rectangular panel. Below the bottom rectangular panel are two square panels. The east entrance has two square panels above a large square light, all above two vertical rectangular panels. Also under the protection of the south porch, to the right of the door, is a 17-over-1 double-hung window.

Two chimneys rise from the house; one is centrally located while the other is an end chimney on the west elevation. Near the top of both chimneys are four out-set bands of brick (one course thick) separated each time by two courses of in-set bricks. The brickwork gently curves inward in the last six or so courses before being capped by a simple out-set course of bricks. The west end chimney follows the contour of the wall, with the brick banding out to meet the flare at the base of the gable end. Roughly chest-high in the end chimney is a large decorative panel of bricks set with a corner facing outward. The same motif appears in the center of the east gable.
Centered in the west half of the façade is a large arched window. The area within the arch is stained-glass while the square below the arch is a single light. The only other window on the façade is centered just beneath the conical roof in the half story. This window is standard-sized and double-hung. The top panel is stained-glass while the bottom panel is a single light. The shingle reveals curve in to meet the window, imitating the curve of the bricks around all the first-floor openings. All first-story windows and doors have large sandstone lintels and lug-sills with the exception of the arched window which is framed by brick voussoirs surrounded by a thin border of sandstone.

The east elevation faces the alley and has two windows, both located on the first story. The larger of the two is centered on the east gabled section and consists of a medium-sized stained-glass panel flanked by tall, narrow, 4-over-1, double-hung sash. The second window is tucked into the south corner created by the junction of the main wall and the east gable. The window consists of sixteen square lights surrounding a square, stained-glass window. All windows are original.

The interior of the house retains all of its original woodwork. Original Italian terracotta tiles grace the two fireplaces. According to reports, the interior is more elaborately decorated and better preserved than the exterior. A likely reason for such a high level of historic integrity is the fact that the house has seen continued use as a single family residence.

Ancillary structures:
Garage (c. 1920): A small (10’ NS x 15’ EW) hip-roofed garage is located due north of the main structure, facing east into the alley. The façade of the garage consists of four very unusual hinged wooden doors. Each door has eight small, square lights above four tall and extremely slender rectangular lights. The building is clad in shiplap siding and the roof is sheathed in grey-brown asphalt shingles. This building was built between 1911 and 1924 (Sanborn).

EVALUATION
Physical Integrity: This building retains all of its original features and has been meticulously maintained.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. As an unaltered pre-1900 building this house does much to strengthen overall character and setting of the University Neighborhood District. Rating: 3. Garage: 2.
805 E. Ivinson Ave., south elevation (Mary Humstone, 2004)

805 E. Ivinson Ave., east elevation (Jonas Landes, February 2007)
805 E. Ivinson Ave., south and west elevations. (Jonas Landes, February 2007)

805 E. Ivinson Ave., Garage, north and east elevations (Jonas Landes, February 2007)
GENERAL INFORMATION

Site Number: 16
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 812 Ivinson Avenue.
County: Albany
Legal Location (lot, block, addition): This building occupies the northwest corner of Lots 3 and 4, Block 185, Original Town

Current Name (if applicable): Knight Apartments
Historic Name (if applicable):

Current Use: Apartment Building
Historic Use: Caretakers house for Knight Apartments

Name of owner: Mark Trumball
Address of owner: PO Box 7010, Boulder, CO 80306

Form Prepared by: Jonas H. Landes
Date of Survey: 2/13/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1924

Architect/Builder: Wilbur Hitchcock, Architect

Historical Background: According to the Assessor’s Office this house was constructed nine years after the construction of the Knight Apartments. The hand of Wilbur Hitchcock is impossible to hide. From the high quality of materials used to the matching Doric columns found on the Knight Apartments and this address. 812 Ivinson, although smaller, uses the same color scheme as on the Knight Apartments. Finally, both structures are located on an undivided lot. All these features point to the use of 812 Ivinson as a caretaker’s cottage for the Knight Apartments.

Major Bibliographic References:
Albany County Assessor’s Office
ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman

Architectural Description: This one-story rectangular (30’ EW x 42’ NS) stucco-sided house sits on a raised basement and is topped by a hipped roof sheathed in brown asphalt shingles. The façade faces north onto Ivinson Avenue. A small, raised open porch accessed by five brick and concrete steps and supported by two stout Doric columns is located in the center of the north façade. Beneath the eaves exposed rafter-tails are evident. The façade is symmetrical while the windows and doors located on the east and west sides are arranged randomly. Two stucco-covered brick chimneys are located on the west end of the house. The foundation is likely poured concrete with a stucco veneer.

The central front door is original and wood. One horizontal rectangular panel is located above the large square light and three horizontal rectangular panels are located below the light. All the first floor windows are original with wood sashes. On the façade, on each side of the portico, is a large, double-hung picture window with five vertical lights over a single light, flanked by 6-light fixed windows. Below the large picture windows are replacement glass-block windows (in the raised basement). On the west elevation various sized windows are located randomly. High on the first floor, on each side of the chimneys, are fixed-panel, 5-light windows. Closer to the center are two standard-sized 5-over-1 double-hung windows. In the center of the west elevation are two doors; one door has one large light over three panels, while the other, higher door is vertical boards. In the raised basement are two glass-block windows and two original sliding windows.

Ancillary structures:
Garage (c. 1920): Located due south of the house is a mid-sized (21’ NS x 18’ EW), rectangular two-car, brick garage. The garage openings face west into the alley. The double doors are massive windowless wood paneled doors set on tracks. The doors are original. On the east elevation are two standard-sized 3-over-1 double-hung windows, also original. The brick is the same as used on the Knight Apartments. The roof is hipped with deteriorated grey asphalt shingles. The garage was built between 1912 and 1924 (Sanborn).

Sheds: Two small, simple, shed-roofed sheds are located due east of the garage. The first shed is sheathed in rolled asphalt siding. The second shed is sheathed in corrugated metal. Both sheds have a single door opening on the north elevation. The sheds do not meet the test of size and scale to be considered as contributing structures in the historic district.

EVALUATION
Physical Integrity: This house has been very well maintained. Other than the use of glass-block windows in the raised basement, the building has been unaltered. The garage, as a back building, has not been as well maintained. The garage roof needs to be replaced and a coat of weather-proofing should be applied to the exposed wood of the sliding doors.
**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. This building’s significance resides in its association with the Knight Apartments as a Caretaker’s cottage. With the garage, the caretaker’s cottage, and the apartments this complex represents an early experiment with housing university students and staff. Rating: 3. Garage: 3.
812 Ivinson, Garage, south and west elevations (Jonas Landes, February 2007)

812 Ivinson, Sheds, north elevation (Jonas Landes, February 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 17
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 815 Ivinson Ave
County: Albany
Legal Location (lot, block, addition): West half of Lots 1 and 2, Block 180, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Eight Unit Apartment
Historic Use: Eight Unit Apartment

Name of owner: Laramie Plains Properties
Address of owner: PO Box 1445, Broomfield, CO 80038

Form Prepared by: Jonas H. Landes
Date of Survey: 2/26/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1972 (Assessor’s Office)

Architect/Builder: Bin Chang

Historical Background: This structure is the first of many apartment buildings that Taiwanese architect Bin Chang built in Laramie. Chang was a professor of engineering at the University of Wyoming.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: False Mansard

Architectural Description: This two-story structure is L-shaped (42’ EW x 30’ NS with a 40’ NS x 25’ EW rear wing) with a massive false mansard roof that dominates the façade. The building faces south onto Ivinson Ave. The windows are surrounded by deep plywood hoods. Below the false mansard is a low red brick wall, with the mortar joints
squeezed out. The foundation is poured concrete and the roof is sheathed in dark grey asphalt singles. The windows are large, 3-light sliding units. The door is solid glass with glass surrounds.

**Ancillary structures:** none

**EVALUATION**

**Physical Integrity:** This building retains all its original materials; however, it has not been well maintained.

**National Register Status:** This building is less than 50 years of age. As the first of many apartment buildings that Bin Chang built in Laramie, this structure may someday possess historical value. At present the building is non-contributing. Rating: 0.

815 Ivinson Avenue, south and west elevations (Jonas Landes, February 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 18
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 816-820 Ivinson St., Laramie, WY 82070
County: Albany
Legal Location (lot, block, addition): East Half, Lot 4, Block 185, Original Town

Current Name (if applicable): Knight Apartments
Historic Name (if applicable): Apartment House built for AC Jones/Sprucellyn Apartments

Current Use: Apartments
Historic Use: Apartments

Name of owner: Mark S. Trumbull
Address of owner: PO Box 7010, Boulder, CO 80306

Form Prepared by: Katie Farrer
Date of Survey: 1 May 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1915 (Assessor’s Office)

Architect/Builder: W.A. Hitchcock

Historical Background: The apartment building was constructed on the southwest corner of the intersection of 9th and Ivinson Streets by Wilbur A. Hitchcock for Laramie resident Arthur Colley (A.C.) Jones. Jones was born in Ireland in 1858 and died in Laramie in 1949. His residence was across the street from the Knight Apartments on the southeast corner of the intersection. Jones worked at First Interstate Bank, was a philanthropist, and served as the director and treasurer of Ivinson Memorial Hospital. It is unclear when or why the name of the apartment building changed from Sprucellyn to Knight, but the structure is still used for apartments (Mason 430-431).

Major Bibliographic References:
Mason, Mary Kay. Laramie: Gem City of the Plains. Dallas: Curtis Media Corporation
Albany County (WY) Assessor’s Office Website:
http://www.co.albany.wy.us/Departments/Assessor/tabid/55/Default.aspx
Laramie Sanborn Maps: 1921, 1931
ARCHITECTURAL INFORMATION

Architectural style/type: Colonial Revival

Architectural Description: The two-and-a-half-story apartment building faces north on Ivinson Avenue at the intersection of 9th Street. The structure is diagonally across the intersection from the University of Wyoming campus, but is otherwise surrounded by other residences. A gravel parking lot for residents is behind the structure.

The brick-faced structure (72’ EW by 60’ NS) was constructed in 1915 and sits on a full concrete-block basement faced with stucco. The total area of the building is 17,424 square feet and it contains seven apartment units.

The apartment building has a symmetrical, six-bay façade topped by a hipped roof. Two-story, front-gable, pent-roofed pavilions project from the east and west ends of the façade, creating an overall H-shape. Each pavilion serves as an entrance to a first floor apartment. A third entrance, between the pavilions, leads to stairs that provide access to the second-story apartments. The façade is relatively plain in appearance, but each entrance is highlighted with a pair of painted-wood Doric columns. The first-floor apartments each feature a wood door with four small lights over four long, vertical lights. The central entrance has a paneled wood door with a 1-over-1 light. There is a transom over the center door. The second story of the center section has two 3-over-1, double-hung windows. The matching pavilions each have a bay window on the first floor, two 3-over-1, double-hung windows on the second floor and a pair of small windows with diamond lights in the gable ends. There is a single shed-roofed dormer above the central section of the façade. Windows are trimmed with rowlock-brick sides and sills, and soldier-brick headers.

A two-story projecting bay topped with an intersecting gable is featured on the east elevation. The west elevation has an oriel window on the first floor. Originally an exposed outside staircase led to the second-floor apartments in the rear of the building. This staircase has been enclosed with stucco and wood.

The second-story windows reach to just below the wooden soffit. Although the size of the windows might vary slightly, most appear to be 3-over-1 and double hung with wooden sashes. Light brown headers are used as the water table, sill courses, and for window surrounds. The house has one brick chimney on the rear (southern) slope of the asphalt shingle roof.

Ancillary structures: N/A

EVALUATION

Physical Integrity: The building appears to be in good physical condition and remains relatively unchanged from its original construction in 1915.
National Register Status: The building retains integrity of location, setting, design, materials, workmanship, feeling and association from the 1910s. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Ranking: 3.

816-820 Ivinson Avenue, north façade (Katie Farrer, May 2007)

816-820 Ivinson Avenue, east elevation (Katie Farrer, May 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 19
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 819 Ivinson Street
County: Albany
Legal Location (lot, block, addition): Lot 1 E66’ and Lot 2 E66’, Block 180, Original Town

Current Name (if applicable):
Historic Name (if applicable): Balch Cottage

Current Use: Single family home used by the Episcopal Church as the home of the deacon or others associated with the church.
Historic Use: Single family home of Harriet E. Balch

Name of owner: Episcopal Diocese of Wyoming
Address of owner: 104 South 4th Street, Laramie, Wyoming 82070

Form Prepared by: Annie Hilton
Date of Survey: May 3, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1924 (Albany County Assessor’s records)

Architect/Builder: Remodeled by Wilbur Hitchcock

Historical Background: Built in 1924, the home was originally owned by Harriet E. Balch. On August 5, 1925, the Albany County Deed’s Office recorded her transfer of the home to Bishop N.S. Thomas of the Episcopal Diocese of Wyoming in exchange for $1 and $1400 a year to be paid each year on July 9th. The house has remained the property of the Diocese since then and is used as a residence for deacons or other church leaders. Soon after it was built, it underwent a remodeling by Wilbur Hitchcock, the Laramie architect who designed the Cooper House and the University of Wyoming Engineering Building. Hitchcock changed the original pyramidal roofline, adding gabled additions on the north and south ends.

Major Bibliographic References:
Albany County Assessor’s Office, Property Record Card
University of Wyoming College of Engineering Website.
   <http://www.uwyo.edu/tour/engbldghist.asp>.
ARCHITECTURAL INFORMATION

Architectural style/type: Colonial Revival

Architectural Description: The white, stuccoed Balch Cottage is located on a corner lot at the intersection of Ivinson and Ninth Streets. The one-story cottage is approximately 40’ EW by 60’ NS and rests on a concrete foundation with an unfinished basement. The house consists of two gable-roofed sections with ridges running east-west, joined in the center with a hipped roof. Roofs are sheathed in asphalt shingles, and soffits are sheathed in breadboard. The house exhibits elements of the Colonial Revival style in the door surrounds and columns, but features unusual arch-topped windows and an arched porch roof.

Visitors to the home are greeted at a prominent front entrance that features a portico with a segmental-arch roof and corner returns, supported by four Doric columns. The door itself is an eight-paneled wood door, most likely original, flanked by 12-light sidelights and topped with a fanlight. The windows on the south-facing façade are double-hung sash with an arch-topped upper sash and a 12-light bottom sash, with wood enframements and a keystone detail at the top of the arch. The arch motif carries over into the interior of the home, which features arched doorways and arched French doors leading into the sunroom located in the central bay of the east elevation.

The east elevation consists of three bays and features a prominent external chimney with brick detailing in the south bay. At the bottom of the chimney is an external ash pit, where the ash could be collected from the outside of the home by opening up a small, metal door. There is a matching chimney on the west elevation. The 15-foot central bay protrudes slightly and is lit by a band of five 6-over-6, double-hung windows. The north bay of the west elevation has two 6-over-6, double-hung windows and a side entrance, surrounded by sidelights and a transom, that opens into the kitchen. The north and south bays have gable roofs, while the central bay has a flat roof that connects with the central hipped roof. Gable ends have very tall, thin, louvered vents.

An attached, open carport extends to the north. The north elevation also has six various-sized, irregularly placed, 6-over-1, double-hung windows

Ancillary structures (name and brief description): N/A

EVALUATION

Physical Integrity: This home is in good condition and is well maintained. The roof, stucco and trim all appear to be sound. The windows appear to be original and in good working order. The interior of the home retains its historic character as well, with original light fixtures, fireplace, arched French doors, and original built-in features in the kitchen,
butler’s pantry, and living room. The maid’s bell even remains near the maid’s quarters
next to the kitchen in the northwest corner of the home.
National Register Status: This house is more than 50 years old. Although it has been
changed from its original configuration, the changes themselves are historic, and the
work of a well known local architect, Wilber Hitchcock. The home also has ties to the
Episcopal Diocese of Wyoming. The house retains integrity of location, setting, design,
materials, workmanship, feeling and association from the 1920s. It possesses a physical
and historical relationship to the other contributing properties in the University
Neighborhood District. Rating: 3.
819 Ivinson, east elevation (Annie Hilton 2007)

819 Ivinson, east and north elevations (Annie Hilton 2007)

819 Ivinson, west elevation (Annie Hilton 2007)
819 Ivinson, interior: fireplace surrounded by built-in bookshelves (Annie Hilton 2007)

819 Ivinson, interior: front door detail (Annie Hilton 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 20
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 906 E. Ivinson Ave. (also 203-207 9th St.)
County: Albany
Legal Location (lot, block, addition): Lots 6, 7 and 8, block 184, Original Town.

Current Name (if applicable):
Historic Name (if applicable): Sprucellyn Apartments

Current Use: Apartments
Historic Use: Apartments

Name of owner: Byra A. Kite
Address of owner: 3333 Sage Drive, Laramie, WY 82070

Form Prepared by: Christopher A. Bodych
Date of Survey: 04/19/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1923

Architect/Builder: Wilbur Hitchcock

Historical Background: This is the Ivinson Avenue entrance to Sprucellyn Apartments, a large apartment building designed by Hitchcock in 1923 for the Vice President of First National Bank, Arthur C. Jones (Hitchcock Family Collection #9921 Box 4, Folder 5, plan #411).

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This large, two-and-a-half-story, rectangular-plan apartment building faces north on the corner of Ivinson Ave. and 9th Street. It sits on a full, raised
basement of dark-colored brick styled in a common bond fashion. A row of soldier bricks defines the foundation at the ground level, and a row of rowlock bricks at the watertable. The exterior sheathing of the house is grey-colored stucco and the windows are double-hung wood sash varying in size and number of lights, found singly or in pairs or triplets separated by thick mullions. All of the wood trim is painted red. All of the second floor windows have a dark-brick lug sill styled in a rowlock fashion. The steeply pitched, irregular roof of the house is sheathed in asphalt shingles. The main (front) roof is a steeply pitched gable, running on an east-west axis. To the south is an intersecting gable roof, and to the south of it, a second, clipped-gable roof intersects. The southernmost roof, which runs on an east-west axis, is overhung on the northernmost side of its west elevation.

The façade is symmetrical and contains three bays. The central bay contains a projecting entranceway with a gable roof, accessed by a three-step concrete stoop. On either side of the ends of the gable roof, dark bricks have been fashioned in a corbel style. The door has a rowlock brick lintel and a round arch made of dark, rowlock bricks above this. The space in between the arch and the lintel has been decorated with dark bricks set in a diagonal fashion. A vertical strip of rowlock bricks serves as decoration above the arch. A plain molding of red-painted wood encases a wooden, two-panel, storm door with one light. The light has three black, iron bars lying horizontally across it. There is also a wood-slab interior door. Directly above the doorway, on the second story, is a six-light window with a black, iron-rail balconette supported by two iron consoles.

The first floor of the east bay of the façade contains a three-part, double-hung window, with each sash containing 4-over-6 lights. The first floor of the west bay of the façade contains a band of three windows; the central one has one large light. The two either side of this are double-hung 4-over-6 sash. The second floor outer bays contain matching paired windows containing double-hung, 6-over-6 sash. The façade roof has three identical, symmetrical, hip-roofed dormers with paired, 6-light sash.

The west elevation is separated into three large bays. The northern bay contains a large, Tudor-Revival-style, exterior, dark-brick chimney complete with rowlock-brick trim and grey stucco horizontal trim. Either side of the chimney on the first floor are two identical, symmetrical, 8-over-12 light windows, and on the second floor are two identical, symmetrical, 8-over-8 light windows.

The central bay of the west elevation contains on the first floor a 3-part window with a central single sash flanked by 4-over-6-light sash. South of this is a doorway accessed by a four-step concrete stoop. The red, wooden, two-panel, single-light door has sidelights and is topped with a rowlock, Tudor arch. The overshot gable from the southernmost part of the roof shelters the doorway. The second floor of this bay contains three asymmetrical windows. The northernmost is small and horizontally divided into two sections. The central window is double-hung with 8-over-8 lights, and the southernmost is paired with 6-over-6 lights. The roof above this central bay contains two identical, symmetrical hip-roofed dormers each with a band of three, 6-light windows.
On the first floor of the southernmost bay of the west elevation, there is a centrally located doorway accessed by a three-step, concrete stoop. The two-panel, wooden, storm door contains one light with horizontal black, iron bars and has a rowlock label molding. The interior two-panel, wooden door contains one light. A band of three windows with an 8-over-12 light central sash flanked by 4-over-6-light sash is located north of this doorway. Both the doorway and the window protrude slightly and are sheltered by a shed roof. South of the doorway is a single 8-over-12 light window. The second floor of the south bay of the west elevation contains four symmetrically placed windows. The middle two are paired, 6-light sash, the northernmost is paired, 6-over-6 light sash, and the southern window is a single 8-over-8-light sash. Above these four windows, in the attic story, is centered a band of three, 6-light windows. A red-brick chimney with stucco trim extends from the clipped gable roof of this bay of the west elevation.

The south elevation contains three bays. Fenestration on the first floor is symmetrical, 8-over-12 windows in the east and west bays and a paired, 6-over-9 window in the center, supported by a shed-roofed awning sheathed in wood shingles, and supported by corbelled bricks. The second floor contains three asymmetrically placed windows; from west to east, a single 8-over-8 window, a paired, 6-light window, and a paired 8-over-8 window with a balcony similar to the one on the façade of the house. Three, identical, symmetrically placed, hip-roofed dormers with paired, 6-light windows, protrude from the roof of the south elevation.

The east elevation has a red-brick, one story, rectangular, projection in the north bay. It has a flat roof and contains two windows, a single 8-over-12 window to the north, and paired 6-over-9 windows in the south. The second floor of the north bay contains two similar windows. Above these two windows, in the attic story, is a central paired window with 6-light sash.

The central bay of the east elevation has two-story, brick, open projection with an exterior iron stair providing outside access to the first and second-floor apartments on this side of the building. On the top of this brick projection is a concrete patio with iron railings. The second floor contains two single windows, a 6-light sash and 8-over-8 sash. The roof contains two dormer windows, identical to the ones on the west elevation.

The view of the southern bay of the east elevation is heavily obstructed by the brick projection. However a window identical to the dormer windows is evident on its third floor. There are also windows on the first and second floors.

The basement windows of the house are typically paired and have four square lights. Two are located on the façade on either side of the doorway, with the east-bay window containing six lights. On the west elevation there are two windows in the north bay, a single window south of the chimney and a paired window north of it. The central bay contains two windows north of the doorway. The southern bay contains one paired window south of its doorway. The south elevation contains two windows in its central and west bays.
Ancillary structures: N/A

EVALUATION

Physical Integrity: The house has retained all of its original features, yet is in need of an exterior cleaning as the stucco has become very dirty in places. A window on the west elevation seems to be broken and has a wooden covering on its lower half. Also the wooden shingle awning on the south elevation of the house is in need of repair.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3.

906 E. Ivinson Ave., north and west elevations (Mary Humstone, July 2007)
906 E. Ivinson Ave., west elevation (Mary Humstone, July 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 21
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 910 Ivinson Avenue
County: Albany
Legal Location (lot, block, addition): East third of Lot 5 and northeast sixth of Lot 6, Block 184, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Rental Apartment
Historic Use: Caretaker’s Cottage for 906 Ivinson

Name of owner: Byra Kite
Address of owner: 3333 Sage Dr., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 3/5/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1923 (Assessor’s Office)

Architect/Builder: Wilbur Hitchcock, Architect

Historical Background: This building was constructed one year prior to the construction of 906 Ivinson (Sprucellyn Apartments). The man who commissioned both buildings was Arthur C. Jones, Vice President of the First National Bank. Mr. Jones is shown as living at this address as late as 1937.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directory of 1937

ARCHITECTURAL INFORMATION

Architectural style/type: Folk Victorian Cottage

Architectural Description: This one-story, rectangular (30’ EW by 45’ NS) house has a front-facing gable roof with multiple intersecting-gable-roofed, three-sided bays
projecting to the east and west. The house faces north onto Ivinson Ave. One projecting bay is centered on the east elevation while two are on the west elevation, one near the northwest corner and the other centered. Also on the west elevation, near the southwest corner, is a larger projecting bay topped with an intersecting hipped roof which terminates in an 8-sided pyramidal tower. Rounded metal finials grace the peak and corners of this bay. The building is sheathed in stucco with black and white pebbles imbedded in the surfaces. A full-front open porch with a hipped roof dominates the north façade. The porch floor is poured concrete while the supports are metal. It is likely that the porch and supports are replacements installed sometime in the 1950s. The building sits on a two-foot-high, raised, stuccoed foundation, the top and bottom of which are demarcated by a course of bricks. Gable ends are decorated with a small wood feature that resembles the top half of a pilot’s wheel, and a thin piece of scrolled wood on the bargeboard.

The original wood front door, located in the east bay of the façade, has a large light located above a horizontal rectangular panel, which tops four small square panels arranged to create a larger square. Around the light are carved, curled-leaf patterns. Two standard-sized windows are symmetrically placed to the west of the door. Both windows are original 1-over-1, double-hung wood sash with original two-light storms. The bay windows all have the same window arrangement: a 15-over-1 stationary window (the lights in the upper panel are stained-glass), flanked by 1-over-1 double-hung windows. The basement windows are 2- and 3-light stationary units. Windows and doors are trimmed in plain wood surrounds, painted red. The windows on the façade have louvered shutters.

The roof is sheathed in asphalt shingles. There is a single, brick chimney rising from the center of the ridge.

Ancillary structures:
Garage (1923): A north-facing four-car garage, probably used for the adjacent Sprucellyn Apartments, lies just south of the house. The garage has an asphalt-shingle clad, hipped roof and stucco walls matching those of the house. Three of the garage doors are original three-part hinged units, with four square lights above two long, vertical panels. The fourth door is a replacement wood paneled overhead door. There are four 4-light horizontal sliding windows on the south elevations, and similar paired windows on the east and west elevations.

EVALUATION
Physical Integrity: This building has been moderately well maintained. On the east bay window and on the southwest projection large chunks of stucco have peeled off revealing a layer of lath beneath. One piece of the decoration in the north-facing gable is broken and gone. Other than the replacement porch and supports the building appears to be unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association.
from the historic district’s period of significance. As the caretaker’s cottage for an early and large apartment building for University of Wyoming students and faculty, this building possesses a strong physical and historical relationship to the other contributing properties in the University Neighborhood District. This building, the Sprucelllyn Apartments, and the four-bay garage are all constructed of the same materials and all retain most of their historic fabric. Rating: 2; Garage: 2.

910 Ivinson Avenue, north and west elevations (Jonas Landes, March 2007)
910 Ivinson Avenue, north and east elevations; at the far right is Sprucellyn Apartments (906 Ivinson) and at the far left is the associated four-bay garage (Jonas Landes, March 2007)

910 Ivinson Avenue, Garage, north and east elevations (Mary Humstone, July, 2007)
GENERAL INFORMATION

Site Number: 22
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 914 Ivinson Avenue
County: Albany
Legal Location (lot, block, addition): West fourth of Lot 4, Block 184, Original Town

Current Name (if applicable):
Historic Name (if applicable): Bode Music Studio

Current Use: Rental Apartment
Historic Use: Music Studio

Name of owner: Karen Nicholas
Address of owner: 1217 Purdue Dr., Longmont, CO 80503

Form Prepared by: Jonas H. Landes
Date of Survey: 3/5/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1909

Architect/Builder: Wilbur Hitchcock, Architect

Historical Background: This small house was built by Arnold G. H. Bode, who also built the house next door at 200 S. 10th Street in 1909. Bode moved to Laramie between 1901 and 1906 to serve as Reverend at St. Matthew’s Episcopal Church. According to a historic photograph in the A.C. Jones Collection at the University of Wyoming American Heritage Center, the building at 914 Ivinson was originally used by Bode as a music studio. By 1913, however, Bode and his family moved to Long Beach, California, and both houses were sold to Arthur Colley Jones (see survey form for 200 S. 10th Street). It appears that at some point Jones converted the former music studio into a residence, because he is listed in Polk Directories as living there from at least 1937 until his death in 1947. It is now a rental property.

Major Bibliographic References:
A. C. Jones Collection, Accession # 69, Box 1, Folder 5, AHC, University of Wyoming. Albany County Assessor’s Office Records, Record # R0014808, accessed at the Albany County Courthouse, March 6, 2007.
ARCHITECTURAL INFORMATION

Architectural style/type: Colonial Revival

Architectural Description: This small (18’ EW x 25’ NS) rectangular, one story, hip-roofed cottage faces north on Ivinson Avenue. The building is tied to the house at 200 S. 10th Street by its red-painted shingle cladding, white trim, and overhanging eaves with modillion brackets. The façade contains a door and a large, picture window with a 4-light storm sash. The foundation is poured concrete and the roof is sheathed in dark grey asphalt shingles. No openings are on the west elevation.

Ancillary structures: Shed (c. 1910): A tiny (8’ NS x 6’ EW) hip-roofed shed with matching wood-shingle cladding and asphalt-shingled roof lies to the south of the house, along the alley. The shed has two west-facing window openings that are each protected by a hinged shutter. Although small in scale, its obvious connection to the historic buildings at 914 Ivinson and 200 S. 10th Street make it a contributing structure in the historic district.

EVALUATION
Physical Integrity: This building has been moderately well maintained; however, the door and picture window are replacements.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It is important as part of the original Bode Residence at 200 S. 10th Street. Rating: 2; Shed: 1.
914 Ivinson, north façade (Jessie Nunn 2007)

914 Ivinson, Shed, south and west elevations (Jonas Landes, March 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 23
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1010 Ivinson St., Laramie, WY  82070
County: Albany
Legal Location (lot, block, addition): Entire block of 183, Original Town

Current Name (if applicable): University of Wyoming Ivinson Building
Historic Name (if applicable): Ivinson Memorial Hospital

Current Use: UW Information Technology, UW Police, and Wyoming Institute for Disabilities
Historic Use: Ivinson Memorial Hospital

Name of owner: University of Wyoming
Address of owner: 1000 E. University Ave., Laramie, WY 80271

Form Prepared by: Katie Farrer
Date of Survey: 1 May 2007

HISTORICAL INFORMATION

Date of Construction/major modification: Constructed 1916; Modified in 1938, 1951, and 1968

Architect/Builder:
Original design: Wilbur Hitchcock
Modifications/additions: Hitchcock & Hitchcock

Historical Background: In 1914, Laramie had 3 small and separate hospitals. After his wife died in 1916, Edward Ivinson gave the Albany County Commissioners four city lots and the promise that the city of Laramie would have a $50,000 building for a hospital. The Ivinson Memorial Hospital was dedicated on June 7, 1916. Donors such as the Elks, Masons, Women’s Christian Temperance Union, Stock Growers of Albany County, and the Pythian Sisters donated $125 each to outfit four-bed wards in a 35-bed building. A middle wing, built in 1938, doubled the capacity of the hospital to 70 beds and 16 bassinets in the nursery. The East Wing of the hospital was added in 1951, and the structure was modified again in 1968 to meet current fire codes. Laramie established the current Albany County Hospital District in 1968 and the new Ivinson Memorial Hospital was completed in 1973. The Ivinson Building is now owned by the University of Wyoming and is home to Information Technology, the University of Wyoming Police Department, and the Wyoming Institute for Disabilities (Mason 91-92).
Major Bibliographic References:
Hitchcock & Hitchcock Records, Accession 9921. Boxes 1, 8, 12, 13, 15, 16, 41, 96.
Mason, Mary Kay. *Laramie: Gem City of the Plains*. Dallas: Curtis Media Corporation
Albany County (WY) Assessor’s Office Website:
   http://www.co.albany.wy.us/Departments/Assessor/tabid/55/Default.aspx
University of Wyoming website:  http://www.uwyo.edu
Laramie Sanborn Maps:  1924, 1931

ARCHITECTURAL INFORMATION

Architectural style/type: Eclectic; the building has been renovated so extensively that its original architectural style cannot be determined.

Architectural Description: This large, multi-story brick structure faces north on Ivinson Avenue and takes up the entire north half of the block between 10th and 11th Streets. Grass and a few trees grow in the yard to the north and west of the building. A large parking lot south of the building separates it from Grand Avenue. The building consists of three sections, with the original section occupying the northwest corner of the block, and successive additions extending to the east. The resulting building is roughly U-shaped, two to three stories high, and sits on a raised, full basement faced with brick. The upper stories are also finished in brick, with terra cotta trim. A terra cotta water table above a row of soldier bricks separates the basement from the main part of the building, and terra cotta sill and lintel courses ornament the third floor of the newer sections of the building. The roof of the two oldest sections is hipped, with red, terra cotta tile roofing. The newest (east) section is topped with a flat roof. A cornerstone laid in granite is on the northwest corner of the façade and reads, “DEDICATED / IN THE NAME OF HUMANITY / TO THE RELIEF OF SUFFERING / JUNE 7, 1916.”

The Ivinson Building (now 200’ by 129’) was constructed in 1916 to consolidate three smaller Laramie hospitals. The original structure faced west on to 10th Street (see photo above). This original block is two stories with a three-story entrance pavilion with a penthouse on the top level. The formerly open entrance pavilion has been in-filled with large, metal-clad windows. Most windows on the west elevation have been replaced, but
the second floor has retained its original, large, 1-over-1, double-hung metal windows. Hip-roofed dormers project from the roof on either side of the former entrance pavilion. The fifteen-bay, asymmetrical façade faces Ivinson Street. Original windows in the western section match those of the second floor of the west elevation. The central section has two- or three-part, metal casement windows of varying sizes with transom lights. Some of the casement sashes have been replaced with new aluminum sash. Windows in the east section are mostly 3-light, metal, awning windows, except for the easternmost bay which has Chicago-style windows on the second and third floors. Most windows are topped with a brick lintel with a central terra cotta keystone-like element, and have terra cotta sills.

Each elevation has at least one entrance, but there is not one main, prominent entrance to the building. The north entrance, now used primarily by the University of Wyoming Police Department, is in a one-story, curved addition that features nine windows with terra cotta mullions, lintels and sills. The western end of this addition lines up with a projecting vertical tower, possibly used as an elevator shaft or stairwell, which features three vertical sets of glass-block windows. The tower on the façade connects to a taller rectangular tower that rises one additional story above the roof of the Ivinson Building.

The east elevation has terra cotta-trimmed windows in various configurations on the basement and first floor. Large wall areas on the second and third floor are in-filled with glass block. A one-story wing projects to the south from the southeast corner.

The south (rear) elevation is irregular, and provides a good view of the separate sections of the building. A plain, brick tower connects the western and central sections. The south elevation of the central section is similar to that of the north.

The structure has four chimneys, all capped with terra cotta. The chimneys are on the straddle ridge, as well as the front and rear slopes of the roof.

Ancillary structures: NA

EVALUATION

Physical Integrity: The building appears to be in good condition; however, the many additions and modifications, especially the easternmost addition, detract from the historic character of the building.

National Register Status: The structure retains integrity of location, setting, design, materials, workmanship, feeling and association from the 1910s and 1920s, well within the historic district's period of significance. Although the structure has been significantly altered since its original construction in 1916, many of these changes occurred while the building still served as a hospital. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2.
1010 Ivinson Avenue, façade (north elevation) (Katie Farrer, May 2007)

1010 Ivinson Avenue, façade (north elevation) (Katie Farrer, May 2007)
1010 Ivinson Avenue, west elevation (Katie Farrer, May 2007)

1010 Ivinson Avenue, south elevation (Katie Farrer, May 2007)
GENERAL INFORMATION

Site Number: 24
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1108 Ivinson St
County: Albany
Legal Location (lot, block, addition): East half of lot 5, Block 3, Union Pacific 4th Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: 6-unit Apartment
Historic Use: 6-unit Apartment

Name of owner: Joan Smith-Sonneborn
Address of owner: 1226 Curtis, Laramie, WY 82072

Form Prepared by: Jonas H. Landes
Date of Survey: 4/28/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1972

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Modern Apartment

Architectural Description: This L-shaped, red-brick apartment building (45’ EW x 50’ NS) is two stories in height. Each wing of the L has a low-pitched gable roof. The north and east facing elevations have an open gallery that accesses the apartments. The foundation is poured concrete and the roof is covered in red asphalt shingles.
The vinyl-clad, 6-panel doors are likely original. The metal-sash windows are 3-light units with the outer lights sliding and the middle light fixed. There are also 1-by-1 slider windows.

Ancillary structures: none

EVALUATION
Physical Integrity: This building is in good condition.

National Register Status: This building is less than 50 years of age, and therefore is not a contributing building. Rating: 0.
GENERAL INFORMATION

Site Number: 25
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1116 Ivinson St.
County: Albany
Legal Location (lot, block, addition): West half of lots 3 and 4, Block 3, Union Pacific 4th Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Megan Overmann
Address of owner: 1116 Ivinson Avenue, Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 4/28/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1958 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: This house was built on a vacant lot for Dr. Alonzo Fass, the director of Agronomy at University of Wyoming. After almost 50 years, the house is still owned and lived in by the same family.

Major Bibliographic References:
Albany County Assessor’s Office
Personal conversation with the owners, April 2007.

ARCHITECTURAL INFORMATION

Architectural style/type: Moderne

Architectural Description: This one story, rectangular house (45’ EW x 32’ NS) has a low gable roof and faces north on Ivinson Street. The façade is clad in board and batten siding while the east, west and south elevations are sheathed in asbestos shingles.
Exposed rafter tails are evident on the eaves. A large, random-rubble, fieldstone chimney is centered on the façade; near the bottom of the chimney, the stone extends to the west, creating a planter that runs the length of the west bay of the facade. To the east of the chimney the wall projects slightly. The entrance is recessed under the exposed east slope of the gable roof, and consists of an original, slab-wood door with a sidelight consisting of three large, square lights on its eastern side and a large transom above which extends up to the eave of the roof. East of the door is a large, 2-light window. Just west of the chimney is a large, 3-light window that occupies the entire space up to the eave.

The west bay of the façade extends to incorporate a north-facing carport and garage. The wooden garage door is original. The roof sheathing is not visible from the street, but it appears to be a built-up roof topped with gravel.

Ancillary structures:
Garage: A rectangular, four-car garage sits behind the house, facing west on the alley. The garage is faced with stucco, with asbestos shingles in the gable ends. It has an asphalt shingled roof and paneled Masonite garage doors.

EVALUATION
Physical Integrity: This house is in good condition. The exterior appears to be unaltered.

National Register Status: This building will be 50 years of age next year and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. This is the only modern-style house in the University Neighborhood District and as such it contributes much to the architectural diversity of the district. Rating: 3; Garage: 1.
1116 Ivinson, Garage, west and south elevations (Mary Humstone, July 2007)
GENERAL INFORMATION

Site Number: 26
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1120 Ivinson St.
County: Albany
Legal Location (lot, block, addition): East half of lots 3 and 4, Block 3, Union Pacific 4th Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Terry and Sharon Jenkins
Address of owner: 1120 Ivinson Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 4/26/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1906 (Assessor’s Office) c. 1910 (Hitchcock files)

Architect/Builder: Wilbur Hitchcock, Architect

Historical Background: This house was designed by Wilbur Hitchcock for Dr. C. Eben Stromquist, a University of Wyoming professor. The house was later purchased by Albert and Elsie McCollough. She lived in the house for 64 years, and moved out when she was 100 years old. The current owners purchased the house in 1989.

Major Bibliographic References:
Albany County Assessor’s Office
Plan #137, AHC Hitchcock Family collection #9921, Box 1, Folder 2.
ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Cottage

Architectural Description: With its front-facing gable roof with exposed rafter tails and knee braces, and its gable-roofed front porch, this one-and-a-half-story, rectangular house (36’ EW by 60’ NS) is an excellent example of a Craftsman cottage. The asbestos-sided house faces north on Ivinson Avenue, and rests on a raised foundation; the roof is sheathed in light brown asphalt shingles.

The three-bay façade is symmetrical, with a central front porch. The original, wood, front door has six lights above two vertical panels. On each side of the porch are paired, 12-over-12, double-hung wood windows. The semi-enclosed front porch has 12-light, fixed pane windows on its east and west elevations. In the half story directly above the porch is an 8-by-8, replacement, vinyl sliding window.

In the center of the east elevation is a shed-roofed bay window with a triple sash of 9-over-9, double-hung windows. To the north of the bay window is a paired, 12-over-12 double-hung window. To the south of the bay window is a 12-over-1, double-hung window, and south of that is a 12-light, fixed-pane window. A very low, shed-roofed dormer with a triple sash of 8-light windows protrudes from the east slope of the roof. The basement windows are replacement glass block.

Ancillary structures:
Garage: Located due south of the house is a gable-roofed garage that faces east onto 12th Street. The garage has a replacement wood garage door and asbestos siding. The roof is sheathed in light brown asphalt shingles.

EVALUATION

Physical Integrity: This building has been well maintained. Other than the replacement glass-block basement windows and the replacement siding this building appears to be unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, workmanship, feeling and association from the historic district’s period of significance. Although the siding and some of the windows have been replaced this building possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2. Garage: 2.
1120 Ivinson, north façade (Jonas Landes, April 2007)

1120 Ivinson, south and east elevations (Jonas Landes, April 2007)
1120 Ivinson, Garage, east façade (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 27  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1200 E. Ivinson Ave.  
County: Albany  
Legal Location (lot, block, addition): Lots 4 and 5, Block 4, Union Pacific 4th Addition

Current Name (if applicable): UW Foundation House  
Historic Name (if applicable): Anne Forbes House

Current Use: University building  
Historic Use: Residence

Name of owner: University of Wyoming  
Address of owner: 1200 E. Ivinson Ave., Laramie, WY 82070

Form Prepared by: Christopher A. Bodych  
Date of Survey: 05/07/2007

HISTORICAL INFORMATION

Date of Construction/major modification: c. 1929; addition c. 1980

Architect/Builder: Wilbur Hitchcock, Architect

Historical Background: This house was designed by Wilbur Hitchcock in 1929 for Anne Forbes. A descendent of hers was Jack Guthrie, who owned the house before the University bought it. He was a banker in competition with Edward Ivinson, and he owned the former Bank of Laramie (now Key Bank) that used to be on South 3rd Street. The building has had a major addition on its east side, which was designed by Banner and Associates in the 1980s. It is now used as the offices of the University of Wyoming Foundation.

Major Bibliographic References:  
Albany County Assessor’s Office  
ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This large, one-and-a-half-story, gable-roofed house faces north on Ivinson Avenue east of 12th Street. Its steeply pitched, asphalt shingled, gable roof runs on an east-west axis. The facade consists of a series of different sized, intersecting gable-roofed projections and dormers, creating an irregular, picturesque effect. A 60’-long addition was added to the east end of the original building (45’ NS by 48’ EW) c. 1980, more than doubling the size of the house. The addition was designed to blend in with the original building, and is barely distinguishable from it.

The house sits on a foundation faced in dark brick. Trim of rowlock dark brick separates the foundation from the rest of the house. The exterior cladding of the house is red brick interwoven with darker bricks, styled in a stretcher-bond fashion. All the gable ends and dormers are decorated with a half-timber motif of tan stucco and brown-painted wood members. The windows in the original section are multi-paned wood casement sash, painted brown. The windows in the addition are metal-clad, single light units. All the windows have rowlock-brick lugsills, and some are topped with Tudor arches or label moldings picked out in darker brick.

The façade has six bays; the three western bays are original, while the three eastern bays comprise the addition. The westernmost bay houses a large bay window with forty lights on its north elevation and five each on its east and west elevations. It is topped with a steeply pitched, hipped roof. Centrally located above the bay window is a paired window with 8-light sash housed in a gabled wall dormer. The west end of the façade wall terminates in a buttress.

The middle bay of the original section is an intersecting, gable-roofed projection which contains the doorway. The west end of this section also terminates in a buttress. On the west elevation of the projecting section there is a small, 3-light window topped by a label molding. The recessed Tudor-arched doorway is accessed by a two-step, semi-circular, red-brick. The original wood door has three lights terminating in a Tudor arch molding. The space between the top of the window and the Tudor arch is in-filled with stucco. Directly above the doorway is a paired, 6-light window.

The easternmost bay of the original section is a larger, slightly more prominent gable-roofed projection with the overshot east end of the gable containing a Tudor-arched opening. The first floor of the bay has a triple sash of 10-light casement windows topped with a Tudor-arch molding. The space between the top of the window and the Tudor arch is in-filled with stucco. Directly above the first floor window is an 8-light double window. Above this window, in the clipped-gable end, is a 6-light window with a thin wooden lug sill.

The roof of the addition is slightly lower than that of the original house. Continuing east, the first bay of the addition is recessed slightly from the bay to its west and has a triple
window. Directly above this window is a double window housed in a gabled wall dormer. The next bay protrudes slightly and has an intersecting gable roof. It contains a bay window on the first floor that matches that of the westernmost bay, but with modern sash. Directly above the bay window is a double window. The easternmost bay contains one small, single-light window with label molding.

The west elevation has a central, red-brick, exterior chimney which gets narrower as it gets higher in intervals, segmented by diagonal, brown stucco trim. On either side of the chimney, on each floor, are symmetrically placed, paired casement windows. There are two basement windows directly under the first floor windows.

The south slope of the gable roof extends slightly to encompass a small extension at the rear of the house, which contains a triple window of 10-light sash, topped by a Tudor-arched molding. The wall extends to incorporate a Tudor-arched opening.

Ancillary structures:
Garage: A small, one-story, square-plan garage is located to the southwest of the house, connected to the house by a brick wall. It is designed in the same style as the house, but the roof is sheathed with metal shingles. The east-facing garage entrance has a single, large replacement vinyl garage door.

EVALUATION
Physical Integrity: The house appears to be in near perfect condition. Although the addition more than doubled the side of the house, it was well designed to blend in with the original building, while being slightly distinguished from it by the lower roof and newer windows.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. In spite of the large addition, it possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating 1; Garage: 2.
1200 Ivinson Avenue, north elevation (Christopher A. Bodych, May 2007)

1200 Ivinson Avenue, east and north elevations (Christopher A. Bodych, May 2007)
1200 Ivinson Avenue, west and north elevations (Christopher A. Bodych, May 2007)

1200 Ivinson Avenue, Garage, east elevation (Christopher A. Bodych, May 2007)
GENERAL INFORMATION

Site Number: 28
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1216 E. Ivinson Ave.
County: Albany
Legal Location (lot, block, addition): Lots 3 and 4, Block 4, Union Pacific 4th Addition

Current Name (if applicable):
Historic Name (if applicable): Thornburg Apartments

Current Use: Apartments
Historic Use: Apartments

Name of owner: Laramie Plains Properties
Address of owner: PO Box 1445, Broomfield, CO 80038

Form Prepared by: Christopher A. Bodych
Date of Survey: 05/01/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1930

Architect/Builder: Unknown

Historical Background: In 1937 this building had six apartments. It remains an apartment building at present.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This large, two-and-a-half-story, rectangular-plan building with a full basement faces north on Ivinson Avenue east of 12th Street. Its polychrome, metal-shingle sheathed, steeply pitched gable roof runs on an east-west axis. Green-painted, wooden, cropped eaves make up the roof’s perimeter finish. An intersecting gable-roofed projection is located in the western portion of the façade. The gable roof is overshot, extending to the east to encompass the doorway. The basement is faced in
brown brick. A horizontal trim of vertically aligned brown bricks separates the basement from the main body of the house. The house is clad in red brick with various other darker colored bricks creating a polychrome effect.

The façade has five bays. The central bay houses the doorway, accessed by six concrete steps. The arched, recessed doorway is trimmed in rowlock brick. The replacement door has a single oval light in a rectangular panel, above two small panels. There are three single-light basement windows visible on the façade.

All the windows are white vinyl-clad replacement sliding sash, trimmed in green-painted wood. On the first floor are triple windows in the eastern and westernmost bays. Either side of the doorway are double windows. The same pattern is repeated on the second floor, except that the interior-bay windows are closer together. A gabled dormer located just east of center houses a double window. Another double window is located in the gable end of the projecting section. The gable end of the dormer is decorated in a half-timbering motif.

The east elevation contains two symmetrically placed windows on each of the first two floors. On the third floor is a large window with a small window to its south. The gable end is decorated in a half-timbering motif similar to that of the façade dormer. There are three basement windows on this elevation.

Ancillary structures: N/A

EVALUATION

Physical Integrity: Aside from the replacement windows and door, this house has retained all of its original features. It is in generally good condition; however the roof has begun to rust.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2.
1216 Ivinson Avenue, north elevation (Christopher A. Bodych, May 2007)

1216 Ivinson Avenue, north and east elevations (Christopher A. Bodych, May 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 29
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1306 Ivinson Ave.
County: Albany
Legal Location (lot, block, addition): Lot 7, Lot 6 N 62’, Block, Grand Avenue

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single family home
Historic Use: Single family home; UW President’s House

Name of Owner: Amy King Williamson
Address of Owner: 1306 Ivinson, Laramie, WY 82070

Form Prepared by: Kathy Gerlach
Date of Survey: June 25, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1937 (Assessor’s Office); rear renovation/addition: 1954-55; c. 1970.

Architect/Builder: Wilbur Hitchcock

Historical Background: The home was built in 1937 for a family named Greenbaum. It served as the official residence for the president of the University of Wyoming from President Humphrey through President Roark (1945-1987).

Major Bibliographic References:
Albany County Assessor
Williamson, Amy. E-mail correspondence to Mary Humstone, 18 June 2007.

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This two-story, rectangular, Tudor Revival-style building (48’ EW by 39’ NS) faces north on Ivinson Street. The foundation is not visible, but according to the owner there is a full, poured-concrete basement. Basement window wells are visible on the north and east elevations. The steeply pitched, eave-front gable roof
has a large, intersecting gable on the north façade, with a slightly projecting second story. A smaller, overshot gable in the west bay of the façade contains the entrance. The exterior walls are stucco, with black-painted half-timbering decorating the gable ends, and black-painted lap siding in the peaks. A one-bay garage with a concrete driveway connecting to Ivinson Avenue is attached to the west end of the house.

The façade is asymmetrical with 3 bays. A concrete walkway and 2 brick steps lead to the gabled entry in the west bay. Unlike the rest of the house, the entry is faced with brick, painted white. The door is set in a round arch of radiating soldier bricks. A round-arch, wood screen door is visible in front of the main door. The central and east bays of the façade contain triple casement windows, each with 8 lights, with 2 stationary lights above each sash. The windows have plain wood molding and rowlock-brick slip sills. Each second story bay has a paired, 6-light casement window with 2 stationary lights above each sash. The two eastern bays project out under the intersecting gable roof. The western bay has a wall dormer with a low hipped roof.

The west elevation contains the garage and a second concrete driveway that extends to 13th Street. The house itself is screened by trees on the west. The east elevation has two bays, with triple casement windows on the first story and paired casements on the second story, like those found on the façade. The second story also has a single casement window between the two bays. At the south end of the east elevation, a wall extends down from the top of the first story to encompass an arched entrance to the back yard.

The roof is covered with asphalt shingles. A single brick chimney rises from the east end of the roof ridge. To the west of the chimney is a metal weather vane. A low, concrete wall marks the north and west perimeter of the property, while a wall of stacked rock marks the east perimeter.

**Ancillary structures:** N/A

**EVALUATION**

**Physical Integrity:** This house is in excellent condition. Remodeling and additions are not visible from the street. It appears to be in original condition.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district's period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District, and is an excellent, well preserved example of a Hitchcock-designed, Tudor Revival house. It is also significant as the official residence of the president of the University of Wyoming for more than 40 years. Rating: 3.
1306 Ivinson, north façade and west elevation (Mary Humstone, June 2007)

1306 Ivinson, east elevation (Kathy Gerlach, June 2007)
GENERAL INFORMATION

Site Number: 30  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1314 Ivinson Ave  
County: Albany  
Legal Location (lot, block, addition): Lot 8 W 53’, Block 3, Grand Avenue

Current Name (if applicable): Christian Student Center  
Historic Name (if applicable):  
Current Use: Christian Student Recreational Center  
Historic Use: Christian Student Recreational Center

Name of owner: Wyoming Education Enterprises  
Address of owner: 1314 Ivinson Ave., Laramie, WY 82070

Form Prepared by: Tony Dubé  
Date of Survey: May 28, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1971 (Student Center Records)  
Architect/Builder: Jim H. Williams, architect (Student Center Records)  

Historical Background: The building is home to the Christian Student Center, an evangelical outreach program affiliated with and funded by the Church of Christ. The architect was an undergrad Architectural Engineering major in the College of Engineering and Applied Sciences at the University of Wyoming. Williams, a member of the Church of Christ, drew up the design of the building for his senior project.

Major Bibliographic References:  
Christian Student Center Records  

ARCHITECTURAL INFORMATION

Architectural style/type: Modern  
Architectural Description: This rectangular building measures approximately 20’ EW by 64’ NS and sits in the center of the south side of the 1300 block of Ivinson, facing
north. The student center has a broad shed roof sheathed in black asphalt shingles that slopes to the east with full length windows set in on the west. The building is faced with red brick and rests on a poured concrete foundation.

Ancillary structures: N/A

EVALUATION

Physical Integrity: This building has been well maintained. No significant alterations have been made to the structure.

National Register Status: This building is less than 50 years of age. Rating: 0.
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 31  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1316 Ivinson Avenue, Laramie, WY 82070  
County: Albany  
Legal Location (lot, block, addition): Lot 8 E 3’, Lot 9, Block 3, Grand Avenue

Current Name (if applicable): N/A  
Historic Name (if applicable): N/A

Current Use: Single Family Residence  
Historic Use: Single Family Residence

Name of owner: M.E.C. Corporation  
Address of owner: 1316 Ivinson Ave., Laramie, WY 82070

Form Prepared by: Mohamed Gneivid  

HISTORICAL INFORMATION

Date of Construction/major modification: 1929 (Assessor’s Office)

Architect/Builder: Wilbur Hitchcock

Historical Background: This house was built in 1929 by Morris Corthell, brother of Nellis Corthell (815 Grand Ave.). Morris’ father started the Laramie law firm which is now Corthell and King. Morris was the Laramie city attorney in 1924-5. The house is still occupied by Morris’ daughter, who lived there most of her life. The only changes that have been made to the house are the conversion of the old furnace from coal to gas in the 1930s and replacement by a new furnace in 1970. The outside stairway was rebuilt in 2002 and the kitchen remodeled in 2006.

Major Bibliographic References:  
Williamson, Amy. E-mail correspondence to Mary Humstone, 18 June 2007.  
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Form MH – AC - 10-06
**Architectural Description:** 1316 Ivinson is a two-story, Tudor Revival-style house finished in gray stucco with light green trim. The 57’ EW by 30’ NS house faces north on Ivinson Avenue. The house has two front-gabled sections joined by an eave-front roof. A third front gable intersects the roof at the center, forming a large wall dormer. The roof is sheathed in brown metal shingles. Much of the house is screened by vegetation. There is a wide flower border that extends the length of the front yard.

The western front-gabled section projects slightly. The east slope of the roof extends past the central bay of the house to encompass the deeply recessed, arched entrance, trimmed with an arched wood molding. The entrance is accessed by two brick landings. The original, round-arch, wood door is hidden behind a wood screen door. To the west of the entrance is a paired, 8-light casement window with a single row of stationary lights on each side and across the top. All windows are metal, painted light green, and have rowlock brick slip sills. In the east bay of the façade is a hip-roofed bay window with three 10-light, fixed-glass windows in the center bay and two side casement windows of ten lights each.

The eastern front-gabled section and the central wall dormer each contains in the second story a casement window similar to that on the west side of the door, but with each sash having 6 lights instead of 8. The easternmost gable end is decorated with half-timbering, painted light green.

Two dormers are visible on the on the western slope of west-gable roof. The west slope of the roof curves at the eave and extends in three places to incorporate three arches over a drive that leads to the garage. The eastern gable roof extends to the east to integrate a small arched entry leading to the back yard.

**Ancillary structures:**
Garage: A square (20’ by 20’) garage is located to the south (rear) on the house, facing south on the alley. The garage matches the house with its gray stucco walls, green wood trim, and steeply pitched gable roof. The two garage doors and replacement, overhead, fiberglass units. There is a 4-light window in the south gable end and a 6-by-6 sliding window on the east elevation.

**EVALUATION**

**Physical Integrity:** This house is in excellent condition, and except for some interior renovations has not been changed since its construction.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district's period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District, and is an excellent, well preserved example of a Hitchcock-designed, Tudor Revival house. Rating: 3; Garage: 2.
1316 Ivinson, north façade of (Mohamed Gneivid, 2007)

1316 Ivinson, north façade (Mohamed Gneivid, 2007)
1316 Ivinson, north and west elevations (Mary Humstone, July 2007)

1316 Ivinson, east bay of north façade (Mary Humstone, July 2007)
1316 Ivinson, Garage, south and east elevations (Mary Humstone, July 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 32
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 608 Grand Avenue
County: Albany
Legal Location (lot, block, addition): Lot 5, Block 204, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Bank
Historic Use: Bank

Name of owner: Security First Savings and Loan
Address of owner: PO Box 129, Cheyenne, WY 82003

Form Prepared by: Jonas H. Landes
Date of Survey: 4/28/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1964 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Modern Commercial

Architectural Description: This one-story, flat-roofed bank (55’ EW x 30’ NS) occupies a prominent corner lot on Grand Avenue and 6th St. It is irregular in shape and is sheathed with boards applied on the diagonal. A two-bay drive-up bay is located in front of the building. The windows are large pane stationary sash.

Ancillary structures: none
EVALUATION

Physical Integrity: This building has been moderately well maintained.

National Register Status: This building is less than 50 years old and does not contribute to the feeling and association of the historic district. Rating: 0.

608 Grand, north and east elevations (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 33
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 612 Grand Ave.
County: Albany
Legal Location (lot, block, addition): West half of Lots 3 and 4, Block 204, Original Town

Current Name (if applicable): 
Historic Name (if applicable): 

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Aimee Savage
Address of owner: 4790 Hogan Dr., Ft. Collins, CO 80525

Form Prepared by: Jonas H. Landes
Date of Survey: 1/26/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1920 (Assessor’s Office; Hitchcock plans)

Architect/Builder: Wilbur Hitchcock

Historical Background: This Craftsman-style bungalow was designed by Wilbur Hitchcock for William D. and Lillian Curtis in 1920.

Major Bibliographic References:
Albany County Assessor’s Office
American Heritage Center, Hitchcock Family Collection #9921, Plan #266, Box 2, Folder 3

ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Bungalow

Architectural Description: This one-and-a-half-story, rectangular structure (31’ EW x 37’ NS) has an eave-front gable roof sheathed in asphalt shingles, with a gable-front dormer extending from the front (north) slope of the roof. The house rests on a poured
concrete foundation and is clad in a red brick veneer on the first floor and stucco dressed with half-timbering in the gable ends. The brick is textured with random scoring. A watertable of brown brick separates the raised basement from the first floor. Exposed rafter-tails and knee braces are prevalent beneath the eaves and on the gable ends of the house.

The north slope of the roof extends in a shed roof that shelters a wide, open porch occupying the east two-thirds of the façade. Two large, battered, brick piers support the porch roof. At the top of the piers are raised brown bricks that are patterned to resemble a necklace and pendant. Broad segmental arches connect the two piers. The entrance is centered in the porch, and consists of a wood door with six small lights located in the top third. To the west of the porch is a triple window of 9-over-1, double-hung wood sash. The front dormer has a triple window of 9-light stationary sash.

The west elevation features a shed-roofed bay window with a small, intersecting, central gable. Windows are 9-over-1, double-hung sash. To the north of the bay window is an exterior red brick chimney with necklace and pendant brick-work, and on either side of the chimney are two small, 9-light, fixed windows. There is a matching 9-light window to the south of the bay window. Centered in the gable end are two 9-over-1, double-hung windows. All windows are original wood sash.

Ancillary structures:

Studio: A long (36’ NS x 15’ EW), low, gable-roofed studio/apartment dating from the same period (1920s) is located south and west of the main house. The studio has a combed brick veneer on the first floor and half-timbering in the gable ends. The windows are original 1-over-1, double-hung sash, except the north elevation which has a picture window flanked by casements. The building sits on a poured concrete foundation and is roofed in red-brown asphalt shingles.

Garage: A hip-roofed, rectangular (20’ NS x 15’ EW), two-bay garage is located south of the main house, facing west. Two original, wood garage doors are located on the west elevation. The building is stucco with a red asphalt shingle roof. The garage appears to be of more recent construction, but within the period of significance of the district (pre-1957).

EVALUATION

Physical Integrity: This structure has been reasonably well maintained and has seen no significant changes.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. As a well preserved Craftsman-style bungalow designed by Wilbur Hitchcock, this structure possesses exceptional architectural significance as well as a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2; Studio: 2; Garage: 1.
612 Grand Avenue, north elevation (Jonas Landes, January 2007)

612 Grand Avenue, west elevation (Jonas Landes, January 2007)
612 Grand Avenue, Apartment/Studio, north elevation (Jonas Landes, January 2007)

612 Grand Avenue, Garage, west elevation (Jonas Landes, January 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 34  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 618 Grand Ave.  
County: Albany  
Legal Location (lot, block, addition): East half of Lots 3 and 4, Block 204, Original Town

Current Name (if applicable):  
Historic Name (if applicable): Lehman-Tunnel House

Current Use: Single Family Residence  
Historic Use: Single Family Residence

Name of owner: Alson and Marie McCarty  
Address of owner: 618 Grand Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes  
Date of Survey: 1/26/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1891 (Knight notes)

Architect/Builder: Frank Cook, Builder

Historical Background: This lot was platted in 1879 by the Union Pacific Railroad and sold to Edgar W. Nye in 1882 for $1,850. In the same year Nye sold the property to Lydia and J.J. Stevens for $3,000. In 1885 the land was deeded to R. Butler Master for $1,600. In 1887 the land was sold back to John J. Stevens. Sometime between 1888 and 1891 construction began on a house. After completion of the house, in 1892, Edward Lehman purchased the property. Lehman was a prominent Laramie clothier.

In 1978 Gladys Beery, a reporter for the Laramie Boomerang, wrote an article about the house. She described the interior as having quarter-sawn oak and delicate woodworking and joinery. The house was constructed under the supervision of Frank Cook (who later built the Ivinson Mansion). Most of the fine woodwork was crafted by Frank Speigelberg. There were five levels with the fifth containing a wine cellar, now cemented over.
Under the ownership of the Tunnells (1940-1966), some of the partitions and sliding doors dividing the 15-room house were removed. The wood was used to make desks, chairs, and a highboy for the house.

Major Bibliographic References:
Albany County Assessor’s Office
Beery, Gladys. Historic Homes Section of Boomerang Nov. 7, 1978
Sanborn Fire Insurance Map of 1894

ARCHITECTURAL INFORMATION

Architectural style/type: Queen Anne

Architectural Description: This two-and-a-half-story, rectangular house (25’ EW x 35’ NS) sits on a corner lot, surrounded by very tall trees and a wrought-iron fence. The house is faced with brick, with shingle-work in the gable ends. The foundation is rock-faced, ashlar sandstone. The house is topped with a steeply pitched, front-facing gable roof, and has a lower, offset gable on the north façade. The roof is sheathed in dark grey asphalt shingles. The entrance is in the lower gabled section, which takes up the west half of the façade. The first-floor porch is recessed under an enclosed second-story porch. The porch columns are square chamfered timbers arranged three to a corner. Around the porch, on both floors, is spindle-work. The second floor of the porch and the half story in the gable-ends are sheathed in shingles. The shingles are fishscale and square with chamfered corners in the porch and triangular in the gable ends. Also in the gable ends are square wood blocks that have a central relief circle surrounded by a milled frame.

Due to the dense vegetation, the front door is not visible. All window openings are original wood sash, with 1-over-1, double-hung windows of various sizes and configurations. Some are topped with brick segmental arches, while others have painted stone lintels. All have painted sandstone lug sills. A large, arched window is located on the east half of the north façade. Directly above that window, on the second floor, is a pair of windows separated by an intricately carved Doric pilaster. The windows of the west-bay, second-story porch are large, arch-topped stationary sash. A two-story bow window with a conical roof is centered on the east elevation. Three windows can be found on each level of the bow window.

Ancillary structures:
Garage/apartment: A two-and-a-half-story, rectangular (25’ NS x 20’ EW) garage/apartment is located due south of the main house. The windows are metal or vinyl and tinted. Two garage doors are located on the east elevation. The building is stuccoed with shingles in the half story. The assessor’s records claim that this structure was constructed in 1953, although it appears to be more recent. The building is out of scale and out of character with the main house.
EVALUATION

Physical Integrity: This building is in outstanding condition. The exterior of the house has seen no significant modifications.

National Register Status: This building is individually listed on the National Register of Historic Places. It is a strong contributor to University Neighborhood District. Rating: 3; Garage/Apartment: 0.

618 Grand Avenue, north and east elevations (Jonas Landes, January 2007)
GENERAL INFORMATION

Site Number: 35
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 703 Grand
County: Albany
Legal Location (lot, block, addition): West half of lot 8 and southwest quarter of lot 7, Block 179, Original Town

Current Name (if applicable): Historic Name (if applicable):

Current Use: Church
Historic Use: Church

Name of owner: University Baptist Church
Address of owner: 703 Grand Ave.

Form Prepared by: Jonas H. Landes
Date of Survey: 4/28/2007

HISTORICAL INFORMATION

Date of Construction/major modification: c. 1970 (based on building construction)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References: N/A

ARCHITECTURAL INFORMATION

Architectural style/type: Modern Religious

Architectural Description: This simple rectangular church (30’ EW x 50’ NS) faces south on Grand Avenue. The building is constructed of concrete block, with a gable roof. A low, concrete-block tower rises above the entrance, which projects from the northwest corner. Two simple piers of fieldstone rise from the foundation to the roof line on the south gable end. The foundation is concrete block and the roof is sheathed in brown asphalt shingles. The windows are 2- and 3-light metal sash. The gable end (facing Grand Avenue) has a single, large, 6-light window.
Ancillary structures: none

EVALUATION
Physical Integrity: This building has not been well maintained.

National Register Status: This building is less than 50 years of age and therefore is a noncontributing property in the district. Rating: 0.

703 Grand Avenue, south and west elevations (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 36
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 709 Grand Ave.
County: Albany
Legal Location (lot, block, addition): East half of lots 7 and 8, block 186, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Residence
Historic Use: Residence

Name of owner: JBM Investments, LLC
Address of owner: 709 Grand Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 1/7/2007

HISTORICAL INFORMATION

Date of Construction/major modification: Pre-1894/remodeled in 1974 (Assessor’s Office)

Architect/Builder: Unknown

Historical Background: Unknown

Major Bibliographic References:
Albany County Assessor’s Office
Sanborn Fire Insurance Maps 1894, 1912

ARCHITECTURAL INFORMATION

Architectural style/type: Folk Victorian

Architectural Description: This two-story, Masonite-sided, rectangular structure is approximately 28’ EW by 40’ NS. The complex roof consists of intersecting gables on all four sides topped by a steeply pitched hip, which terminates in a metal railing. The south-facing gable, located in the west bay of the façade, originally extended south about eight
feet from the main body of the house creating a two-story wing. A second-story addition built in 1974 extended the east bay so the façade is now flush, with an inset porch in the east bay (below the addition). The porch entrance is marked by a gable that extends out about one foot, with a Tudor arch below it. There is a single square post at the corner of the porch that appears to support the addition above.

The exterior is decorated with vertical and horizontal applied boards, reminiscent of the Stick Style. Curved boards mimicking the shape of roof trusses decorate the gable ends. A band of vertically and diagonally grooved wood, about one-foot wide and painted red to contrast with the tan of the rest of the house, wraps around the house just below the second story windows. The roof is sheathed in brown asphalt shingles and the foundation is poured concrete which has been scored to look like stone (likely a veneer over sandstone).

The window openings are mostly 1-over-1, double-hung wood sash; however, there is a single stationary window on the first-story of the façade and two small, fixed-light windows (one diamond-shaped and one square) on the east elevation. Standard-sized single or paired windows are found centered in each of the four gable ends. Smaller 1-over-1 vinyl or metal sash windows are located in the second story addition above the porch. The door, which is original to the house, has a large, single light over a smaller, horizontal, rectangular panel. The door is wood and has detailed scrollwork and other carvings around the light and panel.

Ancillary structures: None

EVALUATION
Physical Integrity: This structure has been moderately altered. New faux-clapboard siding and decorative stick work has been applied, and an unusual and ungainly second floor addition has been built on top of the small porch. The building is in overall good condition.

National Register Status: This building is more than 50 years of age. Although the materials and workmanship have been altered, this building retains integrity of location, setting, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 1.
709 Grand Ave., south and east elevations (Jonas Landes, January 2007)

709 Grand Ave., south elevation, front door and porch (Jonas Landes, January 2007)
GENERAL INFORMATION

Site Number: 37
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 715 Grand Ave.
County: Albany
Legal Location (lot, block, addition): West half of lots 1 and 2, block 186, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Residence
Historic Use: Single Family Residence

Name of owner: John and Deidre Boysen
Address of owner: 1514 W. Hill Rd., Laramie, WY, 82072

Form Prepared by: Jonas H. Landes
Date of Survey: 12/2/2006

HISTORICAL INFORMATION

Date of Construction/major modification: Between 1890 and 1892

Architect/Builder: unknown

Historical Background: This building does not appear on the 1890 Sanborn map but is found on the 1894 Sanborn map. According to the City Directory, in 1892 H.E. Bower lived at this address. He was a clerk at McDonald & Co.

Major Bibliographic References:
Albany County Assessor’s Office
1892 City Directory, Laramie
Sanborn Fire Insurance Maps 1890, 1894, 1912, 1924, 1931
ARCHITECTURAL INFORMATION

Architectural style/type: Folk Victorian

Architectural Description: This one-and-a-half-story, roughly rectangular structure (25’ EW x 40’ NS) faces south on Grand Avenue and rests on a red-painted sandstone foundation. The grey-asphalt-sheathed roof is a steep hipped form with multiple gables projecting from the central core. The building is sheathed in asbestos shingles on all sides but the façade, which has clapboard siding with overlaid horizontal, vertical and diagonal boards giving it a Stick-style appearance. The east slope of the front-facing gable extends down to encompass a smaller gable which shelters the round-arched recessed entry with a wood door. The door’s large light is framed by detailed beading and located above two intricately worked panels. Both front gables have stick motifs resembling half-timbering. There are two chimneys, one rising from the center of the roof and a second, 1920s-era Tudor-style (i.e., tall and unsupported) side chimney of combed brick.

The façade has a large picture window with side and transom lights in the west bay of the first story, as well as a standard-sized, 1-over-1, double-hung wood sash in the second story. A new handicap-accessible ramp is located on the north elevation of the structure.

Ancillary structures:
Garage (c.1910): Located directly north of the house is a one-story, gable-roofed garage (15’ x 25’) with the garage door and gable end facing west. The structure is sheathed in asbestos siding and has a wood garage door. On the south elevation are an original 4-light window and an original tongue-and-groove door. The building has exposed rafter tails beneath an asphalt-shingle-sheathed roof. Although not original to the house, the garage was built before 1912 (Sanborn) and reflects the increased use of automobiles in the first quarter of the 20th century.

EVALUATION
Physical Integrity: Although the exterior sheathing is not original and there is a ramp appended to the rear of the house, these alterations do not detract significantly from the overall integrity of the house.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, feeling and association from the historic district's period of significance. In spite of replacement siding, it retains original windows and has no detracting additions. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 1. Garage: 1.
715 Grand Avenue, south elevation (Jonas Landes, November, 2006)

715 Grand Avenue, Garage, west and south elevations (Mary Humstone, June, 2007)
GENERAL INFORMATION

Site Number: 38
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 719 Grand Ave.
County: Albany
Legal Location (lot, block, addition): East half of lots 1 and 2, block 186, Original Town

Current Name (if applicable): Myers Apartments
Historic Name (if applicable): J.T. Holliday House

Current Use: Apartment Building
Historic Use: Single Family dwelling/architectural office

Name of owner: Nelson Properties, LLC, AWY
Address of owner: 1215 S. 5th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 12/2/2006

HISTORICAL INFORMATION

Date of Construction/major modification: 1886


Historical Background: This was originally the home of J.T. Holliday. J. T. Holliday was an architect for the W.H. Holliday Company, and was the only locally based architect in the city of Laramie from the mid 1880s to about 1900. By 1929-30, the house had been turned into apartments, and was occupied by six individuals. By 1937 the house had been named “Holliday Apartments.”

Major Bibliographic References:
Albany County Assessor’s Office
Sanborn Fire Insurance Maps 1894, 1912, 1924, 1931
Wyoming Cultural Sites Inventory form AB1578, conducted in 1986
ARCHITECTURAL INFORMATION

Architectural style/type: Free Classic

Architectural Description: This two-story brick structure faces south on the northwest corner lot of Grand Avenue and 8th Street. It is roughly rectangular in form, 36’ EW by 55’ NS. A dressed sandstone watertable delineates the transition from the sandstone foundation to the first floor. The steeply pitched, hipped roof has four gables projecting from the central core, one in each direction. The gable ends are sheathed in fish scale and quarter circle brown-painted wood shingles. The roof is sheathed in grey asphalt shingles.

The east bay of the façade, which is topped with a gable, projects slightly. The front porch, located in the west bay, has a shed roof with a small, central gable. The porch is supported by six turned columns. The wood front door has a large single light above four small, square panels, all above a single rectangular panel. The door is topped by a transom, and there is a small window to the east of the door.

All window and door openings on the first and second floors have white-painted, sandstone lintels and slip sills. Standard windows are 1-over-1, double-hung, wood-sash of varying sizes. Approximately half of the windows have been replaced with vinyl sash, but the replacement windows retain the same shape and style as the originals. A large, arched window with brick voussoirs edged in stone is centrally located on the first story of the east bay of the façade. The second story façade features two small windows in the west bay and a single, larger window in the east bay. There is a pair of small, single-pane attic windows in the gable end.

The east elevation features a second entrance in the slightly projecting gabled section. The entrance porch has a shed roof with a central, intersecting gable and is supported by four turned posts. The door is original and constructed of wood with a single light surrounded by square and horizontal panels. South of the door is a triple window topped by large, stepped voussoirs. There is a Palladian window in the shingled gable end. There is a third entrance on the north elevation.

Ancillary structures:
Garage 1 (c. 1930): A flat-roofed, rectangular (55’ x 17’), six-bay garage of matching red brick was built due north of the main structure between 1924 and 1931 (Sanborn). The south-facing garage doors are original wood double doors. Each door is approximately 4.5 feet wide and swings outward. The doors have two rows of three lights each, over three vertical panels. The foundation is poured concrete.
Garage 2 (c. 1940): Located directly north of the six-bay garage is a one-bay garage facing east on to Eighth Street. The only opening is a brown vinyl garage door. This one-story, gable-roofed garage is sheathed in red brick and sits on a poured concrete foundation. Exposed rafter tails are evident beneath the eaves of the brown-asphalt-shingle-sheathed roof. The gable ends are sheathed with asphalt shingles.
The two garages, although not original to the property, are both more than 50 years old and represent the increased use of automobiles in the first quarter of the 20th century. The six-bay garage reflects the conversion of the single family house into apartments, which occurred c. 1930.

EVALUATION

Physical Integrity: This building is structurally sound and virtually unaltered.

National Register Status: This building is more than 50 years of age and in spite of some replacement windows, it retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district's period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3. Garage 1: 3; Garage 2: 2.
719 Grand Ave., Garage 1, south elevation (Jonas Landes, November, 2006)

719 Grand Ave., Garage 2, east elevation (Jonas Landes, November, 2006)
GENERAL INFORMATION

Site Number: 39
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 812 Grand Avenue, Laramie, WY
County: Albany
Legal Location (lot, block, addition): Lots 3 & 4 W66’, Block 206, Original Town

Current Name (if applicable):
Historic Name (if applicable): Arnold Residence

Current Use: Duplex
Historic Use: Single Family Residence

Name of owner: Even & Anne C. Brande
Address of owner: 812 Grand Avenue, Laramie, WY 82070

Form Prepared by: Jessie Nunn
Date of Survey: 4/20/2007

HISTORICAL INFORMATION

Date of Construction/major modification: c. 1895, converted to apartments, 1948 (Hitchcock & Hitchcock); addition on south elevation, date unknown.

Architect/Builder: Walter E. Ware

Historical Background: The Arnold Residence was built for Constantine P. Arnold and his family around 1895. Arnold was a respected attorney, and the Arnold family was well-established in Laramie society during the city’s early years. Arnold and his wife, Anna, enlisted Walter E. Ware, the same architect who had designed such Laramie landmarks as the Ivinson Mansion and Old Main at the University of Wyoming, to design their residence. Constantine P. Arnold died in 1943, and it appears that at that time Anna moved into the cottage next door (814 Grand Avenue) where she lived until her death in 1947.

Over the years, the Arnolds’ sons, Carl F. and Thurman W. (1891-1969), also lived at the house during various periods. In 1948, Thurman Arnold employed the architectural firm Hitchcock & Hitchcock to draw up plans to convert the residence into separate apartments on the first and second stories. It is unclear if these plans were ever actually used, but listings for 812 ½ in Laramie directories after 1949 suggest that they were carried through in some manner.
Both Arnold sons followed their father into law and had successful careers. For a time Carl joined his father to form the Laramie law firm Arnold & Arnold, then later went on to become Dean of the UW Law School in the years prior to his death in 1941. Thurman W. Arnold was mayor of Laramie from 1923-1924, after returning to Wyoming from attending law school at Princeton and Harvard and opening his own practice in Chicago. He practiced law in Laramie until 1927, when he accepted the position of Dean of Law at West Virginia University. He later lectured at Yale. Thurman Arnold also served as Assistant Attorney General of the United States from 1938 to 1943, before returning to private practice until his death in 1969.

Thurman’s widow moved back into the house in 1972 and her son, George, a law professor at University of Wyoming, helped to fix up the house for her. Interior and exterior remodeling was done between the years of 1973 and 1975, when a small, one-story, rectilinear addition was also added to the south elevation. In the 1980s and 1990s the house was owned by Dr. Pete Simpson, director of the UW Foundation. In 2000 the house was purchased by Even and Ann Brande. They are the owners of Hansel Information Technology and Ludwig Photography respectively. Current Albany County Assessor’s Office records list the property as a duplex, suggesting that at least part of it is still used as a rental unit.

**Major Bibliographic References:**

Albany County Assessor’s Office Records, Record # R0014823, accessed at the Albany County Courthouse, March 6, 2007.

Albany County Clerk’s Office Records, Real Estate Office, accessed at the Albany County Courthouse, March 6, 2007.


Hitchcock & Hitchcock Records, Accession Number 9921, Box 10, Folder 1, AHC, University of Wyoming.


Thurman Wesley Arnold Collection, Accession # 0627, AHC Finding Aid, University of Wyoming.
ARCHITECTURAL INFORMATION

Architectural style/type: Eastlake

Architectural Description: The Arnold Residence is a two-story, wood-framed structure (36 EW by 50 NS, plus addition) that is located on Grand Avenue, a major thoroughfare in Laramie, Wyoming. The house is located in the midst of a residential district characterized by several houses designed in various architectural styles, although over the years Grand Avenue has become used for commercial purposes as well. The Arnold Residence exemplifies the Eastlake style, which is typified by its mechanically produced decorative features, its use of multiple cladding materials, and its overall asymmetrical, boxy shapes. Although the decorative elements of the Eastlake style are very distinctive it is also closely linked to other styles popular during the Victorian era, including Queen Anne and the Stick Style.

The Arnold Residence is an asymmetrical, two-story, two-bay house with a north-facing façade. The house has a very low foundation that could be constructed of stone that was later covered with concrete. The house consists of an original section and what appear to be two additions on the rear elevation. The basic plan of the original house is a squat front-facing “T”. The original residence is approximately 34’ NS by 27’ EW. The rear additions practically double the depth of the house, to approximately 60 feet. The core roof of the house is hipped and steeply pitched—so much so that it is almost pyramidal. Two distinctive finials cap the peak of hipped roof. Three intersecting gables project from this hip and terminate in gable ends on the north façade and the east and west elevations. The roof is covered with wooden shingles. The majority of the house is clad in clapboard siding, although other types of machine cut wooden paneling and siding is used to create decorative patterns, which is typical of the Eastlake Style.

The north-facing façade is asymmetrically arranged with a protruding gable end and flush wall on the east side and a setback bay containing a small porch on the west side. The gable has a decorative bargeboard of wood cut in a geometric pattern, which has been painted red and green to match other decorative features on the house’s exterior. The gable end is finished with pebble-dash stucco, with applied decorative half timbering and a diamond motif located between the stickwork. Below this, trim divides the upper gable end from the second story window and the lower portions of the house. This pattern is repeated on the gable end of the east elevation and is similar on the west elevation, although here it is interrupted by the chimney.

The second story window on the gable-roofed bay of the façade includes two 1-over-1, double-hung units that are likely replacements, as are most of the windows on the second story of the house. All second-story windows lack a defined lintel or sill, but are bordered by decorative trim or changes in cladding material. Two bands of decorative siding outlined in trim are located below the second-story windows. The top band has small, vertically arranged panels that have been painted grey, while the bottom band has green novelty siding that has been cut to look like waves. These bands generally continue around the rest of the house at the same height unless interrupted by other decorative
elements. A window with a large stationary pane in the center flanked by slender 1-over-1, double-hung windows is located below the decorative bands on the first story of the gable-roofed bay. Above each of these is a stationary decorative window that is divided into small lights.

The western setback bay of the façade is dominated by a small, one-story entry porch with its own hipped roof that is capped with wrought-iron cresting. An intersecting gable on the porch extends just past the wall face of the projecting eastern bay and is supported by brackets. The gable end of the porch is decorated with the repetitive, machine-cut, circular features that are especially characteristic of the Eastlake style. The porch is supported by slender posts and is decorated with spindlework. The low wall of the porch contains cutouts that mimic the circular decorations found on the gable end of the porch. Three steps lead up to a front door bordered only by a plain surround. The door is covered by a modern screen door. A small window with a central pane surrounded by smaller panes is located just west of the door.

The side (east and west) elevations of the Arnold Residence are nearly identical except for the brick chimney on the west elevation that interrupts some of the decorative elements. Both are dominated by a projecting bay housed under a gable that intersects the main roof. The second story of the side elevations follows the same pattern as the gable-roofed bay of the façade except that the windows are not paired. On both elevations a bay window is cut into the projecting bay just below the top band of decorative siding. On the east elevation the bay has two windows in its central wall and one on either corner; however, on the west elevation the windows are replaced by the chimney. Fish-scale shingles are located between the individual windows within the bay window. Both corners have two brackets decorated in a scroll motif with a pendill centered between them. The west elevation contains a mezzanine window with 10-over-10 lights.

The rear (south) elevation of the Arnold Residence is muddled by additions, making it difficult to determine what is original and what is not. The most obvious addition is located the farthest to the south. It appears to be a rectilinear, one-story structure, with a mansard-type roof that follows the color scheme and clapboard cladding of the original structure. A second addition—probably from an early date—connects this new addition to the main residence. Its roof shape and the brick chimney located on the east elevation link it more closely to the main house.

Ancillary structures:

**Back Barn/living space:** This one-and-a-half-story, rectangular, side-gabled back barn measures approximately 20’ NS by 26’ EW. It has a small (10’ NS by 6’ EW), one-story, shed-roofed wing that is flush with the south elevation and extends east off the east elevation. The building has clapboard siding and sits on a concrete foundation. The roof is sheathed in gray asphalt shingles. A metal stovepipe chimney rises from the east side of the south slope of the roof. The living-quarters entrance is in the east bay of the north façade, and consists of a single wood door with nine upper lights. Directly west of the door is a large, 3-light window. On the west half of façade is a pair of 16-panel, wood garage doors. The west elevation has a haymow door in the gable end, flanked by small,
single-light windows. The south elevation has a large, replacement, single-glass window in the west bay, and in the east bay is a 12-light sliding glass window, also a replacement. On the south elevation of the wing portion is a 3-light casement window.

EVALUATION

Physical Integrity: The Arnold Residence appears to be in good physical condition and has probably undergone preservation efforts in recent years. The back barn has undergone some changes (addition/replacement of doors and windows) due to its conversion for living space, but its overall form remains intact.

National Register Status: The rear additions and slightly over-the-top decorative elements of the Arnold Residence indicate that some of its architectural integrity may have been lost over the years, although this is has not yet been satisfactorily documented. Nevertheless, this building is more than 50 years of age and retains integrity of location, setting, design, workmanship, feeling and association from the historic district's period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. In addition, the residence is significant as an example of the work of architect Walter E. Ware, architect of the Ivinson Mansion and Old Main at the University of Wyoming. Rating: 2; Back Barn: 2.
812 Grand Avenue, west elevation (Christopher A. Bodych, May 2007)

812 Grand Avenue, east elevation (showing relationship to 814 Grand (Christopher A. Bodych, May 2007)
812 Grand Avenue, Back Barn, north façade. (Tony Dubé, July 2007)

812 Grand Avenue, Back Barn, west and south elevations. (Tony Dubé, July 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 40
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 814 Grand Avenue
County: Albany
Legal Location (lot, block, addition): Lot 4 and west ½ of Lot 3, Block 205, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Residence
Historic Use: Residence

Name of owner: Even and Ann Brande
Address of owner: 812 Grand Ave., Laramie, WY 82070

Form Prepared by: Christopher A. Bodych
Date of Survey: 05/07/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 814 Grand Ave. was built in 1891.

Architect/Builder: Unknown

Historical Background: 814 Grand Avenue was built by the Arnold family, owners of 812 Grand Avenue, and was used as their residence until the construction of 812 was completed.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Folk Victorian Cottage

Architectural Description: The cottage is located to the southeast of the main house (812 Grand). Because it is set far back on the lot, some construction details are not visible from the street. The house is a one-story, clapboard-sided, hip-roofed cottage. The roof is sheathed in wood shingles. A red-brick chimney rises from the west slope of the roof.
The house is painted to match 812 Grand, with a green and red cornice, and window sash painted red with white trim. The north façade consists of three bays, with the doorway in the central bay and windows in the east and west bays. Windows are 1-over-1, double-hung replacement wood sash with plain, wooden moldings. The window in the east bay is larger than that of the west bay. The door is covered with a modern storm door, and the doorway is trimmed with plain wood molding.

EVALUATION

Physical Integrity: This house appears to be in good condition.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3.
GENERAL INFORMATION

Site Number: 41  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 815 Grand Ave.  
County: Albany  
Legal Location (lot, block, addition): West half of Lots 1 and 2, Block 185, Original Town

Current Name (if applicable): Hill House  
Historic Name (if applicable): Corthell House

Current Use: Single Family Residence  
Historic Use: Single Family Residence

Name of owner: John and Robin Hill  
Address of owner: 815 Grand Ave.

Form Prepared by: Jonas H. Landes  
Date of Survey: 2/8/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1886 (Assessor’s Office)

Architect/Builder: Unknown

Historical Background: This was the home of Nellis and Nellie Corthell and their seven children (Gladys, Muriel, Huron, Irving, Monica, Evelyn, and Robin). Nellis was a professor of Ethics at the University of Wyoming. (AB1580)

Major Bibliographic References:  
AB1580, Form. Wyoming SHPO records.  
Albany County Assessor’s Office  
N. E. Corthell Family Papers Acc #75 Box 6 Folder 2
ARCHITECTURAL INFORMATION

Architectural style/type: Cross-gable House

Architectural Description: This two-story square (25’ EW by 25’ NS) house is cross-gabled. The façade faces south on Grand Avenue. Circa 1900 photographs show this house as having a one-third front, shed-roofed porch, which no longer exists. The building is sheathed in clapboard on the first story with a wide band of fish-scale shingles marking the division between the first and second stories. Above the shinglework is another band of clapboard that rises to the top of the second story windows. Above the second story windows is a final sheathing of fish-scale shingles that runs to the apex of the gable end. In the northwest corner of the house is a small enclosed rear entrance. The roof is sheathed in cedar shingles and the foundation is concrete veneer over sandstone.

The south façade has three bays on the first floor, with the front door offset to the west, and two windows to the west, and a paired window to the east. Windows are tall, 1-over-1, double-hung wood sash, with original 2-light storm sash. In the second story, which is the gable end, are two windows and above them, in the attic story is a small, triple window. The front door is covered by a wood storm door with four horizontal rectangular lights stacked on top of each other over a single horizontal, rectangular panel. Above the door is an original, 13-light transom.

The east elevation has a single and a paired window on the first story. The second story gable end matches that of the façade, except that the attic window is paired instead of triple. These small attic windows are later additions; a c. 1900 photograph shows wood decoration instead.

Ancillary structures:
Garage (c. 1940): A one-story, square, two-bay concrete-block garage is located directly north of the house. The garage (20’ NS x 20’ EW) has a gable roof and garage doors on the west elevation. The gable end is sheathed with asbestos shingles, and the roof sheathed in red/white asphalt shingles, and has exposed rafter tails. The garage replaced an earlier back barn or garage, and was built c. 1940 by Robin Hill’s father.

EVALUATION
Physical Integrity: This house has been very well maintained. Other than the removal of the front porch this house has seen no significant alterations.

National Register Status: This building is more than 50 years of age. With the exception of the removal of the original porch this building retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. Rating: 3; Garage: 1.
815 Grand Avenue, south elevation (Jonas Landes, February 2007)

815 Grand Avenue, south and east elevations (Jonas Landes, February 2007)
815 Grand Avenue, Garage, west elevation (Jonas Landes, February 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 42
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 816 Grand Ave.
County: Albany
Legal Location (lot, block, addition): Lot 5, Block 205, Original Town

Current Name (if applicable):
Historic Name (if applicable): Mrs. May Veach House

Current Use: Apartments
Historic Use: Residence

Name of owner: Jean Croonberg
Address of owner: 180 Corthell, Laramie, WY 82070

Form Prepared by: Christopher Bodych
Date of Survey: 05/02/2007

HISTORICAL INFORMATION

Date of Construction/major modification: c.1900

Architect/Builder: Unknown

Historical Background: The original owner was Mrs. May Veach. In 1937 this house was converted to apartments.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Gable-front House

Architectural Description: This two-story, irregular-plan house faces north on the corner of Grand Avenue and 9th Street. It has an asphalt-shingled, steeply pitched gable roof which runs on a north-south axis. A large gable intersects its west elevation and a smaller gable intersects its east elevation. The roof terminates in a narrow eave with wood bargeboard. All the windows are wood sash, painted white, with plain moldings. The house is finished in stucco.
The northeast corner of the house has a recessed doorway, accessed by two concrete steps, covered by a shed roof sloping to the east. A pointed-arch entrance leads to two doors, one on the east and one on the north elevation. The doors have 8 lights over a single wood panel. The very plain façade contains three windows. A very small, narrow window containing one large light surrounded by 12 smaller lights is located directly west of the doorway. The westernmost bay has a picture window. Directly above this, on the second story, is a paired window, with each sash containing 14 small lights surrounding one large central light, over one large light.

The gabled-projection on the west side of the house has a door in its north elevation. The west elevation has a band of three 1-over-1, double-hung windows on the first floor, and a paired window identical to that of the façade on the second floor.

To the north of the gable-roofed projection, the west elevation contains two windows. The first floor window has 1-over-1 lights. The second floor, square window is located directly above this and has one large central light surrounded by 16 smaller ones. South of the projection on the west elevation there is a 1-over-1 window on the first floor.

On the east elevation is a square, hip-roofed, bay window with a single picture window. To the south of the bay window are two 1-by-1 sliding windows of different sizes. On the second floor, directly above the bay window, is a 1-over-1 window. South of this is a small window with 12 lights surrounding one light. On the second floor, south of the intersecting gable, is a gabled wall dormer with a 1-over-1 window.

A small, one-story, square-plan garage is attached to the southwest of the house. It has aluminum trim running the perimeter of its flat roof. The façade of this garage is separated into two panels surrounded by a plain white, wooden molding. The easternmost is a slab of plain white wood. The westernmost holds a green, square, metal garage door fashioned in a horizontal style.

**Ancillary structures:** NA

**EVALUATION**

**Physical Integrity:** The house appears to be in good condition; however, the stucco finish is not original. In spite of the plain, stuccoed finish and front picture window, it retains many original windows and doors as well as the overall style of a front-gabled house.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 1.
816 Grand Avenue, north elevation (Christopher A. Bodych, May 2007)

816 Grand Avenue, east elevation (Christopher A. Bodych, May 2007)
816 Grand Avenue, attached garage, north elevation (Christopher A. Bodych, May 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 43
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 817 Grand Ave.
County: Albany
Legal Location (lot, block, addition): E 66’ of Lot 1 and S 17’2” of E 66’ of Lot 2, Block 185, Original Town

Current Name (if applicable): Historic Name (if applicable):

Current Use: Three-unit Apartment
Historic Use: Single Family Residence

Name of owner: Edward and Genial DeCastro
Address of owner: PO Box 1436, Laramie, WY 82073

Form Prepared by: Jonas H. Landes
Date of Survey: 2/6/2007

HISTORICAL INFORMATION

Date of Construction/major modification: c. 1900 (based on field examination)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References: N/A

ARCHITECTURAL INFORMATION

Architectural style/type: Free Classic

Architectural Description: This rectangular (25’ EW x 40’ NS) gable-front structure is one-and-a-half stories high. The slightly raised basement is constructed of limestone. The roof is sheathed in red-grey asphalt shingles. The first story of the house is sheathed in clapboard siding while the gable end is clad in shaped shingles (diamond, fish scale, coursed, and concave quarter circle that when set side-by-side create a half circle). In the
eaves of the gables, above the windows are garrisons with modillions. The gable ends terminate in cornice returns, giving the house a Classical flavor.

An open, hip-roofed porch with classically inspired columns occupies the west half of the south façade. Although the porch is original, the entire deck of the porch has been removed and replaced with a low wall of concrete block and concrete-block steps leading to the front door. The front door is original wood with one large square light above three horizontal rectangular panels. Dentil-work is carved into the molding around the light. The windows are original wood sash, and most are 1-over-1, double-hung. East of the door is a broad bay window, with a large 1-over-1, stationary sash window flanked by standard windows. The western window is sheltered by the front porch. In the gable end is a paired, standard window.

A flush side gable is located on the east elevation. Beneath the gable, on the first story, is a bay window that matches that of the façade. The same window arrangement is found on the east bay window. Directly north of the bay window is a standard window. The rear (east elevation) door is original and wood with a horizontal panel above a large square light; below the light are two square panels (arranged side-by-side) and a horizontal rectangular panel. The gable end of the east elevation matches that of the façade, except that there is a wood balcony below the paired window. There are replacement basement windows on the façade and the east elevation.

A large shed-roofed dormer has been added to the west elevation. The dormer cantilevers out from the house, and is accessed by an outside staircase.

Ancillary structures:
Garage (c. 1930): A small, rectangular garage (10’ EW x 18’ NS) was built due west of the house between 1924 and 1931 (Sanborn). The gable-roofed structure has its opening facing south. The original wood doors are hinged and divided into thirds. Each door panel has four square lights arranged in a square located above two panels. The building is sheathed in shiplap siding and the roof has blue-grey asphalt shingles.

EVALUATION
Physical Integrity: The building has been moderately well maintained. There are no obvious signs of deterioration. The modifications (removal of the porch deck and addition of the west dormer and entrance) do not significantly detract from the overall historic character of the building.

National Register Status: This building is more than 50 years of age and in spite of modifications as noted above, it retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2. Garage: 2.
817 Grand, Garage, south elevation (Jonas Landes, February 2007)
GENERAL INFORMATION

Site Number: 44
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 903 Grand Ave.
County: Albany
Legal Location (lot, block, addition): Lot 8 and south half of lot 7, Block 184, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Office Building
Historic Use: Office Building

Name of owner: Dona and David Coffey
Address of owner: 409 Stetson Ct., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 3/7/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1949 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: International

Architectural Description: This long, low building (50’ EW x 38’ NS) emphasizes the horizontal elements with its flat roof, wide overhangs, and two-tone brick banding. This building faces south onto Grand Avenue. A lower, knee-height band of red Roman bricks wraps around the building while the rest of the structure is sided in smooth tan bricks. The building is S-shaped with legs extending north and west from the southeast corner and a smaller leg extending south from the northwest corner. The foundation is poured concrete and a flat roof tops the structure.
Three tall, 1-over-1, full-height, fixed windows are located on the westernmost end of the south façade. Immediately east of the windows is a single simple wood door (likely original). Centered on the south façade are two small, square, 1-over-1, double-hung windows. In the eastern bay of the facade, is a large, Chicago-style window. The windows on the other elevations are glass block surrounding frosted glass panels.

**Ancillary structures:** none

**EVALUATION**

**Physical Integrity:** This building has been well maintained. It shows no obvious signs of deterioration, and appears to be unaltered.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials and workmanship. The building, as a 1949 International style office, reflects changes in Grand Avenue during the mid-20th century, as commercial buildings began to be constructed among the residences. Rating: 2.

903 Grand Avenue, south and east elevations (Jonas Landes, March 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 45
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 911 Grand Ave.
County: Albany
Legal Location (lot, block, addition): East half of lot 8, Block 184, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: rental apartment
Historic Use: single family residence

Name of owner: Dona L Coffey Revocable Trust
Address of owner: 409 Stetson Ct., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 3/20/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1945 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: Although the Assessor’s Office claims the building was constructed in 1945, the Laramie City Directory lists a Jack Johns listed at this address in 1929-1930.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directory of 1929-1930

ARCHITECTURAL INFORMATION

Architectural style/type: Gable-and-wing Cottage

Architectural Description:
This small (20’ EW x 35’ NS), one-story, stucco-sided house has a north-south gable and west-facing wing. In the south corner created by the gable and wing is a shed-roofed,
fully enclosed entryway. The foundation is likely poured concrete. The roof is sheathed in brown asphalt shingles.

The front door is located on the south façade in the shed-roofed addition. The door is a single panel plywood and veneer door. The windows are all replacement with vinyl sashes.

**Ancillary structures:** none

**EVALUATION**

**Physical Integrity:** The exterior of this house has been significantly altered with a stucco finish and replacement windows and door.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting and design. However it does not retain integrity of materials, workmanship, feeling and association from the historic district’s period of significance. Rating: 0.

911 Grand Avenue, South Façade (Jonas Landes, March 2007)
GENERAL INFORMATION

Site Number: 46  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 914 Grand Ave., Laramie  
County: Albany  
Legal Location (lot, block, addition): West third of Lot 4, Block 207, Original Town

Current Name (if applicable):  
Historic Name (if applicable):  
Current Use: residence  
Historic Use: residence

Name of owner: Agnes M. Milstead (Revocable Trust)  
Address of owner: Agnes M. Milstead (Trustee), 2017 Grand Ave., Laramie, WY

Form Prepared by: Katie Farrer  
Date of Survey: 20 March 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1929 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: The residence was constructed on the west third of Lot 4 in 1929 by an unknown builder and is a part of the original town plat. Samuel and Edwina Knight were the first residents of the house. Although earlier (1924-28) Polk City Directories list a resident for 914 Grand Ave., according to the 1912 and 1924 Sanborn maps, this address refers to another residence originally on Lot 4 (R.L. Polk’s Laramie City and Albany County Directory 1924, 1925, 1926, 1927, 1928, 1929, 1930).

Major Bibliographic References:  
Albany County (WY) Assessor’s Office Website, http://assessor.co.albany.wy.us  
R.L. Polk’s Laramie City and Albany County Directory: 1911, 1913, 1914, 1929-30  
Laramie Sanborn Maps: 1912, 1924, 1931
ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: The single-story brick residence faces Grand Avenue, a busy four-lane street also known as Business Route 30 that runs through Laramie on an east-west axis. Similar-sized brick houses are located to the east of the residence on the same lot. An alley borders the west elevation and separates the house from the Washington Square apartments located at the corner of Grand Avenue and 9th Street. There is grass and a few shrubs near the entrance.

The brick house (33’ by 51’) was constructed in 1929 and sits on a full basement, which is faced with brick. The total area of the house, including full basement, is 1776 square feet. Two to three feet of the basement are exposed and the basement is laid in stretcher bond with dark brown brick. The division between the upper story and the basement is marked by a change of brick color. The main story of the house displays yellow brick laid in stretcher bond. Although the house does not have a water table, the top course of basement bricks is arranged in a pattern of three soldier bricks together on top of one horizontal brick alternated with three soldier bricks without the base brick. This pattern runs around the perimeter of the house. The basement has sliding windows in metal frames.

The house is narrow, as the lot it sits on has been divided into three narrow sections. The three-bay, asymmetrical, eave-front façade faces north. The house has a slightly projecting center gable that features steeply-pitched and flared eaves, and that contains the recessed entrance. Above the entrance is a brick arch of rowlock bricks. The entrance consists of a single wooden door built of vertical wood slabs. The door has a small, rectangular, 6-light window in its upper left quadrant. The house also has a metal screen door. The entrance also features a brick stoop that is raised above the sidewalk.

A small, rounded-arch window is to the left of the front door in the gable-roofed section, and a larger, paired, 6-over-6, double-hung window with wooden frame is to the right in the eave-front section. The rest of the windows in the house appear to be similar 6-over-6 sash. The windows each have brick label molding and lug sills comprised of rowlock bricks. The label molding is flush with the structure, but the lug sills project several inches from the wall.

The south elevation has a north-south orientation gable roof that intersects the eave-front roof. The roof is covered with asphalt shingles. The house has two brick chimneys. One is an exterior-end chimney at the west elevation. It features corbelling near the ridge-line of the roof and also near the cap. The second straddles the ridge of the gable end of the rear section of the house and also features corbelling near its cap.

A single-car garage is attached to the south elevation and features an extremely low-pitched hipped roof. The garage entrance faces west on the alley. A vertical wood fence...
that is approximately five feet high separates this house from the house immediately to the east.

Ancillary structures (name and brief description): N/A

EVALUATION

Physical Integrity: The house appears to be in good physical condition and remains relatively unchanged from its original construction. The west elevation chimney is missing a few bricks near its top and the mortar between several bricks of the southern elevation chimney is missing as well.

National Register Status: The house retains integrity of location, setting, design, materials, workmanship, feeling and association from the 1920s, well within the historic district's period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2.
914 Grand Ave., north facade (Katie Farrer, March 2007)

914 Grand Ave, west and south elevations (Katie Farrer, March 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 47
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 916 Grand Ave
County: Albany
Legal Location (lot, block, addition): Lot 3 N 2’ of 47’ W of E 44’ and Lot 4 47’ lying W of E 44’, Block 207, Original Town

Current Name (if applicable):
Historic Name (if applicable): Edward N. Rogers House

Current Use: Residence
Historic Use: Three unit apartment

Name of owner: Susan K. Jaycox
Address of owner: 781 Rogers Canyon Rd., Laramie, WY 82072

Form Prepared by: Christopher Bodych
Date of Survey: 03/05/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1929

Architect/Builder: Unknown

Historical Background: The house was built as a single family residence for Susan K. Jaycox. It is now used for apartments.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This rectangular-plan house (30’ x 45’) faces north on Grand Avenue, east of 9th Street. It is one of three similar Tudor-Revival houses on this corner. It is one story high, has an ell extending to the south and sits on a full, poured concrete basement. The exterior sheathing of the building is red-brick, with tan-brick trim. The
medium-pitched gable roof runs on an east-west axis and is sheathed in dark-colored asphalt. An intersecting, overshot gabled section on the façade contains the entrance. The roofs have closely cropped eaves, painted red.

The façade is asymmetrical with three bays. The central bay projects slightly from the rest of the façade and contains a very small, narrow, round-topped 2-light window topped with a brick round arch. West of this window is the door, which is offset slightly east of center. It is accessed by a three-step, red-brick stoop. The door is inset, has a plain wood molding and is topped with a brick arch with radiating voussoirs. A new metal storm door covers the wooden, interior door, which is a vertical slab containing three lights. An exterior chimney makes up the western-most part of the central bay. It has a reverse-corbel finish and a decorative square of tan brick. A wooden sill with corbel brackets rests below the tan-brick square.

The east and west bays contain windows. The standard window is a red-painted wood sash with a tan brick label molding and a brick slip sill. The east-bay window is 3-over-6, double-hung. The west-bay window is paired, with 6-over-6, double-hung sash separated by a thick mullion. Below this window is a two-light, aluminum basement window, which matches the other basement windows in the house. A crenellated, tan-brick decorative trim extends around the perimeter of the house between the basement and the first floor.

Concrete stairs lead down along the west elevation to a basement door. A small, square-plan, flat-roofed garage (numbered 918 Grand) is attached to the southeast corner of the house. The north elevation contains a picture window and a wood door.

Ancillary structures: none

EVALUATION

Physical Integrity: Aside from replacement basement windows, this house appears to have retained its original features and is in good condition.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3.
916 Grand Avenue, north and west elevations (Christopher A. Bodych, March 2007)

916 Grand Avenue, north and east elevations (Christopher A. Bodych, March 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 48
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 919 Grand Ave.
County: Albany
Legal Location (lot, block, addition): Lot 1 and the west half of lot 2, Block 184, Original Town

Current Name (if applicable): 
Historic Name (if applicable): Andrew M. Cordiner Residence

Current Use: six-unit apartment
Historic Use: single family residence; fraternity; apartment

Name of owner: Kathleen Densberger
Address of owner: 1930 Crystal Downs Ct., Oviedo, FL 32765

Form Prepared by: Jonas H. Landes
Date of Survey: 3/20/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1913

Architect/Builder: J. T. Holliday, Builder

Historical Background: This house was built by J. T. Holliday for Andrew Marion Cordiner, a prominent Laramie druggist. Andrew Cordiner, even in 1913, was from a prominent and well established Laramie family. The Laramie City Directory of 1929-30 lists this building as the “Independent Club” with a Theo Burnstadt as resident. By 1937 the house was home of the Sigma Chi Fraternity. The building remained a Fraternity house until at least 1980. Now the house is a six-unit rental that caters to university students.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directories of 1929-30 and 1937
Wyoming Cultural Sites Inventory form AB1581
**ARCHITECTURAL INFORMATION**

**Architectural style/type:** Craftsman

**Architectural Description:** This large (35’ EW x 35’ NS), impressive rectangular structure is two and a half stories in height. The side gabled building faces south onto Grand Avenue. Extending north off the main ridgeline is a large gable roof that reaches flush with the north elevation. A gable-roofed wing extends south off the west half of the façade. Also on the façade, on the east half of the roof, is a gable-roofed dormer. The south facing gable wing cantilevers out approximately one foot. Additionally, all of the gable ends cantilever out approximately eight inches in the half story. Beneath the overhangs are short, squared brackets that resemble stout floor joists.

The building sits on a raised, uncoursed sandstone foundation. The first floor is finished in smooth tan brick, while the second floor is shingled, with stucco and half-timbering in the gable ends. A deep, two-thirds width, open front porch dominates the façade. The porch has a stout continuous knee-wall of the same sandstone as the foundation, and is supported by three massive, square, sandstone piers. The porch roof has a front-facing gable above the central entryway and a hipped roof over the east half. Knee braces and exposed rafter tails (craftsman features) are found beneath the roof overhangs throughout house, as well as the eaves of the porch.

A simple, square, shallow, hip-roofed bay window is located on the south quarter of the west elevation. A smooth, tan-brick side chimney is centered on the east elevation, and a similar brick chimney is located in the rear of the building. On the north (rear) elevation is an enclosed, first-story sunroom with an open deck directly above.

The central front door is original and wood. The door has one large clear light and no wood panels. The door is flanked by unusually wide sidelights. Each twelve-light sidelight is arranged to create a full-height diamond pattern from four smaller diamonds with half diamonds filling the spaces around the large diamond pattern. This motif is repeated throughout the building, on most of the windows. The south façade has one large, square, 12-over-1, double-hung window on each side of the central door. The eastern window is within the porch enclosure. The second floor has paired, 12-over-1, double-hung windows centrally placed in the south-projecting gable. Centered above the front entrance are paired, 12-light casement windows. In the east third of the second floor is a single 12-over-1 double-hung window. The half story has paired windows centered in the gable (the western window is casement and still has 12-lights but the east window is replacement 1-over-1 double-hung). The dormer window has paired, 12-over-1, double-hung windows.

The west elevation has a single square window located in the bay window; to each side of the bay window is a 12-light casement window. Centered on the first floor is a 12-over-1, double-hung window. In the north quarter of the first floor is a 1-over-1 double-hung window. The second floor has three 12-over-1, double-hung windows aligned and
centered beneath the gable end. The half story has paired 12-over-1 double-hung windows centered beneath the gable.

**Ancillary structures:** none

**EVALUATION**

**Physical Integrity:** This building has been well maintained. It shows no obvious signs of deterioration. Other than a couple of replacement windows (those that are 1-over-1 double-hung) the building appears to be unaltered.

**National Register Status:**
This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. As an early 20th century house for an elite of Laramie this structure contributes to the feeling and association of the district. Additionally, as a former fraternity and current student apartment this building is also linked to the university, making it doubly significant. Rating: 3.
919 Grand Ave, west and south elevations (Jonas Landes, March 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 49
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1010 Grand Avenue (also 305-309 S. 10th Street)
County: Albany
Legal Location (lot, block, addition): Lots 5 and 6, Block 208, Original Town

Current Name (if applicable): Ward Apartments
Historic Name (if applicable): same

Current Use: Apartments
Historic Use: Apartments

Name of owner: Ward Apartments LLC
Address of owner: 310 S. 10th Street, Laramie, WY 82070

Form Prepared by: Christopher A. Bodych
Date of Survey: 05/02/07

HISTORICAL INFORMATION

Date of Construction/major modification: 1952 (Assessor’s Office)

Architect/Builder: Possibly Steele

Historical Background: This lot was vacant in 1931 (Sanborn).

Major Bibliographic References:
Sanborn Insurance Map, 1931

ARCHITECTURAL INFORMATION

Architectural style/type: International

Architectural Description: This large, two-story, L-shaped apartment building is located on the corner of Grand Avenue and 10th Street. Each leg of the “L” is approximately 75’ by 37’. The building has entrances on both streets, but for purposes of this description the façade will be considered to be the north (Grand Avenue) elevation. The building has a flat roof with perimeter trim of red-brick rowlock bricks and a raised basement with windows. The exterior sheathing of the building consists of wide, alternating bands of red and green brick. The foundation and basement are separated by a
horizontal trim of red bricks. The basement is sheathed with green brick broken up by three separate courses of red brick. Windows are metal. Features of the International style include the flat roof, flat wall surfaces, horizontal emphasis and corner windows.

There is a projecting pavilion offset to the east of center on the facade. The doorway is located in the east elevation of the pavilion, and consists of a 4-light and one-panel wood door encased in narrow wood trim. The north and west elevations of the pavilion each have an identical 15-light window. There is a 32-light, vertical, glass-block window in the second floor of the north elevation of the pavilion. Each floor of the north elevation, including the basement, contains ten windows of various configurations. Upper floor windows have rowlock-brick slip sills. East of the pavilion are three windows on each floor (including the basement); windows are 2-over-2, horizontal-light, double-hung sash of varying sizes. West of the pavilion are six windows on each floor (including the basement). Most of the windows match those of the eastern bays, but in the second and sixth bays from the west are three-part windows with a single wide light in the middle flanked by narrower double-hung sash. The windows on the northwest corner of the building have one large light on the north elevation and the same-size light paired with a double-hung window on the west elevation.

The west elevation of the apartment building is also a primary elevation, and is similar to the facade, except it has two pavilions each housing a south-facing doorway. The pavilions are located north and south of the center of the elevation. Fenestration on this elevation is similar to that of the north elevation.

On the inside of the “L” (the rear of the building), the east and south elevations are mirror images of each other. The corners at the ends of the “L” have corner windows. The east elevation of the north leg of the “L” and the south elevation of the west leg of the “L” are also identical.

Ancillary structures: N/A

EVALUATION

Physical Integrity: The building appears to be in original condition, with all original features intact.

National Register Status: This well preserved apartment building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It serves as a good example of the continued growth of this neighborhood, as some lots were in-filled with multi-family homes. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3.
1010 Grand Avenue, north elevation (Mary Humstone, June, 2007)

1010 Grand Avenue, northwest corner (Mary Humstone, June 2007)
1010 Grand Avenue, west and south elevations (Mary Humstone, June 2007)

1010 Grand Avenue, east elevation (inside of “L”) (Mary Humstone, June 2007)
GENERAL INFORMATION

Site Number: 50
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1012 Grand Ave.
County: Albany
Legal Location (lot, block, addition): East half of lots 3 and 4, Block 208, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Robert Larson
Address of owner: 1012 Grand Ave.

Form Prepared by: Jonas H. Landes
Date of Survey: 3/27/2007

HISTORICAL INFORMATION

Date of Construction/major modification: c. 1915 (City Directories)

Architect/Builder: unknown

Historical Background: Although the Albany County Assessor’s records date this house as 1900, it appears from city directories (and from the style of the house) that it was built closer to 1915. In 1908 lots 3 and 4 were split in half. The east halves of the two lots were not built on until sometime between 1915, when Stephan and Nell Frazer gained control of the property, and 1917, when Joseph Sullivan moved into a house at this address. Stephan and Nell Frazer already owned 1020 Grand Avenue, so if they indeed built 1012, they did so as an investment. From 1917 to 1959 Joseph Sullivan lived at this address. Frazer was a lawyer who, in the early days, ran his practice out of his house.

Major Bibliographic References:
Albany County Assessor’s Office
Albany County Title Office
Laramie City Directories of 1917-18, 1920-21 through 1959
ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman

Architectural Description: This one-and-a-half story rectangular house (27’ EW x 34’ NS) faces north onto Grand Avenue. It has a hipped roof with unusually pronounced flared eaves and shed-roofed dormers on the east and west slopes. The house is sheathed in decorative cedar shingles, with the lower two-thirds square shingles and the upper third diamond, fish-scale, and chamfered shingles. The upper third of the building is also decorated with half-timbering. An open porch supported by two square, wooden, battered piers is centered in the façade. The porch has a replacement metal railing. The porch roof is gabled with exposed rafter tails and open truss-work in the gable end. The original, wood front door has a large, square light above two vertical rectangular panels. Evenly spaced between the door and each corner of the façade is a large, 1-over-1, double-hung window. The raised basement has two 1-by-1 hopper windows placed directly beneath the first-floor windows.

Knee braces and exposed rafter tails are evident beneath the eaves of the main body of the house. A red brick end chimney with raised brick in a pendant motif is located on the north end of the east elevation. The raised foundation is poured concrete while the roof is sheathed in green asphalt shingles.

The west elevation has a side entrance located near the south corner, a small, 1-over-1, double-hung window, roughly ten feet from the south corner, and a large, centrally placed, 1-over-1, double-hung window. The west-facing dormer has a paired, 3-light casement window in the north half and a single 3-light casement window in the south half. All windows are original wood sash.

Ancillary structures:
Garage (c. 1920): Located on the southwest corner of the property is a one-bay garage (10’ NS x 15’EW). The wood-shingle-sheathed, gable-roofed garage faces west on the alley. The garage door is replacement vinyl while the building is sheathed in original shiplap siding.

EVALUATION
Physical Integrity: This building has been moderately well maintained and shows no obvious signs of deterioration. With the exception of the replacement porch railings the building appears to be in unaltered condition.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. This is a well built example of the craftsman style that possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3. Garage: 2.
1012 Grand, north façade (Jonas Landes, March 2007)

1012 Grand, north and west elevations (Jonas Landes, March 2007)
1012 Grand, Garage, north and west elevations (Jonas Landes, March 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 51
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1020 Grand Ave.
County: Albany
Legal Location (lot, block, addition): East half of lot 4 and north half of the east half of lot 3, Block 208, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Rental Apartment
Historic Use: Single Family Residence

Name of owner: Hans and AnneMarie Bleiker
Address of owner: 36 Cielo Vista Drive, Monterey, CA 93940

Form Prepared by: Jonas H. Landes
Date of Survey: 3/27/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1900 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: In 1928 Mrs. Ada Barker lived here.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directory of 1928

ARCHITECTURAL INFORMATION

Architectural style/type: Free Classic

Architectural Description: This asbestos-sided, two-story house is rectangular (35’ EW x 25’ NS) with one small, east-projecting wing that was likely a later addition. The building faces north onto Grand Avenue. A shallow, shed-roofed porch supported by four classically-inspired columns encompasses the west half of the façade. There is a low,
wide shed-roofed wall dormer above the porch. An internal chimney is located on the ridgeline at the east end. The raised foundation is poured concrete and the roof is sheathed in brown asphalt shingles. The roof has exposed rafter tails and knee braces.

The original, wood front door with a large, square light above a single large, rectangular panel is located just west of center. Located to the west of the entrance, beneath the porch, is a large, 1-over-1, double-hung window. To the east of the entrance, just outside of the porch, is a matching window. The second floor dormer has four symmetrically arranged, 1-over-1, double-hung windows. The two central windows are divided by a four inch wide muntin, while the two outer windows are evenly spaced between the ends of the dormer and the outside of the inner windows. All windows are original and wood.

A two-story, 10’ by 10’ enclosed eating area has been appended to the east elevation of the house.

Ancillary structures: none

EVALUATION

Physical Integrity: This building has not been well maintained. The replacement siding and east-elevation addition reduce the historic integrity of the house.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, feeling and association from the historic district’s period of significance. However, the building’s design, materials and workmanship have been altered. In spite of the alterations, this house retains enough original features that it does not detract from the character of the University Neighborhood District. Rating: 1.
1020 Grand, north facade (Jonas Landes, March 2007)

1020 Grand, north and east elevations (Jonas Landes, March 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 52
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1102 Grand Ave.
County: Albany
Legal Location (lot, block, addition): West half of Lot 5, Union Pacific Fourth Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Mark Jenkins
Address of owner: 1102 Grand Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes

HISTORICAL INFORMATION

Date of Construction/major modification: 1914 (Assessor’s Office)

Architect/Builder: John Cary, Contractor

Historical Background: Benjamin Bellamy lived at this address as early as 1920-21. Bellamy was a City Engineer for Laramie and County Surveyor for Albany County.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directory of 1920-21

ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Bungalow

Architectural Description: This one-and-one-half-story, rectangular house (35’ EW x 33’ NS) is sheathed in asbestos siding. The building faces north onto Grand Avenue. A low, shed-roofed dormer dominates the façade. An integrated open porch supported by three classically-styled columns occupies the western two-thirds of the façade. The
original, wood front door is composed of one large, rectangular light framed by detailed wood scrollwork. To the west of the door is a large, 60-over-1, double-hung window. To the east of the door, sheltered by the porch, is a bay window with a large, 60-over-1 double-hung window flanked by slightly narrower, 50-over-1, double-hung windows. Centered in the east bay of the façade is a 60-over-1, double-hung window. These windows are all original wood sash with leaded glass. The dormer has three, 6-light, stationary windows.

The west elevation has a long, shallow, shed-roofed, square bay window. Four 1-over-1, double-hung windows are evenly spaced in the first story, including one window in the projecting bay. The windows are slightly narrower than standard-sized windows. The gable end has a small, paired, 1-over-1 double-hung window. Exposed rafter tails and knee braces typical of craftsman-style houses are evident beneath the eaves and in the gable ends. A red-brick, internal chimney rises from the south slope of the roof. The windowless, raised foundation is poured, scored concrete, and the roof is sheathed in red/brown composite shingles.

**Ancillary structures:**
**Garage (c. 1914):** A small (9’ NS x 18’ EW), gable-roofed garage is located on a sliver of lot 5 that extends to the alley. The garage, which faces east onto the alley, is sheathed in asbestos siding and has exposed rafter tails. The garage door is original and wood. The roof is sheathed in red/brown composite shingles.

**EVALUATION**
**Physical Integrity:** This building has been moderately well maintained. It shows no obvious signs of deterioration. The replacement asbestos siding is the only obvious alteration to the exterior.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, workmanship, feeling and association from the historic district’s period of significance. Only the exterior sheathing has been altered. This building possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2. Garage: 1.
1102 Grand Ave., north facade (Jonas Landes, April 2007)

1102 Grand Ave., north and west elevations (Jonas Landes, April 2007)
1102 Grand Ave., Garage, east elevation (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 53  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1107 Grand Ave  
County: Albany  
Legal Location (lot, block, addition): West half lot 5 and lots 6-8, Block 3, Union Pacific 4th Addition

Current Name (if applicable): United Presbyterian Church  
Historic Name (if applicable): United Presbyterian Church

Current Use: church  
Historic Use: church

Name of owner: United Presbyterian Church  
Address of owner: 1107 Grand Ave.

Form Prepared by: Jonas H. Landes  
Date of Survey: 4/26/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1950 (Knight)

Architect/Builder: unknown

Historical Background: This church was built in 1950 by the Presbyterian congregation after they outgrew their old church at the corner of 6th and Grand.

Major Bibliographic References:  
Albany County Assessor’s Office  

ARCHITECTURAL INFORMATION

Architectural style/type: Prairie-style Church

Architectural Description: This massive church complex (95’ EW x 130’ NS) covers almost half of a city block. The complex consists of a large front (south) nave connected by a wing to the two-story fellowship hall (north and west). All of the buildings are red, combed brick with wood trim. The nave and fellowship hall are both gable-roofed with the ridgeline aligned north-south. The connecting wing is also gable-roofed but has a
ridgeline running east-west. The wing also has a clerestory lighting a second floor. The roof is sheathed in grey asphalt shingles.

The nave section has a steeply pitched gable roof that extends down to the first story. A large bell-tower is located at the southeast corner. The bell tower terminates in a gable, and is open on the east and west elevations, at the top. The façade features a narrow, full-length window of yellow, frosted glass interrupted by a decorative frieze that depicts Joseph, Mary and Jesus with angels and sheep. The east elevation of the nave has a row of twenty-eight large, single-light casement windows made from the same yellow frosted glass as the façade, with the west elevation having six of these same casement windows. There is a small tower tucked into the corner at the junction of the nave and the wing.

The wing is marked by layered, low gable roofs. There is a band of windows directly under the eave on the south elevation. The fellowship hall has a similar band of windows on its west elevation. The windows are large, metal-sash casements. The doors are flush wood with no lights.

Ancillary structures: none

EVALUATION
Physical Integrity: This building is in outstanding condition and appears to be unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. This church is an excellent example of mid-20th century ecclesiastical architecture. Rating: 2.
1107 Grand, north and west elevations (Jonas Landes, April 2007)

1107 Grand, detail of frieze in south end (Jonas Landes, April 2007)
Wyoming Architectural Inventory Form

General Information

Site Number: 54
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1108 Grand Ave.
County: Albany
Legal Location (lot, block, addition): East half of lot 5, Block 6, Union Pacific Fourth Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Rental House
Historic Use: Single Family Residence

Name of owner: Allen Gregory and Jeanne Tucker
Address of owner: 420 East 22nd Street, Cheyenne, WY 82001

Form Prepared by: Jonas H. Landes
Date of Survey: 4/7/2007

Historical Information

Date of Construction/major modification: 1922 (Assessor’s Office)

Architect/Builder: John Cary, Contractor

Historical Background: The Laramie City Directory of 1920-21 shows a John Cary at this address and at the 1102 Grand Avenue address. Cary, being a contractor, likely built both houses as speculation and sold them upon completion (Knight).

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directory of 1920-21
ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Cottage

Architectural Description: This one-story cottage (30’ EW x 25’ NS) faces north onto Grand Avenue and consists of an east-west gable roofed section with an intersecting, gable-front section creating an “L” shape. Typical of the Craftsman style, exposed rafter tails and knee braces are evident beneath the eaves and in the gable ends. A red, combed-brick, exterior chimney is located on the north façade of the front-gable section. The chimney steps in four inches every three feet. The building sits on a raised foundation of poured, scored concrete and is roofed in white/grey asphalt shingles. It is sided with asbestos shingles.

The original, wood front door is offset to the west. It has three vertical lights above one large rectangular panel. Between the lights and the panel is a three-bracket ledge. All the windows are original wood sash with wood storm windows. The standard window is a 1-over-1, double-hung sash. To the west of the door is a paired window, and on each side of the chimney is a single window. In the eave-front section there is a single window, with a small window directly below it, in the raised basement. The east elevation has two windows near the north and the south corners on the first story, and a double casement window in the gable end.

Ancillary structures:
Garage (c. 1922): Southeast of the house is a gable-roofed garage (15’ EW x 15’ NS) that is also sided in asbestos shingles. The garage faces east onto the alley. Two large garage doors are hinged at each end; the doors are wood and likely original. The north elevation has a 4-by-4 slider window. Exposed rafter tails and knee braces are evident beneath the eaves and in the gable ends. The roof is sheathed in white/grey asphalt shingles.

EVALUATION
Physical Integrity: This building has been well maintained and shows no obvious signs of deterioration. Other than the replacement asbestos siding the exterior appears to be unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, workmanship, feeling and association from the historic district’s period of significance. Although this building no longer retains its original siding, it retains the signature characteristics of a Craftsman house. Rating: 2. Garage: 2.
1108 Grand, north facade (Jonas Landes, April 2007)

1108 Grand, north and east elevations (Jonas Landes, April 2007)
1108 Grand, Garage, north and east elevations (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 55
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1114 Grand Ave.
County: Albany
Legal Location (lot, block, addition): West half of lots 3 and 4, Block 6, Union Pacific Fourth Addition

Current Name (if applicable): Baptist Student Ministries
Historic Name (if applicable): 

Current Use: Baptist Student Ministries House
Historic Use: Single Family Residence

Name of owner: Baptist Student Ministries
Address of owner: 1114 Grand Ave.

Form Prepared by: Jonas H. Landes
Date of Survey: 4/7/2007

HISTORICAL INFORMATION

Date of Construction/major modification: c. 1922 (Polk Directories)

Architect/Builder: unknown

Historical Background: Josiah Markley was listed in the Polk Directories as living here in 1922-23, 1929-30 and 1937. The property changed hands several times before becoming the Baptist Student Ministries House in 1965.

Major Bibliographic References:

ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman

Architectural Description: This one-story, gable-roofed house is rectangular in form (27’ EW x 37’ NS) and sided in asbestos shingles. The house faces north onto Grand

223
Avenue. An open, bell cast-gable-roofed porch supported by three square piers wraps around the northwest corner of the house. Knee braces and exposed rafter tails are found beneath the eaves and in the gable ends of the porch and house. Square buttons representing the ends of the major rafters are also evident in the gable ends. The house has two smooth, tan-brick chimneys, one exterior chimney on the west elevation and one rising from the ridgeline near the south elevation. The exterior chimney has a unique geometric design of raised brick, with a large square with four smaller squares, each of which is connected to one of the corners of the large square. The house sits on a raised foundation of scored concrete and is roofed in light-grey asphalt shingles.

The original, wood front door is tucked beneath the porch. It has nine square lights above three tall, narrow, rectangular lights. Windows are original and consist of wood double-hung and stationary sash. The north façade has a paired 12-over-1 window tucked beneath the porch, a 12-light stationary window just east of the porch, and another paired 12-over-1 window near the east corner. Centered in the gable end is a 9-light stationary window. The west elevation has a small, 6-light stationary window on each side of the chimney. To the south is a triple window consisting of 12-over-1 sash flanked by 9-over-1 sash. Another 9-over-1 window is located near the southwest corner. The basement has 1-by-1 slider windows along the east and west elevations.

Ancillary structures:
Garage (c. 1920): Directly south of the house is a gable-roofed, clapboard-sided garage (15’ EW x 15’ NS). The garage faces west onto the alley. It has one original, three-panel accordion door and one wooden double door. Each panel in the accordion door has four lights above one panel. On the eastern corner of the north elevation is a five-panel man door. Centrally aligned on the north elevation is a 2-by-2 sliding window. Exposed rafter tails are evident beneath the eaves. The roof is sheathed in light grey asphalt shingles.

EVALUATION
Physical Integrity: This building has been moderately well maintained. The only obvious alteration to the exterior is the replacement asbestos siding.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, workmanship, feeling and association from the historic district’s period of significance. With the exception of the replacement siding, the exterior is unaltered. As a Craftsman-styled house it possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2. Garage: 2.
1114 Grand, north façade (Jonas Landes, April 2007)

1114 Grand, north and west elevations (Jonas Landes, April 2007)
1114 Grand, Garage, north and west elevations (Jonas Landes, April 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 56
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1115 Grand Ave.
County: Albany
Legal Location (lot, block, addition): West half of lots 1 and 2, Block 3, Union Pacific 4th Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Rental Unit
Historic Use: Single Family Residence

Name of owner: United Presbyterian Church
Address of owner: 1107 Grand Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 4/26/2007

HISTORICAL INFORMATION

Date of Construction/major modification: c. 1912

Architect/Builder: unknown

Historical Background: Bert F. Miller moved into this home sometime between 1911 and 1914 (Polk). Miller was an assistant cashier with the Albany County National Bank, one of Laramie’s first banks.

Major Bibliographic References:
ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Cottage

Architectural Description: This small (22’ EW 38’ NS), one-and-a-half-story, vinyl-sided house faces south onto Grand Avenue. The house has an eave-front gable roof with a small gable-front entryway with flared eaves. The entryway is enclosed with glass and covers the east half of the façade. The raised foundation is scored concrete, and the roof is sheathed in light-green asphalt shingles. Exposed rafter tails and knee braces are evident throughout the house.

The original, wood front door is located in the enclosed porch and has 6-lights over three vertical rectangular panels. The porch is enclosed on the east and west elevations by two 3-over-1, stationary windows. The south elevation of the porch is enclosed by plastic. West of the porch is a three-part window consisting of a 4-over-1, double-hung window flanked by 3-over-1 double-hung windows.

A smooth, tan-brick exterior chimney is located at the south end of the west elevation. To the north of the chimney is a 4-over-1 double-hung window, a small, single-light stationary window, a shed-roofed bay window with two stationary windows with three vertical lights, and a pair of 1-over-1, double-hung windows. There is a replacement 1-by-1 slider window in the gable end.

Ancillary structures: none

EVALUATION

Physical Integrity: This building has not been well maintained. The vinyl siding is dirty and falling off (in sections) and the chimney has long cracks running across it. Other than the vinyl siding and the porch glazing, the building appears to be unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, feeling and association from the historic district’s period of significance. As a Craftsman-style building it possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 1.
1115 Grand, south façade (Jonas Landes, April 2007)

1115 Grand, south and west elevations (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 57  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1117 Grand Ave.  
County: Albany  
Legal Location (lot, block, addition): East half of lots 1 and 2, Block 3, Union Pacific 4th Addition

Current Name (if applicable):  
Historic Name (if applicable): John Price Residence

Current Use: Single Family Residence  
Historic Use: Single Family Residence

Name of owner: Lance Proctor  
Address of owner: 1117 Grand Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes  
Date of Survey: 4/26/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1917 (Assessor’s Office; Architect’s Drawings)

Architect/Builder: Wilbur Hitchcock

Historical Background: This house was built for Dr. and Mrs. John Price in 1917.

Major Bibliographic References:  
Albany County Assessor’s Office  
Plan #209, Hitchcock Family Collection #9921, Box 1, Folder 5, American Heritage Center

ARCHITECTURAL INFORMATION

Architectural style/type: Prairie

Architectural Description:  
This two-story house (25’ EW x 35’ NS) faces south onto Grand Avenue. It has a low, pyramidal hipped roof with wide eaves, windows directly under the soffit and the
horizontal emphasis typical of the Prairie style. The house is sided in alternating bands of wide and narrow shingles up to the second story windows, creating pronounced horizontal bands. At and above the second story windows the building is sided in clapboard. An open porch occupies the west half of the façade. The porch roof is supported by two stout, square piers, each of which is paired with two classically inspired columns. Above the porch is an open balcony with a low wall. The raised foundation is scored concrete and the roof is sheathed in dark-grey asphalt shingles.

The original, wood front door is offset to the east in the porch and has 18-lights arranged in three columns and six rows. The door is flanked by 6-light sidelights. The east bay of the façade projects slightly and has an intersecting low, hipped roof. There are three-part windows on both the first and second stories of this bay. The first-story window has a narrow hipped roof above and a bracketed ledge below. There is a paired window in the second floor of the west bay of the façade. The windows are all vinyl-clad replacement sash.

A tan-brick exterior chimney is located near the south end of the east elevation. To the north of the chimney is a bay window with a false balcony above.

**Ancillary structures:**

**Garage (c. 1920):** Located due north of the house is a small, hip-roofed garage (10’ NS x 15’ EW) that faces east onto 12th Street. The garage door is replacement vinyl. The garage is sided in shingles in a pattern matching the house, and is roofed in dark-grey asphalt shingles.

**EVALUATION**

**Physical Integrity:** This building has been well maintained and shows no obvious signs of deterioration. Other than the replacement vinyl windows this building appears to be unaltered.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. This is the only Prairie-style house in the University Neighborhood District and one of the best examples of the style in Laramie. Rating: 3. Garage: 2.
1117 Grand, south façade (Jonas Landes, April 2007)

1117 Grand, south and east elevations (Jonas Landes, April 2007)
1117 Grand, Garage, east elevation (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 58
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1124 Grand Ave.
County: Albany
Legal Location (lot, block, addition): East half of lot 4, Block 6, Union Pacific Fourth Addition

Current Name (if applicable): 
Historic Name (if applicable): 

Current Use: Rental House
Historic Use: Single Family Residence

Name of owner: Ed and Genial DeCastro
Address of owner: PO Box 1436, Laramie, WY 82073

Form Prepared by: Jonas H. Landes
Date of Survey: 4/8/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1940 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References: Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Eave-front Cottage

Architectural Description: This one-story, eave-front, gable-roofed house (28’EW x 32’NS) is clad in asbestos shingles. The house faces north onto Grand Avenue. A small, gable-roofed entryway extends north from the main section of the house, and a shallow extension with a lower eave-front gable roof extends to the east. The building is starkly plain with almost no ornamentation; even the eaves are flush to the walls. The raised foundation is scored concrete and the roof is sheathed in green/white asphalt shingles.
Concrete steps lead to the east-facing, original, wood front door, which has six small lights (3 rows by 2 columns) in the upper right quarter. The north elevation of the entry porch is partially open and has a single small, 12-light, stationary window. To the west of the porch is a triple window of 2-over-2, double-hung sash and to the east of the porch is a single 2-over-2, double-hung window. Below most of the first-story windows are 1-over-1, double-hung basement windows.

A white, combed-brick, exterior chimney is located on the west elevation. The east and west elevations each have 2-over-2 double-hung windows. On the south elevation is an attached garage (10’ NS x 12’ EW) with a fiberglass garage door. The garage faces east onto 11th Street.

**Ancillary structures:** none

**EVALUATION**  
**Physical Integrity:** This building has been moderately well maintained. It is possible that the asbestos siding is the original siding.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. This small, simple, World War II-era house does not detract from the overall character of the University Neighborhood District; however, it does little to contribute to the district. Rating: 1.
1124 Grand, north and east elevations (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 59
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1202 Grand Ave.
County: Albany
Legal Location (lot, block, addition): West two thirds of lot 5 and north half of lot 6, Block 5, Union Pacific 4th addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Katherine E. Ryan Trust
Address of owner: 1202 Grand Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 4/23/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1948 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Colonial Revival

Architectural Description: This two-story, rectangular (28’ EW x 20’ NS) hip-roofed house is stucco sided. The house faces north onto Grand Avenue. The building has no eaves and minimal ornamentation. The main feature of the house is a large, swan’s-neck pediment above the central door. A red-brick chimney rises from the east slope of the roof. The raised foundation is stucco-sided and the roof is sheathed in brown asphalt shingles.
The original, wood, front door has six panels. Fenestration is symmetrical, with a large, 25-light stationary window on each side of the door. On the second story is a 6-over-6 double-hung window above the door, flanked by 8-over-8 windows. The west elevation has two 20-light stationary windows on the first floor and two 8-over-8 double-hung windows on the second floor. The basement has 6-light hopper windows.

Ancillary structures:
Garage (c. 1948): Behind the house is a two-bay, stucco-sided, hip-roofed garage (16’ NS x 15’ EW). The garage faces west onto 12th Street. The garage doors are original and wood. A third bay (8’ NS x 15’ EW) was probably added to the garage in the 1970s.

EVALUATION
Physical Integrity: The building is in good condition. The exterior appears to be unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. This building is one of five period-revival houses constructed on the 1200-block of Grand Avenue between 1937 and 1948. Rating: 2. Garage: 1.

1202 Grand, north façade: Jonas Landes, April 2007)
1202 Grand, north and west elevations (Jonas Landes, April 2007)

1202 Grand, Garage, west elevation (Jonas Landes, April 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 60
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1205 Grand Ave
County: Albany
Legal Location (lot, block, addition): Lots 7 and 8, Block 4, Union Pacific 4th Addition

Current Name (if applicable): The Church of Jesus Christ of Latter-Day Saints Institute of Religion
Historic Name (if applicable): The Church of Jesus Christ of Latter-Day Saints Institute of Religion

Current Use: Church
Historic Use: Church

Name of owner: Corporation of the Presiding Bishop of Church of Jesus Christ of Latter-Day Saints
Address of owner: 1205 Grand Avenue, Laramie, WY 82070

Form Prepared by: Tony Dubé
Date of Survey: June 19, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1936 (Institute of Religion Records); major remodeling done in 2002.

Architect/Builder: unknown

Historical Background: The property for this building was purchased in 1930, with the building being officially dedicated in March of 1936. This is the fourth institute of religion that the LDS church built in the United States, the third oldest institute still standing, and the second oldest still functioning as an LDS Institute of Religion. The Institute of Religion is a branch of the LDS church and serves as an educational outlet for church members. This dual use building differs from other church institutes in that, besides serving the normal academic function, it is also the stake (meeting place) for the Student Ward of Laramie, Wyoming.

Major Bibliographic References: The Laramie LDS Institute of Religion Records
ARCHITECTURAL INFORMATION

Architectural style/type: Classical-Revival Church

Architectural Description: The square-shaped Institute of Religion sits on the southwest corner of Grand Avenue and 12th Street and faces south onto Grand Avenue. The front gabled building measures approximately 90’ NS by 78’ EW, with the central gabled portion roughly two and a half stories tall. The building design consists of a front gabled central block with two smaller gabled wings extending west from both the north and south portions, with the south wing extending roughly 8’ further than the north. Between these two wing extensions is a flat roofed portion of the building that extends west to meet flush with the south wing. A white-stuccoed chimney rises from the northwest portion of the flat roofed part of the building. The building appears to be constructed of concrete block, with veneered portions of tan and white uncoursed stone and white stucco. The roof is sheathed in tan and red asphalt shingles, and the whole structure rests on a poured concrete foundation.

The south façade has on the front gabled portion six white pilasters with uncoursed stone in-between on the first floor and simple bas-relief between them on the second. An elongated octagonal design is in the gable end. The pilasters appear to be original, while the stone and stucco facing probably dates from the 2002 remodeling. On the east portion of the façade is the main entrance, which has three concrete stairs leading up to it from the south and a concrete wheelchair access ramp that wraps around from the east elevation; both paths to the entrance are bracketed with metal handrails. A single metal and glass door with long vertical single lights on both sides and a 3-light transom above it comprise this entryway. Original pilasters in the shape of Greek columns are on both sides of the entrance, and directly to the west of it is a 4-light window of white and brown marbled stained glass. On the west portion of the façade is another entrance, with a metal and glass door similar to the main entrance. Four concrete steps lead up to this, with metal handrails on either side. Directly to the west of this door are four large, single-light windows with smaller single-light casement windows below each one.

The east elevation has on the second story two sets of six single-light windows with single-light casement windows below, similar to the windows found on the façade. Each set is set into the east slope of the roof, one set being on the north portion and the other being on the south. Below each of these, on the first story, is a set of five large single-light windows, again with each of these having a smaller single-light casement window below. Between both of these sets, and centered on the elevation, is a single-light window with a single casement window below it. On the far south portion of the first floor is a small decorative 6-light stained glass window, with the same brown and white marbleized glass as the façade features. A small hip-roofed wing measuring 8’ EW by 6’ NS extends east off of the northernmost portion of the elevation, with the roof continuing
off of the central block’s east roof slope. Many of these windows were installed during the 2002 renovation.

The west elevation has on the north gabled wing another single metal and glass door entrance; two of these same doors are on the flat-roofed wing. Both gabled wings have the uncoursed stone veneer, with the flat-roofed portion being stucco. The gable on the south gabled wing has a black circular ornamentation that houses what appears to be a vent. This elevation was completely redone in 2002, when the building was extended west approximately 10’.

**Ancillary structures:** N/A

**EVALUATION**

**Physical Integrity:** The building is well kept, but has undergone significant remodeling on the south, east and west elevations and on the entrances.

**National Register Status:** This building is more than 50 years of age but has been significantly altered and no longer and retains integrity from the historic district’s period of significance. Rating: 0.
1205 Grand Avenue, south façade and east elevation. (Tony Dubé, June 2007)

1205 Grand Avenue, south façade and west elevation. (Tony Dubé, June 2007)
GENERAL INFORMATION

Site Number: 61
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1210 Grand Ave.
County: Albany
Legal Location (lot, block, addition): East third of lot 5 and northeast sixth of lot 6, Block 5, Union Pacific 4th Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Rental House
Historic Use: Single Family Residence

Name of owner: Fearneyhough Trust
Address of owner: 9120 Barehill, Cheyenne, WY 82009

Form Prepared by: Jonas H. Landes
Date of Survey: 4/23/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1924 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: George Rice is listed as the owner of this house in 1929-30 and in 1937.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directories of 1929-30 and 1937

ARCHITECTURAL INFORMATION

Architectural style/type: Dutch Colonial Revival

Architectural Description: This rectangular, one-and-a-half-story, eave-front, gambrel-roofed house (25’ EW x 20’ NS) faces north onto Grand Avenue. The house is sided with clapboard. The eaves are cropped. The raised foundation is scored concrete and the roof is sheathed in dark red asphalt shingles.
A small, pedimented, open porch supported by paired columns is located in the west half of the façade. The original, wood front door, located beneath the porch, has 9-lights over two vertical, rectangular panels. East of the door is a paired, 4-over-1, double-hung window. The upper story, which is separated from the first story by a pent roof, has three evenly spaced, 12-light, stationary windows. The east and west elevations each have a paired, 4-over-1 double-hung window on the first floor and two 4-over-1, double-hung windows in the gambrel end. The basement has 4-light hopper windows.

**Ancillary structures:**

**Garage (c. 1925):** Due south of the house and facing east onto the alley is a small (10’ NS x 15’ EW), gable-roofed, shiplap-sided garage. The roof is sheathed in cedar shingles and has exposed rafter tails. There is no garage door on the building.

**EVALUATION**

**Physical Integrity:** This building has been well maintained and shows no obvious signs of deterioration. The exterior appears to be unaltered.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. As an early 20th century period-revival house it possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2. Garage: 2.
1210 Grand, north and west elevations (Jonas Landes, April 2007)

1210 Grand, Garage, north and east elevations (Jonas Landes, April 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 62
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1214 Grand Ave.
County: Albany
Legal Location (lot, block, addition): West fourth of lot 3 and 4, Block 5, Union Pacific 4th Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Rental House
Historic Use: Single Family Residence

Name of owner: Tog Development, Inc
Address of owner: 1267 N 15th St. STE 101, Laramie, WY 82072

Form Prepared by: Jonas H. Landes
Date of Survey: 4/19/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1937 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This small, one-story, house is approximately rectangular (20’ EW x 30’ NS) and faces north onto Grand Avenue. It has an intersecting gable roof with a small, gable-roofed entryway in the west bay of the façade. The house has a red, combed-brick, raised foundation and red, combed-brick watertable, while the rest of the house is tan-colored, textured brick. A red-brick exterior chimney dominates the east bay of the façade. The roof is sheathed in dark-brown asphalt shingles.
The gable-roofed entry porch has a segmental-arched opening. The original, wood front door has two small lights in the upper right corner of an otherwise featureless door. On each side of the chimney are tall, slender, 4-over-4, double-hung windows with red-brick lintels and sills. The west elevation has a paired, 6-over-6, double-hung window near the north end, and two single, 6-over-6 g windows to the south. The basement windows are 2-light hoppers. A small, attached garage is appended to the south elevation of the house. The garage was built at the same time as the house and is sided in brick.

Ancillary structures: none

EVALUATION

Physical Integrity: This house has been well maintained and shows no signs of deterioration. The exterior appears to be unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. This brick, Tudor-Revival-style house is one of five on the block, all of which were constructed within a year of each other. Rating: 3.

1214 Grand, north façade (Jonas Landes, April 2007)
1214 Grand, north and west elevations (Jonas Landes, April 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 63  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1218 Grand Ave.
County: Albany
Legal Location (lot, block, addition): Center third of lot 4, Block 5, Union Pacific 4th Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Larry and Sherry Yost
Address of owner: 1218 Grand Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 4/23/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1937 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: 1214 Grand, 1218 Grand, 1222 Grand, 304 13th and 314 13th are all designed in the Tudor Revival style, constructed of brick, and built between 1936 and 1938.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This small, clipped-gable-roofed, one-story house (18’ EW x 30’ NS) faces north onto Grand Avenue. The house is roughly rectangular. The tan brick of the house contrasts with its red brick foundation, lintels and sills. A small entryway
with an overshot gable roof occupies the west bay of the façade. A large brick chimney dominates the east bay. The roof is sheathed in green asphalt shingles.

The original, wood front door has a large oval light surrounded by four irregularly shaped panels all above three vertical panels. Immediately east of the door is a tiny, narrow, 6-light window. Other windows are 6-over-6, double-hung, wood sash. East of the chimney is a window with wooden shutters. The west elevation has two 6-over-6 windows separated by a glass-block window. A small attached garage is appended to the south end of the west elevation. The garage is topped with a low shed roof with a stepped parapet on the west elevation. The original, wood garage door consists of three hinged units, each with four lights over two panels.

**Ancillary structures:** none

**EVALUATION**

**Physical Integrity:** This building has been well maintained and shows no obvious signs of deterioration. The exterior appears to be unaltered.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It is one of five brick, Tudor-Revival houses on the block, all of which were constructed within a year of each other. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3.

1218 Grand, north façade (Jonas Landes, April 2007)
1218 Grand, north and west elevations, showing garage (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 64
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1222 Grand Ave.
County: Albany
Legal Location (lot, block, addition): East third of lot 4, Block 5, Union Pacific 4th Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Rental House
Historic Use: Single Family Residence

Name of owner: John and Heidi Schutterle
Address of owner: 2127 Hillside Dr, Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 4/23/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1938 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: 1214 Grand, 1218 Grand, 1222 Grand, 304 13th and 314 13th are all designed in the Tudor Revival style, constructed of brick, and built between 1936 and 1938.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This almost square (25 EW x 28’ NS), one-story house faces north onto Grand Avenue. The building is gable-roofed with a hipped-gable wing extending east and a small gable-roofed entry on the façade. The raised foundation is textured, orange-tinted brick, while the main floor is textured tan brick and the gable ends...
are simplified half-timbering. There are two chimneys, an exterior chimney on the façade and an interior chimney rising from the ridgeline of the east-facing wing. The roof is sheathed in green-tinted cedar shingles.

The original, wood front door has three tiny lights located in its upper right quarter. A small, 4-light, stationary window with wooden shutters and bricks that extend to hold a window box is located just west of the door. At the east end of the façade is a triple, 4-over-4, double-hung window. The east elevation has two 4-over-4, double-hung windows at the north end. On the hipped-gable wing are two 6-over-6, double-hung windows. The original, metal basement windows are 4-light casement flanked by two stationary lights. On the south elevation is an attached brick garage.

Ancillary structures: none

EVALUATION

Physical Integrity: This appears to be well maintained and unaltered on the exterior.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. As a brick Tudor Revival among a row of similar houses it possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3.
1222 Grand, north and east elevations (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 65
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1300 Grand Ave
County: Albany
Legal Location (lot, block, addition): Lot 6, Block 6, Grand Avenue

Current Name (if applicable):
Historic Name (if applicable): Dr. R. M. Leake Residence

Current Use: Multi-unit Residential
Historic Use: Single Family Residential

Name of owner: Margaret Plumb
Address of owner: 407 S 14th St., Laramie, WY 82070

Form Prepared by: Tony Dubé
Date of Survey: May 23, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1920 (Assessor’s Office)

Architect/Builder: Wilbur A. Hitchcock, Architect

Historical Background: This house was built for Dr. Richard M. Leake, a Laramie physician. His son of the same name lived in the home with his father as well, the son being a pharmacist. The family lived in the home until the 1930s, when the house was bought by Clyde Matteson.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This one-and-a-half-story, cross-gabled building sits at the northwest corner of Grand Avenue and 13th Street and faces north onto Grand. The rectangular house is approximately 30’ EW by 54’ NS, and is faced with tan brick. The north façade features a prominent center gable, with a smaller, offset, projecting, gabled
entry. On the north portion of the west elevation is an exterior chimney of the same tan brick. The roof is sheathed in red asphalt shingles with another tan brick chimney located on the south roof slope. The home appears to have a full, poured-concrete basement.

The north façade has four concrete steps centered on the façade that lead up to an uncovered porch. The porch stretches over the west two-thirds of the facade, with the east third comprised of the front-gabled entry. A 3’-high knee wall of the same brick as the house surrounds the porch. A 4-over-1, double-hung window flanked by smaller 4-over-1 double-hung windows is centrally placed in the porch section. The gable end has an 8-over-1, double-hung window. The offset gabled section has a 9-light window on the north façade. The entry itself faces west, and consists of a wood door with four lights above two panels.

The west elevation has a projecting bay with a shed roof that has a triple 4-over-1, double-hung sash. Below this are outside stairs which lead to the basement door, with three 2-light basement windows spaced intermittently along the base of the elevation. To the north of the bay window are two small, 4-light windows, one on either side of the exterior chimney. South of the bay window are three 4-over-1 windows, and the gable end has a triple 8-over-8, double-hung window. The wall extends south to incorporate an arcaded wing wall.

A prominent feature of the south elevation is the full-length, shed-roof dormer, which has eight large, 1-light casement windows along the south elevation and a single window on its west elevation. A 24’ EW by 6’ NS, shed-roofed wing extends to the east and acts as the back entryway. The arcaded wing wall leads to 5 concrete steps that climb up to a small back stoop on the east portion of the shed-roofed wing which has two full-view doors leading into the south portion of the home. A large, 24-light window lies to the west of the doors, and east of the wing is a 4-over-1 casement window.

Ancillary structures:

Garage (c. 1920) To the south of the house is a square, hip-roofed, two-car garage that has been converted to a living space. The building is faced with the same tan brick as the house, with a wood-frame, shingled addition to the north. This building measures 22’ NS by 20’EW, with the roof sheathed in the same red asphalt shingles as the home. The structure rests on a concrete foundation.

Both garage-door openings, which face south towards the alley, have been in-filled with the same wooden shingles as the extension and both have one 2-light sliding window. The entryway is located on the north elevation, and consists of a 3-panel wood door with one light covered by a metal storm door. The west elevation has one 8-light window, and the east has a paired set of the 8-light windows and one small 4-over-1, double-hung window, all of which are covered with storm windows with metal frames.
EVALUATION

Physical Integrity: This building has been reasonably well maintained. The addition of the full-length shed-roof dormer on the south roof slope, plus the modification of the garage into living quarters are the only two alterations of the property.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, workmanship, materials, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District, and historically is significant in that it was built for the Leakes, an early prominent medical family of Laramie. Rating: 2; Garage: 1.

1300 Grand Avenue, east elevation and north façade. (Tony Dubé, June 2007)
1300 Grand Avenue, west and south elevations. (Tony Dubé, June 2007)

1300 Grand Avenue, Garage, north and east elevations (Tony Dubé, June 2007)
1300 Grand Avenue, Garage, south and east elevations (Tony Dubé, June 2007)
GENERAL INFORMATION

Site Number: 66
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1303 Grand Ave (also 213 13th Street)
County: Albany
Legal Location (lot, block, addition): Lot 5 S 93’, Block 3, Grand Ave

Current Name (if applicable):
Historic Name (if applicable): 

Current Use: Medical Offices
Historic Use: Medical Offices

Name of owner: Timothy Fisher
Address of owner: 1303 Grand Ave Laramie WY, 82070

Form Prepared by: Tony Dubé
Date of Survey: May 30, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1952

Architect/Builder: unknown

Historical Background: This building was built in 1952 as an office for Dr. John R. Bunch, a physician and surgeon. In 1965 it was the office of William E. Bennett, also a physician. In 1970 it was the office of Bennett and Dr. Jean Coates with just Dr. Coates in 1972. Starting in 1972 a 1303 ½ Grand address appears in the city directory, with various householders, a few of them students. From 1977-1998 this address is the home of the Laramie Clinic with Dr. Coates as the main physician. In 2002 the building changed hands, and housed Advanced Foot Care, which is there today.

Major Bibliographic References:
Albany County Assessor’s Office
ARCHITECTURAL INFORMATION

Architectural style/type: Hip-roofed Commercial

Architectural Description: This one-story, red and tan brick building is located on the southwest corner of Grand Avenue and 13th Street. The rectangular-shaped, hip-roofed structure is 80’ NS by 30’ EW, with the roof sheathed in gray asphalt shingles and eaves which extend 2’. A small, red-brick chimney rises from the west slope of the roof. The brick is laid in stretcher bond, with the bottom eight courses red and the remaining top courses yellow. The structure rests on a concrete foundation. Designed for medical practices, there are two addresses associated with this building. The first is the south façade, which faces onto Grand Ave. The other is located on the northern end of the west elevation, which faces onto 13th St.

The simple façade has on its eastern three-quarters a hip-roofed wing that extends south five feet. The façade is comprised of the entrance to 1303 Grand Avenue and two 9-light windows with wood enframements and brick lug sills, one east of the plain wooden door and one west. On the east side of the door there is a 4-light sidelight made from four glass blocks. The eastern 9-light window is located centrally on the wing and the west window is situated on the western quarter of the main structural block. On the west elevation of the protruding wing is a 12-light, glass-block window.

The west elevation features a third 9-light window, this one north of the 313 13th St. entrance. This entrance has a basic plain wooden door behind what appears to be the original 4-light wooden door with the glass plates missing. Another door, a former entrance for employees, is comprised of the same original door and replacement and is located centrally on the west elevation. Eight windows with a brick lug sill are spread along this view, all comprised of a single light surrounded by glass blocks similar to those in the southern wing.

Ancillary structures (name and brief description): none

EVALUATION

Physical Integrity: This building has not been well maintained, and shows signs of minor deterioration. However, no significant alterations have occurred to the structure.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, and association from the historic district’s period of significance. It possesses an historical relationship to the other contributing properties in the University Neighborhood District, and historically is representative of the needs of the district’s past denizens. Rating: 2.
1303 Grand Ave, west and south elevations (Tony Dubé, May 2007)

1303 Grand Ave, south façade (Tony Dubé, May 2007)
1303 Grand Ave, west elevation (Tony Dubé, May 2007)
GENERAL INFORMATION

Site Number: 67
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1308 Grand Ave
County: Albany
Legal Location (lot, block, addition): Lot 7, Block 6, Grand Ave

Current Name (if applicable): Margaret Mains Residence
Historic Name (if applicable): Evrett L. Woodford Residence

Current Use: Single Family Home
Historic Use: Single Family Home

Name of owner: Margaret Mains
Address of owner: 1308 E Grand Ave., Laramie, WY 82070

Form Prepared by: Tony Dubé
Date of Survey: May 28, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: Built in 1905, remodeled in 1960 (Albany County Assessor’s Office)

Architect/Builder: Unknown

Historical Background: One of the home’s first residents was Mr. Evrett L. Woodford, who, according to the 1910-11 Laramie City Directory, was a travel agent. He switched careers in the next 10 years though, and he and his wife June opened the Woodford Clothing Co. in downtown Laramie. The store claimed in advertisements that it had the “only exclusive boys department in Laramie” as well as carrying men’s clothing and “fine hats and caps.” (1920-11 City Directory, Laramie)

Major Bibliographic References:
1910-11 City Directory, Laramie
1920-21 City Directory, Laramie
Albany County Assessor’s Office
ARCHITECTURAL INFORMATION

Architectural style/type: Eave-front House

Architectural Description: This red stucco and concrete home is located centrally on the south side of the 1300 block of Grand Avenue and faces north. The cross-gabled building measures 30’ EW by 36’ NS with an 18’ EW by 22’ NS gabled garage extending off the east side of the south elevation. The roof is sheathed in red asphalt shingles, with a red brick chimney centered on the west slope of south gabled portion. The building appears to have a full, poured-concrete basement.

The north façade has a full-length porch covered by the overhanging north roof slope. Six concrete stairs flanked with wrought iron rails lead up to the east side of the porch. Supporting the roof are four thin, wrought-iron posts that extend from a concrete, 18”-high knee wall that surrounds the rest of the porch. The first story of the façade is faced with rock. Centered on the porch is the main entryway. A metal replacement storm door with two clear lights covers the unadorned solid wood door. The entry is flanked with 8-light sidelights comprised of glass block, and has a 6-light transom of smaller glass blocks. On the east portion of the porch is a large, 6-over-1, double-hung window flanked by long, vertical, single lights. On the west portion of the porch is a large window with a 7-over-1 light pattern, this also being double-hung. A single, large, shed-roofed dormer extends almost the entire width of the roof, and has five 1-light windows across its front.

Centered in the west elevation gable end is a 4-over-1, double-hung window. Below this is a 6-over-1, double-hung window with a 3-light window on either side, with a paired set of 4-over-1, double-hung windows and a single 4-over-1, double-hung window to the south. A sloped cellar door entrance is centered on this elevation as well, with a single solid wooden door covered by a metallic 2-light storm door. A 1-over-1, double-hung window is on the west elevation of the entrance, and to the south of this is a 4-over-1 double-hung window which looks into the basement.

The east elevation has a 4-over-1, double-hung window in the gable end. Two paired, 5-light casement windows are on the north portion of this elevation. South of this and centered on the elevation is a three-part window consisting of a 4-over-1 sash flanked by 3-over-1 sash. Further south is a 4-over-1 window, with another three-part window at the south end of this elevation. A 4-over-1 window is located on the north portion of the garage wing. At the base of this elevation are two single-light casement windows to the south, with a 1-over-1, double hung window to the north. A 2-panel wooden door with a large clear light (comprising the entrance to a residential rental space) sits at the bottom of 6 concrete stairs at the north part of this elevation.

Ancillary structures (name and brief description): N/A

EVALUATION

Physical Integrity: This building has been reasonably well maintained, but it has been altered significantly from its original design.
National Register Status: This building is more than 50 years of age but retains little of its historic integrity. Addition of rock and stucco facing, a large front dormer, concrete-block knee walls and other changes have destroyed integrity of design, materials, workmanship, feeling and association from the historic district’s period of significance. Rating: 0.

1308 Grand Avenue, north façade. (Tony Dubé, June 2007)
1308 Grand Avenue, east elevation and north façade. (Tony Dubé, June 2007)

1308 Grand Avenue, west elevation and north façade. (Tony Dubé, June 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 68
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1309 Grand Ave
County: Albany
Legal Location (lot, block, addition): Lot 2 W’ 28’ and Lots 3 & 4, Block 3, Grand Avenue

Current Name (if applicable): St. Andrew’s Lutheran Campus Center
Historic Name (if applicable): St. Andrew’s Lutheran Campus Center

Current Use: Lutheran Church
Historic Use: Lutheran Church

Name of owner: Lutheran Campus Center
Address of owner: 1309 Grand Ave., Laramie, WY 82070

Form Prepared by: Tony Dubé
Date of Survey: May 30, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1968 (Lutheran Campus Center Website- http://www.standrewslcms.org/about/history.html)

Architect/Builder: Peter Hanson, Architect

Historical Background: The church was built as a campus outreach center in 1968.

Major Bibliographic References:
St. Andrews Lutheran Campus Center Website
(http://www.standrewslcms.org/about/history.html)

ARCHITECTURAL INFORMATION

Architectural style/type: Modern Religious

Architectural Description: The red-brick building faces south onto Grand Avenue and is comprised of two main blocks connected by a small hyphen that also acts as the entryway and foyer. The west block is approximately 42’ NS by 40’ EW with a metal-clad hipped roof and houses the main sanctuary. The east block is approximately 45’ NS by 60’ EW with a small living quarter attached to the northeast portion that measures 20’
NS by 25’ EW, all covered by a flat roof. The foyer connecting the two parts is 30’ NS by 15’ EW. The foyer has a flat roof, with a triangular skylight which sits over a solarium. The foundation is poured concrete.

**Ancillary structures:** N/A

**EVALUATION**

**Physical Integrity:** The building has been well maintained. No significant alterations have occurred to the structure.

**National Register Status:** This building is less than 50 years of age. Rating: 0.

1309 Grand Avenue, west portion of south façade. (Tony Dubé, June 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 69
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1310 Grand Avenue
County: Albany
Legal Location (lot, block, addition): Lot 8, Block 6, Grand Avenue

Current Name (if applicable): 
Historic Name (if applicable): 

Current Use: 12-unit Apartment Building
Historic Use: 12-unit Apartment Building

Name of owner: Hoopes Verdon
Address of owner: 1305 Palomino Dr., Laramie, WY 82070

Form Prepared by: Tony Dubé
Date of Survey: May 30, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1959

Architect/Builder: Unknown

Historical Background: Unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Modern Apartment

Architectural Description: This two-story, brick and stucco structure (80’ NS x 45’ EW) was built as a 12-unit residential apartment building. Rectangular-shaped with a hipped roof, the façade faces north onto Grand Avenue while the individual apartment entrances are located on the east and west elevations. The roof is sheathed in red asphalt shingles and the foundation is poured concrete.

Ancillary structures (name and brief description): N/A
EVALUATION

Physical Integrity: This building has been well maintained. No significant alterations have occurred to the structure.

National Register Status: This building is less than 50 years of age. Rating: 0.

1310 Grand Ave, north elevation (Tony Dubé, May 2007)
GENERAL INFORMATION

Site Number: 70
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1312 Grand Avenue (and 1312 ½ Grand Avenue)
County: Albany
Legal Location (lot, block, addition): Lot 9, Block 6, Grand Avenue

Current Name (if applicable):
Historic Name (if applicable): George DeBerry Residence

Current Use: Single Family Home
Historic Use: Single Family home

Name of owner: Verdon Hoopes
Address of owner: 1505 Palomino Dr. Laramie, WY 82070

Form Prepared by: Tony Dubé
Date of Survey: May 31, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1923

Architect/Builder: Unknown

Historical Background: The house at 1312 Grand was first owned by George DeBerry who, with the brothers Charles and Tom Vassos, owned The Laramie Candy Kitchen that was located at 213 2nd Street. The Candy Kitchen made homemade candy and had a lunch and soda counter, and was a popular hangout with University of Wyoming students as well as local townspeople. The business started in 1919 and lasted until 1936 when the partnership dissolved due to a death in the Vassos family. DeBerry then started DeBerry Wholesale Co, which sold consumer goods.

Major Bibliographic References:
Albany County Assessor’s Office
ARCHITECTURAL INFORMATION

Architectural style/type: Bungalow

Architectural Description: This square, eave-front house is located on a central lot of the 1300 block of Grand Avenue. The building measures approximately 22’ NS by 30’ EW, with a 14’ EW by 6’ NS covered porch centered on the north façade. The medium-pitched gable roof is sheathed in red asphalt shingles, and has a red brick chimney on the south slope near the ridgeline. The home appears to have a full, poured-concrete basement. The exterior walls are sheathed with wide horizontal aluminum lap siding.

The north façade is comprised of the porch, two windows and a shed-roofed dormer. Five wood stairs, with wood knee walls on either side, lead up to the front porch and entryway. The north slope of the roof extends in the center to cover the porch, which is supported on the outside by two slender piers. A knee wall, approximately 2’ in height, surrounds the porch. The door, which appears to be original and is wood with a single light above two panels, is centered in the porch. It is covered by a metal storm door. Above the porch is the shed-roofed dormer with a 2-light sliding window, covered with a replacement storm window. Two 2-light windows, one on each side of the porch, are framed by a single false shutter. Below each window, is a 2-light sliding basement window.

The east elevation has on the south half two 1-over-1, double-hung windows with wood enframements. The north half has two single-light casement windows approximately 3’ apart. Below each set of windows are 2-light sliding basement windows. On the west elevation are two 1-over-1, double-hung windows. Both are framed by sets of false shutters. Below each window is a 2-light sliding basement window.

Ancillary structures:
Back Building: South of the 1312 Grand Avenue home is a back building that has been converted to a private residence. This cross-gabled building is 25’ EW by 18’ NS, and faces east. The walls are sheathed with horizontal wood siding and the roof is sheathed in red asphalt shingles. The foundation is poured concrete.

The entrance is in the south bay of the east elevation, and consists of a wood door with one light above two panels, covered by an 8-light, one panel storm door. An identical door setup, with both original and storm door, is also located in the north bay. Centered between the two doors is a single 1-over-1, double-hung window with wood enframements. A single 1-over-1, double-hung window is centered on the west elevation, and two similar windows light the south elevation.

EVALUATION
Physical Integrity: The house and back building have not been well maintained, and both show signs of deterioration. The house has been altered with aluminum siding and metal storm sash, and the dormer window has been in-filled. The back building appears to have been altered slightly for residential occupancy.
National Register Status: This building is more than 50 years of age and in spite of changes mentioned above it retains integrity of location, setting, design, and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 1; Back Building: 1.

1312 Grand Avenue, north façade. (Tony Dubé, June 2007)
1312 Grand Avenue, north façade and west elevation. (Tony Dubé, June 2007)

1312 ½ Grand Avenue, the 1312 Grand Avenue back building, south and east elevations (Tony Dubé, June 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 71
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1320 Grand Ave
County: Albany
Legal Location (lot, block, addition): Lot 10, Block 6, Grand Ave

Current Name (if applicable): Bridgmon Residence
Historic Name (if applicable): Stanley Edwards Residence

Current Use: Single Family House with Residential Apartments
Historic Use: Single Family House

Name of owner: Mark and Terry Bridgmon
Address of owner: 1320 Grand Ave., Laramie, WY 82070

Form Prepared by: Tony Dubé
Date of Survey: May 28, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1925

Architect/Builder: unknown

Historical Background: The home’s first owner, Mr. Stanley Edwards, used the building as his personal residence and also sold insurance from the house in the 1920s and 1930s.

Major Bibliographic References:

ARCHITECTURAL INFORMATION

Architectural style/type: Colonial Revival

Architectural Description: The two-story, white stuccoed building sits on the southwest corner of Grand Avenue and 14th Street and faces north onto Grand. The rectangular-shaped house is approximately 48’ NS by 32 EW’ and has a hipped-roof sheathed in red asphalt shingles with a white stuccoed chimney on the west roof slope. On the southern half of the west elevation is a white stuccoed exterior chimney. A small, two-story, hip-roofed wing approximately 8’ NS by 3’ EW extends from the north side of the east
elevation. The northern façade has the appearance of a hip-roofed projection on the east half, made so by the west half being recessed 3’ on the second story. A sill line connects the windows of the second story, and extends around the whole house.

The entrance is in the east bay of the façade. A full-view storm door covers a 15-light wood door with no panels. Above this is a segmental-arch pediment supported by two console brackets. Latticework surrounds the entryway. A short stoop, made of one layer of red brick in rowlock courses, delineates the entryway. To the west of the door, spaced along the façade, are two French Doors with 10-lights each, set in a blind arch. Between these two sets of doors is red brick laid in a stretcher course, approximately 18 inches high. On the second story, and below the faux-wing hipped-roof, are two 6-over-1, double-hung windows with wood enframements. On the recessed portion of the second story is a triple set of the same windows.

The east elevation has the entrance to the “Heywood Apartments” on the south half of the first story. Two concrete steps lead up to a concrete stoop and a full-view storm door which leads to the stairwell for the second story. Above this door is a segmental pediment with two console brackets, all of which is surrounded by latticework, similar to the main entryway. On either side of the east elevation entry are paired, 6-over-1, double-hung windows, with paired 6-over-1 double hung windows above each on the second story. Also on the second story and above the east entrance is a flat wooden wall decoration. On the far south and far north portions of the second story are windows with decorative hexagonal lights and rounded tops. The small gabled wing projecting from the east elevation has two of the same 6-over-1 windows, one on the first story and one on the second, with the second story window accented by a balconette. The gable has a flat rounded wall decoration similar to the one on the second story above the door.

Ancillary structures:
Garage (1925): A rectangular, hip-roofed garage sits behind the house and faces south towards the alley. The stuccoed building measures approximately 18’ NS by 26’ EW and sits on a concrete foundation. The roof is sheathed in red asphalt shingles. Two matching, wood, 12-panel, garage doors with 4 lights face south.

EVALUATION
Physical Integrity: This building has been well maintained. No significant alterations have occurred to the structure.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. It is a well preserved and imposing building on a prominent corner of the district. Rating: 3, Garage: 3.

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1320 Grand Avenue, north façade. (Tony Dubé, June 2007)

1320 Grand Avenue, east elevation. (Tony Dubé, June 2007)
1320 Grand Avenue garage, south façade. (Tony Dubé, June 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 72
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1400 Grand Ave (also known as 1402)
County: Albany
Legal Location (lot, block, addition): Lot 6, Block 5, Grand Avenue Second Addition

Current Name (if applicable): The Arnolds
Historic Name (if applicable):

Current Use: 1-3 unit Residence
Historic Use: Residence

Name of owner: Mark G. Arnold,
Address of owner: Attn: Rich Marron, 309 S 4th St. #101, Laramie, WY 82070

Form Prepared by: Christopher Bodych
Date of Survey: 01/25/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1941

Architect/Builder: unknown

Historical Background: The original owner was Edward Palmquist.

Major Bibliographic References:
Albany County Assessor’s Office
Albany County Public Library
Laramie City Directory, 1941

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This house faces north on the corner of 14th Street and Grand Avenue. It has a square building plan with an ell protruding from the south elevation and is one story high with a full basement. A garage is attached to the ell.
The principle building material is red brick styled in a stretcher bond fashion, with decorative, darker colored brick trim. The façade is asymmetrical with three bays. An exterior Tudor-revival-style chimney is located to the east of the door. The chimney has a stone base of rock-faced ashlar, laid in regular courses. The upper-part of the chimney is red brick, with the same decorative darker colored brick used to embellish the overall house.

The roof is a steeply pitched gable which runs on an east-west axis, with an intersecting north-south gable and a second offset gable at the entrance. The ell also has the same style roof. The front slope of the roof is sheathed with asphalt shingles, while the other slopes are sheathed with wooden shingles. Cropped eaves make up the perimeter finish. The entrance gable is overhung, with the eastern most side dropping lower than the west. On either side of this entrance gable is a decorative feature made of narrow slivers of brick.

The doorway is located in the center of the façade, accessed by a four-step stoop. The door has an exterior, wood storm door. The door itself is made of solid wood and has six small lights at the top, slightly east of center. Black-painted, iron, strap hinges typical of the Tudor revival style are visible on the door. The doorway is trimmed with ashlar stone of different sizes that matches the chimney base. It is topped with a wooden lintel.

On the east and west bays of the façade, either side of the door, are a pair of wood, double-hung, 6-over-6 windows. The lintels are red soldier brick, and the lug sills are darker colored rowlock brick. The windows also have exterior storm windows, made of wood, in the same style as the storm door.

On the west elevation there are four windows which are styled in the same way as the windows on the façade; however the northernmost three of these have metal awnings colored red with green trim. The northernmost window is also paired. Four smaller basement windows are also visible on this elevation.

The garage is connected to the rear of the ell and has the same style roof. A central, wooden door with fanlights takes up the majority of the front of the garage. The door has the same style lintels as the windows of the house.

Ancillary structures: N/A

EVALUATION

Physical Integrity: The building is in excellent condition. It has retained all of its original features.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It is a good example of the Tudor Revival style. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3.
1400 Grand Avenue, north elevation (Christopher A. Bodych, February 2007)

1400 Grand Avenue, east (14th Street) elevation (Christopher A. Bodych, February 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 73
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1404 Grand Ave
County: Albany
Legal Location (lot, block, addition): Lot 7, Block 5, Grand Avenue Second Addition

Current Name (if applicable): 
Historic Name (if applicable): 

Current Use: Residence
Historic Use: Residence

Name of owner: Charles and Barbara Rodermel
Address of owner: 1404 Grand Ave., Laramie, WY 82070

Form Prepared by: Christopher A. Bodych
Date of Survey: 02/12/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1923

Architect/Builder: Unknown

Historical Background: Harold D. Finch was the original owner (Knight 2004, Assessors Office). This house has remained a single family residence since its construction.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Dutch Colonial Revival

Architectural Description: This house faces north on Grand Avenue, east of 14th Street. It has a square building plan, with a smaller rectangular ell to the rear. The house is two stories high and sits on a crawl-space basement of concrete bricks which has small

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rectangular windows. The eave-front, gambrel-style roof is sheathed with blue-painted wood shingles. An extended shed dormer projects from both the front and rear slopes of the roof.

The house is sheathed in clapboard siding, painted white. All windows and doors are wood, framed with plain wood molding, and the windows have decorative wood shutters, painted dark blue. The façade is asymmetrical, with three bays. The entrance is offset to the west, and consists of a Classical-styled porch accessed by four concrete steps, with white-painted iron railings. Paired wooden piers, connected by thin, white, wooden trellis work, support a formal pediment. Trelliswork also connects the piers to the façade. The doorway consists of a wood door with upper lights and a storm door with an upper light, a lower panel decorated with an X-shaped motif, and black, iron, strap hinges.

To the east of the doorway is a paired, double-hung window with four vertical lights over one large light, topped with a two-light storm window. Three symmetrically placed, 12-light windows with 2-light storm sash light the dormer.

A door is offset to the south on the east elevation. It is similar to the façade door, except that the storm door has twelve lights in the upper panel and the interior door has two lights. To the north of this door is a window identical to the first floor façade window. The west elevation also has the same style window offset to the south. A 1-over-1 window with a 2-light storm window is visible on the east elevation, positioned on the rear projection of the house. The east and west elevations each have two single, 4-over-1 windows positioned symmetrically in the upper story. A half-round shaped louver is set above the windows.

Ancillary structures:
Garage (c. 1923): A square-shaped garage is located to the southeast of the house. It is built in a similar style to the house, except with a gable-front roof. The garage also has cornice returns. A one-bay, paneled wood door with four lights is centered in the façade.

EVALUATION
Physical Integrity: The building is in excellent condition and has retained all of its original features

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3; Garage: 3.
1404 Grand Avenue, north façade (Christopher A. Bodych, February 2007)

1404 Grand Avenue, north and west elevations (Christopher A. Bodych, February 2007)
1404 Grand Avenue, north and east elevations and garage (Christopher A. Bodych, February 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 74
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1410 Grand Ave
County: Albany
Legal Location (lot, block, addition): Lot 8, Block 5, Grand Avenue Second Addition

Current Name (if applicable):
Historic Name (if applicable): William McCalla House

Current Use: Residence
Historic Use: Residence

Name of owner: William and Frances Smith
Address of owner: 1410 Grand Ave.

Form Prepared by: Christopher A. Bodych
Date of Survey: 02/12/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1926

Architect/Builder: Unknown

Historical Background: The original owner was William McCalla (Knight 2004, Assessors Office). This house has remained a single family residence since its construction.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This three-bay, square-plan house faces north on Grand Avenue, east of 14th Street. It is two stories high and sits on a low foundation. The house has a tan stucco finish with darker colored wood trim. The foundation is faced with dark-colored brick. The main roof is a steeply pitched gable which runs on an east-west axis, with the south slope overhung lower than the north. A shed dormer occupies most of the
north slope of the roof. An overhung cross gable intersects this roof on the east bay of the façade. The west slope of this gable extends down to connect with a second, lower, offset gable which contains the entrance. Cropped eaves make up the perimeter finish of the roofs. A stuccoed chimney with dark brick trim extends from the north slope of the roof. All roof surfaces are sheathed with flat shingles that appear to be metal.

The façade is asymmetrical with a central entrance accessed by a two-step concrete stoop. The Tudor-arched entrance consists of an exterior storm door with one light decorated with black ironwork and a darker-colored, two-panel, wooden interior door with one light. The doorway is trimmed with a slightly pointed hood molding and side trim that extends out in three places, giving the look of irregularly laid stone. A decorative, black-painted light fixture hangs centrally over the doorway.

To the west of the entrance is a triple window consisting of 8-light casement sash. To the east of the entrance, the façade wall extends out in a bell cast gable to encompass a Tudor-style archway that leads to the back of the house. The second-story dormer contains a triple window of double-hung, 4-over-4 wood sash. Wood trim resembling half-timbering is found on the front and sides of the dormer. The east bay of the second floor contains a single tall, narrow window in the gable. The 18-light window has a Tudor-style arch and a lug sill of rowlock brick painted the same color as the wood trim.

The west elevation contains three symmetrically placed, paired, 8-light casement windows on the first floor and a paired 6-over-6, double-hung window on the second floor. It has a wood string course and wood trim resembling half-timbering in the gable end. The east elevation has a paired, 12-light casement window on the first floor and a paired 6-over-6 window with rowlock-brick lug sills on the second floor. There is a small, 12-over-12, second-story window on the north bay of the east elevation, also with a rowlock-brick lug sill.

**Ancillary structures:**
**Garage:** A small, square-plan garage is located to the rear (south) and east of the house. Built in a similar fashion to the house, it has a steeply pitched gable roof running on a north-south axis. The one-bay garage door is original, and consists of three wood panels each with six upper lights.

**EVALUATION**
**Physical Integrity:** This building retains all of its original features.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3; Garage: 3.
1410 Grand Avenue, north elevation. (Christopher A. Bodych, February, 2007)

1410 Grand Avenue, north and west elevations (Christopher A. Bodych, February 2007)
1410 Grand Avenue, Garage, south elevation (Tony Dubé, July 2007)
GENERAL INFORMATION

Site Number: 75
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1411 Grand Ave.
County: Albany
Legal Location (lot, block, addition): All lots on Block 4, Grand Ave. Addition

Current Name (if applicable): Cooper House
Historic Name (if applicable): Cooper House

Current Use: American Studies Program, University of Wyoming
Historic Use: Single Family Residence

Name of owner: University of Wyoming
Address of owner: 1000 E. University Avenue, Laramie, WY 82071

Form Prepared by: Jonas H. Landes
Date of Survey: 4/2/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1921 (National Register Nomination)

Architect/Builder: Wilbur Hitchcock, Architect

Historical Background: Frank Cooper, an English aristocrat, came to Wyoming in the 1870s and created a vast cattle ranching empire. Cooper also made a fortune by developing the first successful means to freeze and transport beef. In 1904 he sold his land in Wyoming and moved back to England. However, he retained the mineral rights to his former holdings, which proved to be very lucrative. The discovery of oil in Coopers Cove and the Rock Creek valley in 1917 started Wyoming’s first oil boom. Because United States law required that for an individual to retain ownership of mineral rights he had to be resident in the United States of America, Cooper made plans to return to Wyoming with his family. He died suddenly in 1918, but the Cooper children, Richard, John and Barbara, moved to Laramie and commissioned Wilbur Hitchcock to construct this residence. The design of the house was apparently based on a house one of the Coopers had seen in Santa Barbara, California.

John became a racecar driver and died in a car accident in Europe. Richard and Barbara briefly returned to England to serve in the war. After the war Richard traveled all over the world on hunting expeditions. In his travels he befriended Ernest Hemingway, who visited the Cooper House at least once.
The house remained in the Cooper family until Barbara’s death in 1979. It was purchased in 1980 by the University of Wyoming and remained vacant. In the mid-1980s a local group called Friends of the Cooper Mansion began proposing alternative uses for the house that the University had slated for demolition in order to make room for a parking lot. By 1987, after considerable pressure from citizens, the Wyoming SHPO, nonprofit preservation organizations and even Wyoming Governor Mike Sullivan, the University passed a resolution not to demolish the Cooper House. The building was stabilized and eventually turned into the classrooms and offices of the American Studies Program.

The Cooper Mansion is architecturally significant in Laramie and the entire state of Wyoming for its unique combination of two early 20th century period-revival styles, Mission Revival, based on the architecture of California missions, and Pueblo Revival, based on Pueblo-Indian building traditions in New Mexico.

**Major Bibliographic References:**
AB350, Wyoming Cultural Sites Inventory Form and subsequent documents
Albany County Assessor’s Office
Knight, Judy. Researcher for the Laramie Plains Museum. Notes compiled 2004
National Register of Historic Places Nomination (1980)

**ARCHITECTURAL INFORMATION**

**Architectural style/type:** Mission/Pueblo Revival

**Architectural Description:**
This large, two-story, H-shaped structure (64’ NS x 46’ EW) is centered on block four of the Grand Avenue Addition. The legs of the “H” run north-south; the center section is recessed on both the north and south elevations. The main roof is flat. There are several smaller, gable and shed ancillary roofs that project over first and second story windows and arched openings. The walls are white-painted stucco and the roofs are covered in red-clay tile, creating a striking contrast.

The fenestration varies considerably throughout the building. With the exception of French doors and full-height windows, all windows are replacement double-paned, metal-clad sash with metal exterior muntins and wood interior muntins. All windows have red-brick slip sills. The majority of the first floor windows are 8-light casement, although the windows in the kitchen (northeast corner) are 4-over-4, double-hung. Second-story windows are 8-light casement or various-sized double-hung. The basement windows are 2-, 4- and 6-light fixed or double-hung.

The west section of the south façade has two paired, 8-light casement windows on each story, with those of the second story being shorter and topped with a shed-roofed awning. This section has a flat roof with decorative “vigas” reminiscent of Pueblo architecture at the roofline on all four elevations.
The recessed central section has a central, 8-light French door flanked by matching, full-length stationary windows. There is a raised brick patio that extends out beyond the east and west sections of the house. The patio is sheltered by a trellis of carved joists supported by stout columns. The second story has the same window and door arrangement, with 12-light sash. There is a second-floor balcony enclosed by a three-arched arcade supporting a shed roof.

The east section of the south elevation has a paired, 8-light casement window in the first story and a triple, 12-light window in the second story. Between the stories a hipped awning roof extends across the south elevation of this section and wraps around the corners. Near the top of the flat roof of the eastern section is a matching awning roof.

The entrance is on the west elevation, beneath a porte-cochere. The porte-cochere has a flat roof with exposed, carved joists, supported by stout columns on the inside (next to the house) and thinner columns on the outside. The original, wood front door has eight lights. There is a small, 6-light casement window just south of the door. Above the porte-cochere are two stepped, square, shed-roofed bay windows. The south bay of the west elevation has a small, paired casement window on the first story and a paired, 10-light casement window with a balconette supported by thick consoles with an iron railing on the second story. The north bay of the west elevation has a triple, 8-light casement topped by a wood trellis on the first floor and a shorter, paired, 10-light casement on the second story. The same fenestration is repeated on the west bay of the north elevation except that the second-story window is topped by an awning roof.

On the north elevation there is a stone patio between the two legs of the “H.” A triple-arch arcade leads to a shallow, recessed porch. First floor windows and doors are lined up to match those of the center section of the façade. Fenestration on the rest of the north and the east elevation is irregular, with different sized windows, and doors, some of which are topped by shed or hip-roofed awnings.

Two decorative chimneys extend from the roof, one on the west and one on the central section. Chimneys are stuccoed with two bands of brick trim and single bricks protruding from each elevation.

Ancillary structures:
Garage/Squash Court: Due north of the house is a one-and-a-half-story building which was originally a garage and squash court above. It has been converted to the University of Wyoming Information Center. This stuccoed brick building (25’ NS x 35’ EW) faces south and has a front-gabled roof which extends farther on the west side. A second, shed roof extends from the west slope of the roof. The roof is sheathed in red-clay tiles. The south elevation has a window in the west bay, a large opening that has been in-filled with metal clad doors in the center bay, and in the east bay is an exterior stairway that leads to a balcony and a shuttered window in the gable end. The east elevation has three buttresses that may provide structural support for the wall or may just give the appearance of structural support. The north elevation roughly matches the south, with the exception of the exterior staircase.
EVALUATION

Physical Integrity: This building is in outstanding condition both inside and outside. Other than the replacement windows the exterior appears to be unaltered.

National Register Status: This building was listed on the National Register of Historic Places in 1980. It is a strong contributor to the University Neighborhood District. Rating: 3; Garage/Squash Court: 3.

1411 Grand Avenue, south and west elevations (Jonas Landes, April 2007)

1411 Grand Ave., north and west elevations (Jonas Landes, April 2007)
1411 Grand Avenue, Garage/Squash Court, south elevation (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 76
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1412 Grand Ave
County: Albany
Legal Location (lot, block, addition): Lot 9, Block 5, Grand Avenue Second Addition

Current Name (if applicable):
Historic Name (if applicable): Charles B. Stewart House

Current Use: Residence
Historic Use: Residence

Name of owner: Grant Paul Kupko and Joee Rain Pavlica
Address of owner: 6434 N Ponderosa, Parker, CO 80134

Form Prepared by: Christopher A. Bodych
Date of Survey: 03/09/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1923; remodeled 1990 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: The original owner of this house was Charles B. Stewart.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Colonial Revival

Architectural Description: This square-plan, two-story, stuccoed house (30’ NS by 26’ EW) faces north on Grand Avenue. It has a small (10’ NS by 15’ EW), one-story, rear extension. The medium-pitched gable roof runs on an east-west axis and is sheathed with dark blue, asphalt shingles. The gable ends have corner returns reminiscent of the Greek revival style. A small, red-brick chimney rises from the south slope of the roof.
The façade is asymmetrical. All windows appear to be 1-over-1, vinyl or metal-clad replacement sash; all have plain wood trim and decorative shutters with a cut-out pine tree shape in each shutter. The first story has a paired window east of center and a doorway west of center. The doorway is accessed by three concrete steps. Two plain pilasters support a wooden pediment with corner returns and an arched opening. The plain wood door is recessed and is trimmed with wood molding. The second story has three symmetrically placed, gable-roofed wall dormers, each of which contains a 1-over-1, double-hung window.

The west elevation has a paired window on the first story towards the south of the house and two symmetrically placed, 1-over-1 windows in the second story. In the gable end is a louvered lunette. The east elevation matches the west elevation, except it has a side door towards the rear and a window in the rear, shed-roofed extension.

**Ancillary structures:**
**Garage:** To the south of the house is a 20’ NS by 22’ EW garage. The two-bay, front-gabled garage faces south, and is stuccoed to match the house. It has a single, overhead, Masonite garage door.

**EVALUATION**
**Physical Integrity:** This building is in good condition. The stucco may not be original, and the windows have been replaced.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2; Garage: 1.
1412 Grand Ave., north elevation (Christopher A. Bodych, March 2007)

1412 Grand Ave., north and west elevations (Christopher A. Bodych, March 2007)
1412 Grand Ave., Garage, south and west elevations (Mary Humstone, July 2007)
GENERAL INFORMATION

Site Number: 77
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1420 Grand Avenue
County: Albany
Legal Location (lot, block, addition): Block 5, Lot 10, Grand Avenue Addition

Current Name (if applicable): Alpha Gamma Rho House (Ag Fraternity House)
Historic Name (if applicable): Roach Residence

Current Use: Fraternity House
Historic Use: Single Family Residence

Name of owner: Alpha Gamma Rho Alumni of Wyoming, Attn: Corey Houchin
Address of owner: 1420 Grand Avenue, Laramie, WY, 82070

Form Prepared by: Jessie Nunn
Date of Survey: 3/5/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1941; Modification: 2006 (landscaping and interior, new entrance door)

Architect/Builder: Unknown

Historical Background: This residence was built in 1941 by H. N. and Hilda Roach as a single family home. Henry Roach came to Laramie at the age of five when his parents moved to Wyoming from New York in 1881. In 1905 he married Hilda Durlacher, a member of another early pioneer family in Laramie. The couple met at the University of Wyoming while they both were attending classes. After serving in the Spanish-American War, Henry was active in business and civic affairs in Laramie: as a civil engineer for ten years, as the Albany County Surveyor for two terms, and as director of the First National Bank of Laramie. He was also a member of the Independent Order of Odd Fellows, the Elks Lodge and the Veterans of Foreign Wars. Hilda passed away after a long illness in 1945 and Henry remained in the house until his death in 1967.

Just before his death, Henry Roach donated his home to Laramie Plains Museum, Inc. to be used as a museum. It is unclear whether this organization ever used the home for this purpose, and it was sold in 1973 to the House Corporation of Chi Omega Sorority. In 1986, the house was purchased by the Alpha Gamma Rho Alumni of Wyoming, also
known as the Ag Fraternity, and has been used as a fraternity house from that time until the present.

A November 2006 *Laramie Boomerang* article on the house reported that the residence has undergone periodic improvements over the years, as is evidenced by the replacement of some of the original windows. In 2006, members of the Alpha Gamma Rho fraternity spent $40,000 in improvements to the house. This work was limited to landscaping and interior changes, with the exception of replacing the entrance door.

**Major Bibliographic References:**
Albany County Assessors Office Records, Record # R0014891, accessed at the Albany County Courthouse, March 6, 2007.

**ARCHITECTURAL INFORMATION**

**Architectural style/type:** International Style

**Architectural Description:** The former Roach Residence is a two-story, wood-framed house with a brick veneer, located on the southwest corner of Grand Avenue and 15th Street. Within this neighborhood, which is dominated by various period revivals and bungalow homes, the Roach Residence is distinctive for its modernist appearance that combines elements from the Art Deco, Art Moderne, International and Modern architectural styles. The house’s flat roof, lack of exterior decoration, asymmetrical plan and use of cubical forms, however, most readily link it to the International style.

The footprint of the house is irregular; however, the house retains the appearance of order because it is made up of three intersecting rectilinear blocks of various heights and projections. Its overall dimensions are approximately 36’ by 20’, with a total of 3,046 square feet of living space. A low, exposed foundation of poured concrete is visible on all elevations of the house, including the one-car garage attached to the rear elevation. County Assessor’s records indicate that there is an eight-foot, poured concrete basement; however, no basement windows are visible. The roof is flat, and is capped with a course of rowlock bricks above a course of soldier bricks turned on end, creating a horizontal zigzag band at the top of the house that is reminiscent of the Art Deco style. The house’s exterior veneer is made up of yellow, pink and red bricks arranged randomly in stretcher courses. Most of the trim is painted dark green, as are the original side-entrance door and the garage door.

The façade faces north on Grand Avenue and consists of two rectangular blocks that are of almost equal width. The eastern block is the taller of the two and contains the main entrance to the house. The western block projects out to the north and has two bays.
dominated by large corner windows arranged symmetrically on each floor. Like almost all window openings on the house, these windows have rowlock brick sills. Each opening is filled with a total of six columns of six glass blocks that are inset directly into the brick wall. The corners of these glass block windows are capped, curved, glass-block pieces. The Greek letters alpha, gamma and rho of the Ag Fraternity are located between the second-story windows. On the east elevation of the projection there is a small, one-light, rectangular, stationary window with wood casings on each floor.

The entrance in the eastern block consists of an asymmetrical, streamlined, flat awning supported by two oak consoles, which shelters the wood door. The door has decorative paneling surrounding an elongated, central, leaded-glass light. This door is a recent replacement and while it is unclear if its design resembles the original door, its decorative features look out of place on the plain façade. On either side of the door are sidelights that contain two columns of ten glass blocks. Above the awning is a three-part window. The central sash is the largest and contains three columns of six glass blocks. The flanking, stationary sash are even with the top of the central sash but do not extend all the way down. Each window has its own rowlock-brick sill.

Continuing in a clockwise direction, the east elevation of the main entrance block is dominated by a bay window. The base of this window is poured concrete, the muntins and mullions are made of wood, and the top of the window is capped with a metal roof that has three concave sides. All of these, except the metal cap, have been painted green. Each of the three openings in the bay window contains glass block. Two corner windows, one on each story, are located at the south corner of this elevation. The glass block of the top window opening has been replaced by a modern two-light sliding window with white-painted wood casing and white, vinyl-clad sash that deviate from the house’s overall color scheme. This window turns the corner and there is a second, modern, two-light, sliding window in the south facing wall. The lower corner window opening on this elevation matches the arrangement of windows above the entrance on the façade. Two 4-light casement windows meet this window around the corner.

A low, recessed block extends to the south. The east elevation of this block has a stationary one-light window with green painted wood casing on the first story and a small, vinyl-clad, replacement window with one stationary light and a glass-block corner window on the second story. Extending from the southwest corner of this block is a one-story, flat-roofed, attached garage.

The one-car garage door faces south, and it consists of four horizontal wooden panels that have been painted green. A new exterior wooden staircase leads to the garage roof and to a door that accesses the back of the building’s second story.

The west elevation is the least visible. The window openings on this wall are asymmetrical and mismatched. Many windows have been replaced or possibly added to this elevation. Four original elements, however, deserve mention. The first is the exterior chimney, located in the center of the elevation. To the south of the chimney on the first story is an original set of four vertically arranged 4-light casement windows with green-
painted wood sash. The side entrance contains an original wooden door that has a lower panel and three vertically arranged upper lights. A large, square panel of glass blocks (7’x 7’) is located on the upper-story of this elevation just north of the chimney.

The landscaping around the Roach Residence was improved in 2006 by the Alpha Gamma Rho Fraternity. This included laying new sod, putting in a concrete walk from the street corner to the main entrance, laying a new stone pad in front of the entrance, building a new wooden fence on the southeast corner of the property and building a new wooden staircase/fire escape that leads to the garage roof. Ground lighting and shrubbery were added on either side of the main walk and a stone path was added from the main entrance to a gate in the new fence. Finally, a new sign was placed on the western half of the front lawn.

The interior of the building was not surveyed for this project but a recent *Laramie Boomerang* article reports that the house has six bedrooms, 4 ½ baths, an upstairs meeting room and a small, one-room apartment where the fraternity house mentor resides. This article also suggests that extensive remodeling has been done to the interior and that more is planned for the future. These actions could potentially affect any historic integrity still present in the house’s interior.

**Ancillary structures:** none

**EVALUATION**

**Physical Integrity:** The Roach Residence appears to be in good physical condition. The county assessor rates the quality and condition of this house as average.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district's period of significance. Other than the replacement of some windows and the front door, and the addition of the back staircase, no additions or modifications have taken place. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District, and is significant as a rare example of a modern style of residential architecture. Rating: 3.
1420 Grand Avenue, north façade (Jessie Nunn, April, 2007)

1420 Grand Avenue, east elevation (Jessie Nunn, April, 2007)
1420 Grand Avenue, south elevation, showing garage (Jessie Nunn, April, 2007)
GENERAL INFORMATION

Site Number: 78
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 609 Garfield St.
County: Albany
Legal Location (lot, block, addition): East ½ of Lot 8, Block 204, Original Town

Current Name (if applicable):
Historic Name (if applicable): Arthur W. Royer House

Current Use: single family residence
Historic Use: single family residence

Name of owner: Hershel and Marsha Wickett
Address of owner: 609 Garfield St.

Form Prepared by: Jonas H. Landes
Date of Survey: 1/25/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1919-1920 (Plans drawn by Hitchcock); remodeled c. 1950

Architect/Builder: Wilbur Hitchcock

Historical Background: Wilbur Hitchcock designed this house for Arthur Royer. Mr. Royer owned and/or managed the R & D Boot shop in downtown Laramie.

Major Bibliographic References:
Albany County Assessor’s Office
Plan #248, AHC Hitchcock Family Collection # 9921, Box 2, Folder 1. American Heritage Center

ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Bungalow

Architectural Description: This one-and-a-half-story structure is rectangular in form (26’ EW x 35’ NS), and has an eave-front gable roof with an offset gable-roofed dormer. A gable-roofed, open porch supported by two large, square piers occupies the east half of
the south-facing façade. The porch ceiling is gently arched, and the gable is decorated with half-timbering. Craftsman features such as exposed rafter tails and knee braces can be found throughout the building. The foundation is scored concrete, the exterior siding is asbestos shingles, and the roof is sheathed in grey/brown asphalt shingles.

The front door is a replacement wood unit. There is a small window to the east of the door, beneath the porch. In the west bay of the façade is a large picture window, which replaced an original bay window. A paired, 8-light stationary sash lights the dormer.

A tan-brick exterior chimney rises along the south end of the west elevation. To its north is a bay window topped by a large, projecting gable roof. There are 9-light stationary windows in the gable ends. Other windows in the house are replacement vinyl sliding or double-hung sash.

Ancillary structures: none

EVALUATION

Physical Integrity: This structure has been well maintained. Exterior modifications include the removal of the south bay window, the replacement of the windows, and the replacement of the clapboard siding.

National Register Status: This building is more than 50 years of age. In spite of changes noted above, the building retains integrity of location, setting, design, feeling and association from the district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 1.
609 Garfield, south façade (Jonas Landes, January 2007)

609 Garfield, west elevation (Jonas Landes, January 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 79
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 715 Garfield St.
County: Albany
Legal Location (lot, block, addition): East Half of Lot 1, Block 205, Original Town

Current Name (if applicable):  
Historic Name (if applicable):  

Current Use: Single Family Residence  
Historic Use: Single Family Residence

Name of owner: Laurie Dirks
Address of owner: 715 Garfield St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 2/5/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1918 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: Harry Taylor lived at this address in 1924. Taylor was an insurance and real estate salesman in downtown Laramie. When the Albany County Library was constructed on block 205 of the Original Town many old and historic homes were demolished. This is the only home on the block to survive intact.

Major Bibliographic References:
Albany County Assessor’s Office
City Directories of Laramie 1924-1925

ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Bungalow

Architectural Description:
This one-story, rectangular (25’ EW x 42’ NS) house is clad with stucco and has half-timbering in the gable ends. A porch extends the length of the façade; it is open on the

Form MH – AC - 10-06
east two-thirds and enclosed on the west one-third (likely a later modification). At each corner of the porch are three battered wood piers resting on a brick base. A small, gable-roofed dormer with a vent flanked by 1-over-1 stationary-sash windows is centered on the south slope of the roof. The house exhibits many Craftsman-style details including knee braces (on the gable ends, the dormer window and the bay window) and exposed rafter tails. The house sits on a raised, sandstone foundation. The roof is sheathed in red asphalt shingles. An exterior chimney rises on the east elevation, and a second, internal chimney rises from the north slope of the roof. Both chimneys have dentils beneath the capstone and a string course roughly 18 inches below.

The wood front door is located in the enclosed portion of the porch. The door has three stepped, vertical lights. Also located inside the porch enclosure is an original 9-over-1 picture window. The standard window is a 6-over-1 wood sash. Two are evenly spaced on the east half of the façade.

The east elevation has a shed-roofed bay window located just north of center, with a 12-over-1 center sash flanked by standard sash. There is an enclosed, gable-roofed rear entrance at the northeast corner. Three standard windows are spaced along the east elevation, one between the rear entrance and the bay window, one between the bay window and the chimney, and one between the chimney and the southeast corner. A shed-roofed dormer is located in the north half of the west elevation. All the first floor windows are protected by original wood sash storms.

Ancillary structures:
Garage (c.1920): A square, one-story, two-bay, pent-roofed garage (20’ NS x 20’ EW) is located due west of the main structure. The garage is sheathed in shiplap siding and has wood doors composed of vertical panels. Two 2-light stationary windows are located on the east and west elevations. The roof is sheathed in red asphalt shingles. All features on the garage are original.

EVALUATION
Physical Integrity: This building is in good condition and shows no obvious signs of deterioration. The front porch enclosure and the rear entrance, although probably not original to the structure, do not detract from the overall character of the building. These changes were likely made shortly after the construction of the house, well within the period of significance.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. This Craftsman-style bungalow is one of many fine examples of the style found within the University Neighborhood District. Rating: 2. Garage: 2.
715 Garfield, Garage, south and west elevations (Jonas Landes, February 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 80
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1015 Garfield Street
County: Albany
Legal Location (lot, block, addition): West half of lot 1, Block 208, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Guest Home/ Rental Unit
Historic Use: Guest Home/Rental Unit

Name of owner: Gail Koehler-Shive
Address of owner: 318 S. 11th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 3/28/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1954 (Assessor’s Office); 2007: major façade renovation

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Cape Cod

Architectural Description: This small, one-and-one-half-story house (25’ EW x 18’ NS) is clad in large wood shingles. The eave-front building faces south onto Garfield Street. Two gable-roofed dormers and a two-thirds-length open front porch (constructed in 2007) dominate the façade. A red-brick exterior chimney is located on the east elevation. The foundation is poured concrete and the roof is sheathed in green asphalt shingles.
The wood front door with a 3-light, semi-circular window above four vertical panels is centered on the façade. In the east bay is a large picture window flanked by 1-over-1, double-hung windows. A large, new unit consisting of a door with 8 square lights over two square wood panels flanked by 10-light stationary windows is located in the west bay of the façade. In front of this unit is a new concrete-tile patio. In each dormer is a 1-over-1, double-hung window.

The west elevation appears to be original, with a single 1-over-1, double-hung window in the first story and one in the gable end.

The house is surrounded by a new stuccoed wall and a tall hedge.

Ancillary structures:
Garage: A one-bay, gable-roofed garage (12’ EW x 16’ NS) is located due west of the house. The clapboard-sided garage faces south onto Garfield Street. Exposed rafter tails are evident beneath the dark grey asphalt shingled roof.

The 1931 Sanborn Insurance map shows a garage of this shape and size as the only other building on this section of the block besides the house at 318 S. 11th Street. Judging from its design and materials, it appears to pre-date the house at 1015 Garfield, and is probably the original garage to 318 S. 11th.

EVALUATION
Physical Integrity: This house is in good condition but the façade has been dramatically changed with the addition of the large door unit, new front porch, patio and surrounding wall.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, and association. However, the changes to the façade give the house a new, rather than historic look. Because the changes affect the façade of the house, this building has lost its strong connection to the historic district’s period of significance, and is no longer a contributing building. Rating: 0; garage: 2.
1015 Garfield, south façade (Jonas Landes, March 2007)

1015 Garfield, south and east elevations (Jonas Landes, March 2007)
1015 Garfield, Garage, south and west elevations (Jonas Landes, March 2007)
GENERAL INFORMATION

Site Number: 81
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1115 Garfield St.
County: Albany
Legal Location (lot, block, addition): West half of lot 1, Block 6, Grand Ave Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Rental House
Historic Use: Single Family Residence

Name of owner: Robert and Mary Jo Atherton
Address of owner: 2824 Sage Dr., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 4/9/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1920 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: In 1928 a Raymond Bradley lived at this address.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Hip-roofed Cottage

Architectural Description: This one-story, hip-roofed house (23’ EW x 46’ NS) faces south onto Garfield Street and is sided in clapboard. The raised foundation is poured, scored concrete, and the roof is sheathed in light green asphalt shingles. A hip-roofed, open porch supported by two classically inspired columns occupies the east bay of the façade. The porch is enclosed by a clapboarded knee wall. The original, wood front door...
has 8-lights above three vertical panels. In the west bay of the façade is a 5-over-1, double-hung window flanked by narrow, 3-over-1 windows.  
On the west elevation, the roof rises slightly to accommodate a bay window with a large, central, 1-over-1, double-hung window flanked by standard-sized 1-over-1 windows. To the south of the bay windows are two small, 30-light, leaded glass windows. To the north of the bay window are a paired and a single 1-over-1, double-hung window. On the east and west elevations, in the basement, are 1-by-1 slider windows. A red brick internal chimney rises from the west slope of the roof.

Ancillary structures:  
Garage: A one-bay, gable-roofed garage (10’ EW x 15’ NS) faces south just east of the house. The garage is sided in clapboard and the roof is sheathed in light green asphalt shingles.

EVALUATION  
Physical Integrity: This building has been very well maintained and the exterior appears to be unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. On this block alone there are two other hip-roofed cottages with classically inspired details. Rating: 2. Garage: 1.
1115 Garfield, south and west elevations (Jonas Landes, April 2007)

1115 Garfield, Garage, south elevation (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 82
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1117 - 1119 Garfield Street
County: Albany
Legal Location (lot, block, addition): East half of lot 1, Block 6, Grand Ave Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Rental House
Historic Use: Double House

Name of owner: Mary and Lloyd Ayres
Address of owner: 1202 E. Curtis, Laramie, WY 82072

Form Prepared by: Jonas H. Landes
Date of Survey: 4/11/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1911/1994 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: This house was built as a duplex. As such it was likely a rental house from the start. In 1924-25 George W. Patterson, attorney with Arnold, Patterson and Arnold and Albany County Attorney lived here.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directory of 1924-25

ARCHITECTURAL INFORMATION

Architectural style/type: Duplex Cottage

Architectural Description: This one-story, stucco-sided, eave-front, gable-roofed house (45’ EW x 27’ NS) faces south onto Garfield Street. Exposed rafter tails and purlins are evident beneath the eaves. The building is split down the middle into two distinct,
symmetrical units. The building sits on a raised, stuccoed foundation, and is roofed in light green asphalt shingles.

The east and west halves of the façade are mirror images of each other. They consist of a central, 9-light-over-1-panel door with a 12-over-1, double-hung window flanked by narrow, 6-over-1 window to one side (the center) and to the outside, a single, 9-over-1, double-hung window. All windows and doors are original and wood. The east elevation faces onto 12th street and has three different-sized, 9-over-1, double-hung windows unevenly spaced across the first floor. The gable end has a pair of 9-light, stationary windows.

Ancillary structures: none

EVALUATION

Physical Integrity: This building appears to be in excellent condition and has seen little or no exterior alterations.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. As a Craftsman-style house it possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2.
1117 Garfield, south and east elevations (Jonas Landes, April 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 83  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1203 Garfield Street  
County: Albany

Legal Location (lot, block, addition): West half of lot 8, Block 5, Union Pacific 4th Addition

Current Name (if applicable):  
Historic Name (if applicable):

Current Use: Rental House  
Historic Use: Single Family Residence

Name of owner: Robert and Janet Young  
Address of owner: 2442 Mountain Shadow Lane, Laramie, WY 82070

Form Prepared by: Jonas H. Landes  
Date of Survey: 4/18/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1918 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: In 1929-30 this house was owned by Joseph Madigan.

Major Bibliographic References:  
Albany County Assessor’s Office  
Laramie City Directory of 1929-30

ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman

Architectural Description: This L-shaped, one-and-a-half-story, intersecting gable-roofed house (23’ EW x 35’ NS) faces south onto Garfield Street. The east slope of the front-facing gable extends to incorporate a fully enclosed entrance porch. The stucco-sided house features interestingly shaped exposed rafter tails and knee braces beneath the
eaves and in the gable ends, and windows with up to five vertical lights in the upper sash. A concrete water table, painted red and scored to look like brick, separates the raised basement from the first floor. The foundation is scored poured concrete and the roof is sheathed in green asphalt shingles. All windows except basement windows are original wood sash.

An unusual two-sided bay window with a shed roof projects from the west bay of the façade. The bay window consists four 4-over-1, double-hung windows with the center two angled and the outside two flush. Above the bay window, in the gable end, is a louvered wood vent, with a decorative feature below it consisting of boards angled at the ends and supported by brackets, in the manner of the Craftsman style. Just east of the bay window is a small, stationary window with eight vertical lights. The original, 8-light wood door flanked by sidelights with long vertical lights set between small, square lights is located in the east bay of the façade, accessing the enclosed porch. Within the enclosed porch is another door, facing east.

The west elevation fronts on 12th Street. A tan-brick exterior chimney rises near the southwest corner of the house, in the eave-front section of the west elevation. On each side of the chimney is a small, 4-light, stationary window. To the north, in the gable-roofed section, are (from south to north) a 5-over-1, double-hung window, another small 4-light stationary window, a 4-over-1 and a 5-over-1, double-hung window. The single window in the gable end is 6-over-1, double-hung, and has the same decorative feature below it as the gable-end window on the façade. The basement has replacement, vinyl-clad stationary and 1-over-1, double-hung windows.

The east elevation of the enclosed porch has five 1-over-1, double-hung windows. To the north, in the gable-roofed section, is a triple window of 4-over-1 sash, a new casement window, and a door, and in the gable end is a window with the same treatment as the gable window on the façade.

Ancillary structures:
Garage (c. 1920): Directly east of the house is a hip-roofed, two-bay garage (16’ EW x 15’ NS). The garage is sided in clapboard and has exposed rafter tails beneath the eaves. The eastern garage door is original with a sliding door of two panels, each with 6 lights surrounded by wood panels, while the western door is a replacement 16-panel, overhead wood door. The roof is sheathed in light green asphalt shingles.

EVALUATION
Physical Integrity: This building is in outstanding condition. Other than the replacement basement windows the exterior appears to be unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. This building is notable as a unique Craftsman-style house with all of its original features. It is a strong contributor to the University Neighborhood District. Rating: 3. Garage: 2.
1203 Garfield St., south façade (Jonas Landes, April 2007)

1203 Garfield St., south and west elevations (Jonas Landes, April 2007)
1203 Garfield St., Garage, south elevation (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 84  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1211 Garfield St.  
County: Albany  
Legal Location (lot, block, addition): East half of lot 8, Block 5, Union Pacific 4th Addition

Current Name (if applicable):  
Historic Name (if applicable):  
Current Use: Rental House  
Historic Use: Single Family Residence

Name of owner: Gerrie McCulluh  
Address of owner: 710 Indian Hollow #7, Las Cruces, NM 88011

Form Prepared by: Jonas H. Landes  
Date of Survey: 4/18/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1913 (Assessor’s Office)  
Architect/Builder: unknown  
Historical Background: unknown

Major Bibliographic References:  
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Hip-roofed Cottage

Architectural Description: This one-story, hip-roofed cottage (23’ EW x 40’ NS) faces south onto Garfield Street and is almost an exact match of 1115 Garfield. The raised foundation is poured, scored concrete, and the roof is sheathed in green asphalt shingles. Exposed rafter tails are evident beneath the eaves. A hip-roofed, open porch supported by two Classically inspired columns occupies the east bay of the façade. The porch is enclosed by a clapboarded knee wall. The original, wood front door has 8 lights above two vertical panels. Just east of the door and beneath the porch is a 30-light, leaded-glass...
window. In the west bay of the façade is a 6-over-1, double-hung window flanked by narrower, 3-over-1 windows. The fascia is painted light brown with white stenciling in a leaf pattern.

On the west elevation, the roof rises slightly to accommodate a bay window with a large, central, 1-over-1, double-hung window flanked by standard-sized 1-over-1 windows. To the south of the bay window are two small, 50-light, leaded glass windows. To the north of the bay window are two paired 1-over-1, double-hung windows. On the east elevation are two 1-over-1, double-hung windows. To the north of the windows is a hip-roofed projecting section with a door on its south elevation and a paired, 1-over-1, window on its east elevation.

On the east and west elevations, in the basement, are awning windows. A red brick internal chimney rises from the roof ridge. All windows are original and wood except the basement windows which are replacement wood.

Ancillary structures: none

EVALUATION
Physical Integrity: This building is in fair condition and retains almost all of its original features.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. In this part of the neighborhood are several houses of this design and craftsmanship. Rating: 2.
1211 Garfield St, south and west elevations (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 85  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1213 Garfield St.  
County: Albany  
Legal Location (lot, block, addition): West half of lots 1 and 2, Block 5, Union Pacific 4th Addition

Current Name (if applicable):  
Historic Name (if applicable):

Current Use: Single Family Residence  
Historic Use: Single Family Residence

Name of owner: Linda Ward  
Address of owner: 1213 Garfield St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes  
Date of Survey: 4/19/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1920 (Assessor’s Office)

Architect/Builder: Wilbur Hitchcock

Historical Background: Plans were drawn by Wilbur A. Hitchcock sometime around 1919-20, for B.F. Early of Laramie. In 1924-25, B.F. Early is shown living at this address.

Major Bibliographic References:
Albany County Assessor’s Office  
American Heritage Center, Plan #249, Hitchcock Family Collection, #9921, Box 2, Folder 1  
Laramie City Directory of 1924-25
ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman

Architectural Description: This one-story, eave-front, gable-roofed house faces south onto Garfield Street. The stucco-sided house is square (32’ EW x 32’ NS) and has two intersecting gables on the facade. The building has craftsman features in the exposed rafter tails, stepped knee braces, and tall, double-hung windows with two or three vertical lights in the upper sash. The raised foundation is poured scored concrete and the roof is sheathed in dark grey/black asphalt shingles.

A small, enclosed entryway is located between the two gables. The replacement front door has frosted glass lights above four vertical panels. On each side of the door are paired, narrow, 2-over-1, double-hung windows. The rest of the first-floor windows are long, narrow, 3-over-1, double-hung sash. A square, shed-roofed bay window with a triple sash is centered in the eastern gable-roofed section. The western gable-roofed section has a set of four sashes.

The west elevation has a central projecting, gable-roofed bay with a triple sash. To the south of the bay window is a paired sash, and to the north is a triple sash. The basement has 1-by-1 slider windows.

Ancillary structures:
Garage (c. 1920): Due north of the house is a gable-roofed, stucco-sided garage (15’ EW x 15’ NS). The garage faces south and has exposed rafter tails beneath the eaves. The garage door is replacement and vinyl.

EVALUATION
Physical Integrity: This building is in outstanding condition. Other than three replacement windows toward the rear of the house the exterior appears to be unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. As a Hitchcock-designed house with many Craftsman-style features, this building is an outstanding contributor to the University Neighborhood District. Rating: 3. Garage: 2.
1213 Garfield St, south façade (Jonas Landes, April 2007)

1213 Garfield St, south and west elevations (Jonas Landes, April 2007)
1213 Garfield St., Garage, south and west elevations (Jonas Landes, April 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 86
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1221 Garfield St.
County: Albany
Legal Location (lot, block, addition): East half of lot 1, Block 5, Union Pacific 4th Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Rental House
Historic Use: Single Family Residence

Name of owner: Agnes Milstead Revocable Trust
Address of owner: 2017 Grand Ave. Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 4/19/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1932 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: In 1937 Gus E. Ryden is listed as owner of this house.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directory of 1937

ARCHITECTURAL INFORMATION

Architectural style/type: Clipped-gable-roofed Cottage

Architectural Description: This small, one-story, rectangular house (23’ EW x 35’ NS) faces south onto Garfield Street. The raised basement is stuccoed and the roof is sheathed in cedar shingles. The stucco-sided house has a clipped-gable roof, which is hipped at the back. A shallow, offset, clipped-gable projection occupies the west two-thirds of the façade. At the east end of this projection is a small, open, entry porch with a gable roof supported by two fluted, Classically inspired columns. The original, wood
door has a round-arch top, and a 9-light, circular window over three vertical panels. To the east of the door, beneath the entry porch, is a very small, 3-light, stationary, arched window. To the west of the entry porch is a paired, 6-over-6, double-hung window. To the east of the entry porch, set back under the main gable roof, is a large, 6-over-6, double-hung window flanked by very narrow windows with four vertically arranged lights.

The east elevation has three pairs of 6-over-6, double-hung windows. The pair to the north is smaller than the average windows on the house. The basement windows are 2-light hopper. All of the windows are original and wood. A white-painted-brick, internal chimney rises from the north (hipped) slope of the roof. The chimney has a red brick necklace and pendant design.

Ancillary structures: none

EVALUATION

Physical Integrity: This building is in fair condition. The exterior appears to be unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2.
1221 Garfield St, south and east elevations (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 87
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1305 Garfield Ave
County: Albany
Legal Location (lot, block, addition): Lot 4, Block 6, Grand Ave

Current Name (if applicable):
Historic Name (if applicable): Norman M. Johnston

Current Use: Two unit rental apartment
Historic Use: Single Family Home

Name of owner: John and Chrisann Squires
Address of owner: 2526 Mountain Wood Dr., Missoula, MT 59808

Form Prepared by: Tony Dubé
Date of Survey: May 22, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1931 (Albany County Assessor’s Office)

Architect/Builder: Unknown

Historical Background: The first owner of this home was Mr. Norman M. Johnston, who according to the 1931-32 Laramie City and Albany County Directory was a bookkeeper for the Albany National Bank. The bank, which was founded in 1887, was one of the first in Laramie and was eventually absorbed by the First National Bank in 1949. Mr. Johnston and his home are typical examples of the working middle-class residents in the town during the 1930s.

Major Bibliographic References:
1931-32 City Directory, Laramie
Albany County Assessor’s Office
ARCHITECTURAL INFORMATION

Architectural style/type: Gable-front House

Architectural Description: This one-and-a-half-story, light-tan, stuccoed home faces south onto Garfield Street. The house’s rectangular central block is approximately 34’ NS by 20’ EW with a front gable. Extending south off of this are two smaller gabled projections. The easternmost projection is 8’ EW by 1’ NS, and is incorporated into the east slope of the main gable. The second projection (12’ EW by 4’ NS), offset to the west, is taller and wider and projects further to the south. An intersecting gabled wing that houses the garage extends from the north end of the central block’s east elevation. The wing measures 18’ NS by 18’ EW and has an intersecting front-facing gable on its east portion. A red brick chimney rises from the north end of the main ridgeline, and an exterior, stuccoed chimney rises along the south portion of the west elevation. The roof is sheathed in wood shingles. The house rests on a concrete foundation.

Five concrete stairs lead to the stoop and entryway, located beneath the smaller of the two gabled projections. A metal, 2-light storm door lights covers an original wood door with 3 clear lights over 3 panels. A very tall, triple window of 14-light casements with 1-over-1 storm windows occupies most of the western gabled projection. In the gable end of the central block is a small, 4-light window covered by a 1-light storm window. The front-facing gable of the east wing has a pair of 6-over-6, double-hung windows above a 16-panel, wood garage door. Directly to the west of the garage door is an unornamented wood door covered by a storm door identical to that on the front entry.

The east elevation of the central block has a paired set of 4-over-4, double-hung windows in its south bay and a single 4-over-4, double-hung window in its north bay, all covered with 1-light storm windows. The west elevation has four 6-over-6, double-hung windows with original wood enframements spaced evenly along the elevation.

Ancillary structures (name and brief description): N/A

EVALUATION

Physical Integrity: This building is in good condition. It appears to have undergone significant additions/remodeling, although these have not been documented. It is possible that a freestanding garage, which would have been common in 1931 when the house was built, was incorporated into the large addition that extends to the east. The western front gable also does not appear to be original. However, the house retains the general form and style of a 1930s house in this district.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 1.
1305 Garfield Street, south elevation. (Tony Dubé, June 2007)

1305 Garfield Street, south elevation and east elevation. (Tony Dubé, June 2007)
GENERAL INFORMATION

Site Number: 88
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1315 Garfield Ave
County: Albany
Legal Location (lot, block, addition): Lot 3, Block 6, Grand Ave

Current Name (if applicable):
Historic Name (if applicable): Dr. Fredric Hultz Residence

Current Use: Single Family Home
Historic Use: Single Family Home

Name of owner: Uvalda Vialpando
Address of owner: 1315 Garfield, Laramie, WY 82070

Form Prepared by: Tony Dubé
Date of Survey: May 25, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1927 (Albany County Assessor’s Office)

Architect/Builder: Wilbur Hitchcock

Historical Background: This home was designed and built by prominent Laramie architect Wilbur Hitchcock for Dr. Fredric Samuel Hultz, a professor at the University of Wyoming. He was head of the Department of Animal Production as well as a presidential assistant. He authored three books: Range Beef Production, Range Sheep and Wool, and Corriedale Sheep. After leaving Wyoming in the late 1930s, he went on to a distinguished career as president of North Dakota State University. Both Hitchcock and Hultz were also in “The Jesters,” a thespian group at the University of Wyoming.

Major Bibliographic References:
Albany County Assessor’s Office

Albany County Assessor’s Office
Hitchcock & Hitchcock Records, Accession Number 9921, Box 6, Folder 3, AHC, University of Wyoming.
ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This one-and-a-half-story, multi-gabled, rectangular building sits centrally on the north side of Garfield Street and faces south onto the street. The tan stucco building measures approximately 42’ EW by 34’ NS, with a gabled front entryway measuring approximately 30’ EW by 5’ NS. A large, prominent, exterior, red-brick chimney is centrally located on the façade. The roof is sheathed in red and tan asphalt shingles. The building rests on a concrete foundation, and appears to have a partial basement.

A large front gable dominates the west bay of the façade. A 4-over-4, double-hung window with a brown-and-white-vertical-striped canvas awning occupies the first floor, and a small, 6-light, rounded top window, which underneath has a decorative projection of corbelled red brick, lights the gable end. A smaller gabled projection centered on the façade houses the entryway. The east bay of the façade has a triple, 8-light casement window with an awning matching that of the bay. The wall extends east 3’ to form a small wing wall.

The entryway features a 2-level, rounded, brick stoop with a wrought iron railing on the west side. The door is set in an ogee arch of red soldier brick. The door itself also has an ogee-arched top, and is constructed of vertical boards and covered by a full-view storm door. Above the door is a thin vertical strip of eight red bricks from which extends a porch light. To the east of the door is a 2’-tall, decorative arched recess trimmed in red brick.

East and west elevation windows are in single, paired or triple 8-light casements. Centered on the first floor of the east elevation is a triple window, and north of this is a paired window. The east-elevation gable end is clipped. The west elevation has four standard windows intermittently spaced, all set into the west slope of the roof. Storm windows cover the windows throughout the home, with all windows appearing to have the original wood enframements.

Ancillary structures:
Garage (1927): A front-gabled, rectangular garage measuring approximately 20’ EW by 12’ NS is north of the house. The tan stuccoed building has a single, 16-panel wood garage door with 6 lights. A small vertical strip of red brick sits above the door, a feature similar to the one above the front door of the house. The roof is sheathed in tan and red asphalt shingles, and the foundation is poured concrete.
EVALUATION

Physical Integrity: This building has been very well maintained and retains all of its architectural integrity. The addition of storm windows and a storm door does not significantly detract from its integrity.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District, and has several special connections to the district. The building was commissioned by Dr. Hultz, who was not only a prominent member of the University of Wyoming but who was also a leading academic in sheep ranching and wool, both historically important businesses for Wyoming. The fact that Wilbur Hitchcock, prominent Laramie architect, designed the building only strengthens the importance of this property to the district. Rating: House: 3, Garage: 3.

1315 Garfield St., south façade. (Tony Dubé, June 2007)
1315 Garfield St., south façade and east elevation. (Tony Dubé, June 2007)

1315 Garfield St., Garage, east façade. (Tony Dubé, June 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 89
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1317 Garfield Street
County: Albany
Legal Location (lot, block, addition): Lot 2, Block 6, Grand Ave

Current Name (if applicable): Burns Residence
Historic Name (if applicable): Burns Residence

Current Use: Single Family Home
Historic Use: Single Family Home

Name of owner: Page Family, Ltd.
Address of owner: 449 Carroll Lake Rd., Laramie, WY 82070

Form Prepared by: Tony Dubé
Date of Survey: May 24, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1935

Architect/Builder: Unknown

Historical Background: This home was the residence of Dr. Robert H. Burns, a professor at the University of Wyoming. He was in the Wool Department of the College of Agriculture, where this prominent academic in the field of sheep ranching published books and articles on said subject from the 1930s through the 1960s. He and his wife Agnes toured the world, he researching sheep ranching and she adding to a renowned collection of sheep bells.

Major Bibliographic References:
Albany County Assessor’s Office
University of Wyoming Combined Libraries Catalog

ARCHITECTURAL INFORMATION

Architectural style/type: Gable-front Cottage
Architectural Description: This one-and-a-half-story, brown stucco home is approximately 50'NS x 32' EW. The rectangular, front-gabled building faces south onto Garfield Street and rests on a concrete foundation with a full basement. The roof is sheathed with red asphalt shingles and has two chimneys. The south façade features the prominent, brown-stucco, exterior chimney that rises slightly west of the ridgeline. The chimney is partially covered by a front-gabled entry that projects five feet from the main block. Another chimney rises from the east slope of the roof, this one revealing portions of red brick under a deteriorating brown stucco exterior.

Leading to the entry on the south façade are five steps flanked by wrought iron rails. To the west of the stairs is a small planter constructed of five courses of red brick. The original, wood front door has a single upper light. Covering this is a full-view storm door. To the west of the door, in the entry and is a small, 1-light window. All windows are framed in wood, painted white.

The west bay of the façade has a large picture window with false shutters constructed of decorative wood panels displaying white stencils of a single bird in flight. Above the window, vertical boards of similar construction rise in a triangle shape. This decorative feature has a white stencil of a pine tree. Below the picture window is a 3-light ribbon window that lights the basement. The east bay of the façade features the wood garage door, which consists of four doors, each with four lights above two vertical panels. Above this door is a decorative top that matches that of the picture window, with the addition of the house number (1317).

Placed evenly along the west elevation are five 1-over-1, double hung windows that appear to replacements, though the wood enframements are original. The east elevation has four of the same 1-over-1, double hung windows, along with a four panel, 4-light single wooden door.

Ancillary structures: None.

EVALUATION

Physical Integrity: This building has been well maintained. With the exception of the replacement windows on the west elevation, no significant alterations have been made to the structure.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District, and has a special connection to the district and state by virtue of the home’s first resident, Dr. Burns, who was a leading academic in sheep ranching and wool, both historically important Wyoming industries. It retains special “handyman” features which make it distinctive. Rating: 3.
1317 Garfield Street, south façade (Tony Dubé, May 2007)

1317 Garfield Street, west and south elevations (Tony Dubé, May 2007)
GENERAL INFORMATION

Site Number: 90
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1321 Garfield Street
County: Albany
Legal Location (lot, block, addition): Lot 1, Block 6, Grand Ave

Current Name (if applicable): Connolly Residence
Historic Name (if applicable): Henry J. Peterson Residence

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Catherine Connolly
Address of owner: 1321 Garfield Ave Laramie, WY 82070

Form Prepared by: Tony Dubé
Date of Survey: May 25, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1927; remodeled in 2003

Architect/Builder: Unknown

Historical Background: Henry J. Peterson was listed as the owner in 1929-30 and 1937.

Major Bibliographic References:
Albany County Assessor’s Office
Knight, Judy. Researcher for the Laramie Plains Museum. Notes compiled 2004

ARCHITECTURAL INFORMATION

Architectural style/type: Colonial Revival (Cape Cod)

Architectural Description: This one-and-a-half-story, medium-pitched, eave-front house is on the northwest corner of Garfield and 14th Streets and faces south onto Garfield. The house is 32’ EW by 25’ NS, with a 12’ EW by 20’ NS gabled ell projecting from the east side of the north elevation. A small 4’ EW by 18’ NS, hip-roofed wing extends off the northern portion of the west elevation. The home has white-painted, horizontal wood siding, and rests on a concrete foundation. The roof is sheathed in gray
asphalt shingles There are two white-brick chimneys, one centered on the north slope of the roof and the other flush against the west elevation on the south slope.

The east bay of the façade has a small, open entry porch with a shallow hipped roof supported by two slender, unadorned columns. Wrought iron railings bracket five steps leading up to the entry. The door is wood with two lights and two panels and is behind a one panel, 12-light storm door. A triple set of 6-over-6, double-hung windows occupies the west bay of the façade. These and other windows in the house are framed in wood, painted purple. Two symmetrically placed, gabled dormers, both with single 6-over-6, double-hung windows, project from the south slope of the roof.

The east elevation (facing 14th Street) has on the south bay of the main block a paired 6-over-6, double-hung window and on the north bay is a smaller version of the same. There is a single window in the gable end and a paired window on the rear ell. On the small wing of the west elevation there is a single window facing west that is bracketed by false shutters. The gable of this elevation has a paired 4-over-4, double-hung window, also featuring false shutters.

Ancillary structures:
Garage (c. 1927): There is a small (12’ EW by 18’ NS), one-bay garage north of the house. The front-gabled garage faces west on 14th Street and rests on a low, concrete footing. The garage matches the house in style, with the same horizontal wood siding and an 18-panel, wooden garage door with purple-painted trim. The roof is also sheathed in gray asphalt shingles.

EVALUATION
Physical Integrity: This building has been well maintained. The addition of the northern wing occurred in 2003, but it is discreet and appropriate to the original design and style.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3; Garage: 3.
1321 Garfield Street, south façade (Tony Dubé, May 2007)

1321 Garfield Street, south and east elevations (Tony Dubé, May 2007)
1321 Garfield Street, Garage, east and north elevations (Tony Dubé, May 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 91
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1405 Garfield Street
County: Albany
Legal Location (lot, block, addition): Lot 3, Block 5, Grand Avenue Second Addition

Current Name (if applicable):
Historic Name (if applicable): Leas House

Current Use: Residence
Historic Use: Residence

Name of owner: Faircloth, James Bascom III
Address of owner: 1405 Garfield St., Laramie, WY 82070
Laramie, WY 82070-0000

Form Prepared by: Christopher A. Bodych
Date of Survey: 05/08/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1931

Architect/Builder: Unknown

Historical Background: This house was originally owned by Hubert M. Leas. From its construction up to present day this house has been used as a residence.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This one-and-a-half-story, square-plan house faces south on Garfield Street. Its steeply-pitched, brown-asphalt-shingle-sheathed roof runs on a north-south axis, with an intersecting gable extending to the east. An irregular sloping roof projects from the west slope of the main roof. Eaves are clipped and trimmed in wood,
painted white. The house has a full basement and is sheathed in white stucco. All the windows have plain wood trim, painted gray.

The façade consists of three bays, the eastern two bays of which project from the rest of the facade. The central bay contains the doorway, accessed by a five-step, red-brick stoop with black, iron railings either side of it. The red, wooden interior door has six panels and is covered by a glass storm door. Directly above the door is a very shallow gable. To the west of the door is a large, tapered, exterior chimney, which is also stuccoed. The east and west bays of the façade have identical paired, 3-over-1, double-hung windows. A small, 1-over-1 window lights the gable end. A small 1-by-1 basement window is located in the west bay.

On the east elevation are two first-floor windows. The southernmost has 3-over-1 lights and the northernmost is much smaller, with 1-over-1 lights. The gable-end window matches that of the façade. There is a 1-by-1 basement window located towards the north of the elevation and a small, white, metal opening covered by a white, metal flap located towards the south of the elevation. At the north end of this elevation, a shed roof extends to enclose a one-bay garage with a 12-panel, wood, overhead garage door.

The west elevation contains three windows. All have 3-over-1 lights, however the southernmost window is paired. A centrally placed gabled wall dormer (later addition) also contains a 3-over-1 window.

Ancillary structures: none

EVALUATION

Physical Integrity: The house is in good condition. The partially flat roofline is unusual for a Tudor-Revival house, but windows throughout the first floor of the house appear to be original, so it is probable that the only addition has been the wall dormer on the west elevation.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2.
1405 Garfield St., south and west elevations (Christopher A. Bodych, May 2007)

1405 Garfield St., south and east elevations (Christopher A. Bodych, May 2007)
GENERAL INFORMATION

Site Number: 92
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1407-1409 Garfield Street
County: Albany
Legal Location (lot, block, addition): Lot 2, Block 5, Grand Avenue Second Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Residence (with basement apartment)
Historic Use: Residence

Name of owner: Paul Cors
Address of owner: 1409 Garfield St., Laramie, WY 82070

Form Prepared by: Christopher A. Bodych
Date of Survey: 02/12/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1913

Architect/Builder: unknown

Historical Background: The original owner was John W. Scott. This house has remained in use as a residence.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Pyramidal Cottage

Architectural Description: This rectangular-plan, two-bay house faces south on Garfield Street. It is one story high, sits on a full basement faced with brick, and has a medium-pitched hipped roof. The exterior is sheathed in replacement horizontal siding that appears to be a composite wood material. The roof, which was previously covered with wooden shingles, is now sheathed in asphalt shingles. A small, red-brick chimney rises from the peak of the roof. The cornice is decorated with wooden modillions which run around the entire perimeter of the house.
The east bay of the façade consists of a recessed, open porch and doorway accessed by four concrete steps. The door has an exterior, two-panel, wooden storm door, with a three-panel, wood interior door. There is a small, square window east of the door with a single central light surrounded with small, square, colored lights. All windows and doors are trimmed with plain molding, painted white. Windows have thin wooden slip sills.

The west bay of the façade features a hip-roofed bay window which wraps around the corner to the west elevation. The window sashes are not visible due to dense vegetation.

The east elevation contains three symmetrically placed 1-over-1 windows, with the central one being smaller. The west elevation has five windows of varying sizes, with 1-over-1 and 2-over-2 sash. The southernmost window is part of the bay which wraps around from the façade.

**Ancillary structures:** none

**EVALUATION**

**Physical Integrity:** This building is in fair condition. Exterior features appear to be original except for the replacement siding.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, feeling and association from the historic district’s period of significance. Although the replacement siding detracts from its historic character, enough character-defining features remain to give the house a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 1.
1409 Garfield St., south elevation (Christopher A. Bodych, February, 2007)

1409 Garfield St., south and east elevations (Christopher A. Bodych, February, 2007)
GENERAL INFORMATION

Site Number: 93  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 1415 Garfield Street  
County: Albany  
Legal Location (lot, block, addition): Lot 1, Block 5, Grand Avenue Second Addition

Current Name (if applicable):  
Historic Name (if applicable):  
Current Use: Residence  
Historic Use: Residence

Name of owner: Glover Field  
Address of owner: 1441 Craig’s Mountain Rd., Christiansburg, VA 24073

Form Prepared by: Christopher A. Bodych  
Date of Survey: 02/10/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1925

Architect/Builder: Unknown

Historical Background: Vincil C. Coulter was the original owner. From its construction to present, this house has been used for a residence.

Major Bibliographic References:  
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Cottage

Architectural Description: This rectangular-plan house faces south on Garfield Street. It is one story high and sits on a full basement faced with grey-painted brick. The medium-pitched, eave-front gable roof is sheathed with asphalt shingles. The exterior walls are sheathed with horizontal lap siding, painted grey. Window and door trim is plain wood, painted white. The gable ends are finished with rougher, wider wood siding. An intersecting gable at the west end of the façade shelters the entrance. The front gable only is decorated with knee braces. A small ell at the rear of the house is visible only
from its eastern side. A red-brick chimney with decorative corbelling extends from the north slope of the roof.

The façade of the house is asymmetrical with three bays. The gable-roofed western bay projects slightly and contains the entrance flanked by identical windows. The entrance is accessed by an L-shaped stoop with six brick steps. There is a storm door with two upper lights and an interior door with two panels below a vertically divided light. The double-hung windows have four vertical lights over a single light. The center and eastern bays contain identical, three-part windows, with the central, stationary sash slightly larger than the flanking sash. The upper sashes of all the windows have vertical lights.

The west elevation contains three windows. The southernmost window is paired, the central window is slightly larger than the southern window, and the northern window is slightly smaller. The east elevation has three windows, with the central one smaller than the other two. The northern-most window is located in the rear ell.

**Ancillary structures:** none

**EVALUATION**

**Physical Integrity:** This house appears to be in excellent condition and retains all of its original features.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2.
1415 Garfield St., south and west elevations (Christopher A. Bodych, February, 2007)

1415 Garfield St., south and east elevations (Christopher A. Bodych, February, 2007)
GENERAL INFORMATION

Site Number: 93
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 311 S. 6th Street
County: Albany
Legal Location (lot, block, addition): North ½ of Lot 6, Block 204, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: single unit rental
Historic Use: private residence

Name of owner: Security First Savings and Loan
Address of owner: PO Box 129, Cheyenne, WY 82003

Form Prepared by: Jonas H. Landes
Date of Survey: 1/18/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1900 (Assessor’s Office)

Architect/Builder: Unknown

Historical Background: Records indicate that this house was occupied by Mrs. Sadie E. Jayne in 1929-30, Lewis S. DeWeese in 1937, and Roy L. McDonald in 1968.

Major Bibliographic References:
Albany County Assessor’s Office
Sanborn Fire Insurance Map of 1912

ARCHITECTURAL INFORMATION

Architectural style/type: Pyramidal Cottage

Architectural Description: This one-story, square (21’ NS x 25’ EW), pyramidal-roofed house is sheathed in asbestos siding. A hip-roofed porch supported by three Classically inspired columns runs the length of the façade. A fourth, short column is incorporated into the spindle railing. A brick chimney rises from the west slope of the asphalt-shingled
roof. The foundation has a concrete veneer that likely covers a rock-faced sandstone foundation.

The wood front door, with a single upper light above horizontal panels, is offset to the north in the west-facing façade. An original, 6-light, two-panel wood storm door protects the front door. To the north of the door is a wide, 1-over-1, stationary sash window, and to the south is a 1-over-1, double-hung window of the same height but narrow in width. All of the windows are original wood sash. There are two 1-over-1, double-hung windows on the south elevation.

Ancillary structures:
Garage: A small (10’ NS x 16’ EW), gable-roofed garage sheathed in shiplap siding is located directly east of the main structure. Wooden, hinged, double doors open onto the alley on the east elevation.

EVALUATION
Physical Integrity: It is rare for such a small structure to escape any additions. Other than the asbestos siding, the building is largely unaltered. However, this house has not been well maintained. The veneer of the concrete foundation is cracking, the exterior walls and trim need paint, and the wood window sashes are exposed and deteriorating. Likewise, the garage is in need of paint and new roofing shingles.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, workmanship, feeling and association from the historic district’s period of significance. Although this structure is small and simple (unlike most of the other homes in the University Neighborhood District), it contributes to the historic feeling and association of the district. Rating: 1; garage: 1.

311 S. 6th Street, west and south elevations (Jonas Landes, January, 2007)
311 S. 6th Street, Garage, south and east elevations (Jonas Landes, January, 2007)
GENERAL INFORMATION

Site Number: 94  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 313 S. 6th Street  
County: Albany  
Legal Location (lot, block, addition): South ½ of Lot 6, Block 204, Original Town

Current Name (if applicable):  
Historic Name (if applicable):  

Current Use: single unit rental  
Historic Use: private residence

Name of owner: Security 1st Savings and Loan  
Address of owner: PO Box 129, Cheyenne, WY 82003

Form Prepared by: Jonas H. Landes  
Date of Survey: 1/18/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1900 (Assessor’s Office)

Architect/Builder: Unknown

Historical Background: Records indicate that this house was owned by Mrs. Mary Titus in 1929-30 and Albert Titus in 1937.

Major Bibliographic References:  
Albany County Assessor’s Office  
Sanborn Fire Insurance Map of 1912

ARCHITECTURAL INFORMATION

Architectural style/type: Pyramidal Cottage

Architectural Description: This one-story, hip-roofed, rectangular structure (21’ NS x 40’ EW) is sheathed in asbestos siding. Prior to the 15-foot addition to the rear, this house was similar in plan to its neighbor at 311 S. 6th. Before the addition, the roof was pyramidal with a central, ridge-top chimney. The unique feature of this house is its west-projecting front gable with a large, three-part, arched window centered in the front wall.
A shallow, shed-roofed, open porch, supported by two turned-wood posts, and with a low, spindle railing, occupies the south bay of the facade. The original, wood front door has a single large light with one horizontal rectangular panel above and two below. The roof is sheathed in brown asphalt shingles and the foundation is concrete veneer over stone.

The windows are original 1-over-1, double-hung wood sash. There are five along the south elevation, and three windows plus a back door along the north elevation.

**Ancillary structures:** None

**EVALUATION**

**Physical Integrity:** This structure has not been well maintained. The porch is sagging and the railings are out of plumb. Some of the asbestos shingles are chipped and cracked, and the whole building is in need of paint. The rear addition detracts from the original form of the structure.

**National Register Status:** This building is more than 50 years of age. Although the structure has new siding and a later rear addition, it retains integrity of location, setting, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Along with 311 S. 6th St., this house provides a glimpse of the living conditions of the turn-of-the-century working class in Laramie. Rating: 1.
GENERAL INFORMATION

Site Number: 95  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 315 S. 6th St.  
County: Albany  
Legal Location (lot, block, addition): Lot 7, Block 204, Original Town

Current Name (if applicable):  
Historic Name (if applicable):  

Current Use: single family private residence  
Historic Use: single family private residence

Name of owner: Anna Buckingham  
Address of owner: 315 S. 6th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes  
Date of Survey: 1/20/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1923 (Assessor’s Office, Knight)

Architect/Builder: unknown

Historical Background: Records show that this house was occupied by Guy R. Holliday in 1929-30 and Horace K. Heath in 1937.

Major Bibliographic References:  
Albany County Assessor’s Office  

ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Cottage

Architectural Description: This one-story, asbestos-shingle-sided house is rectangular in form (25’ NS x 50’ EW) and faces west. The house is hip-roofed, with a large, front-facing gable projecting on the west façade (over the front porch) and a small, gable-roofed projection to the south. Craftsman-style features include exposed rafter tails and knee braces at the eaves and square, tapered posts set on large, square brick piers that support the full-front porch. The porch has been enclosed with 1-over-1, fixed-pane sash.
and a wood door with three upper horizontal lights, located near the north end. A tall, brick exterior chimney is located on the south elevation and a squat chimney rises from the ridge toward the rear of the building. The roof is sheathed in red asphalt shingles. The house sits on a raised basement of scored, poured concrete.

The windows are all original wood sash, with 1-over-1, double-hung on the north and south elevations. All windows have storm sash.

Ancillary structures:
Garage (c. 1923): A large (20’ EW x 20’ NS), one-story, pyramidal-roofed, two-bay garage is located directly east (rear) of the house. The garage is sheathed in clapboard siding and has asphalt shingles on the roof. Exposed rafter tails are evident beneath the eaves. The windows are original wood, 4-by-4-light sliding sash. The garage doors are original wood, multi-paneled overhead doors.

EVALUATION
Physical Integrity: This structure has been moderately well maintained and shows no signs of deterioration. However, the asbestos siding and the enclosure of the porch detract from the association of the house with the Craftsman-Bungalow tradition.

National Register Status: This building is more than 50 years of age. In spite of the replacement siding and porch enclosure, it retains a degree of integrity of location, setting, design, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 1; garage: 1.
315 S. 6th St., south and west elevations (Jonas Landes, January 2007)

315 S. 6th St., Garage, north and east elevations (Jonas Landes, January 2007)
GENERAL INFORMATION

Site Number: 96
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 319 S. 6th St.
County: Albany
Legal Location (lot, block, addition): West ½ of Lot 8, Block 204, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Rental Property
Historic Use: Single Family Residence

Name of owner: Carol and Ronald Story
Address of owner: 3223 N. County Rd. 11, Ft. Collins, CO 80304

Form Prepared by: Jonas H. Landes
Date of Survey: 1/22/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1919 (Assessor’s Office; Knight)

Architect/Builder: Unknown

Historical Background: In 1877 this unimproved property was purchased by Edward Ivinson, who sold it in 1906. In 1924-25 Bernard Featherstone, Albany County Treasurer, roomed here. In 1929-30 the house was occupied by Charles R. Kennedy, and Mrs. Lina W. Kennedy, a nurse, is listed as the owner in 1937.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Cottage

Architectural Description: This vernacular Craftsman-style house has an eave-front gable roof with an intersecting, front-gabled porch and a second intersecting gable to the east. The rectangular house (42’ NS x 28’ EW) faces west, and is clad with asbestos siding. Craftsman-style features include knee braces in the gable ends, exposed rafter
tails beneath the eaves, and windows with multiple vertical lights in the upper sash. The house sits on a basement of poured, scored concrete. A brick chimney rises from the east slope of the asphalt-shingled roof.

The front porch is centered on the facade, and is supported by two large, square posts. The original wood door has three long (almost full length), vertical lights, and single-light sidelights. To the south of the door is a large, single-light picture window (likely a replacement), and to the north is a triple, double-hung window with a central 3-over-1 sash flanked by 1-over-1 sash.

A bay window with a shed roof is located on the east end of the south elevation. The center window is 4-over-1 while the outer windows are narrower, 3-over-1 sash. A tan-brick exterior chimney rises along the west end of the south elevation. On either side of the chimney are similar-sized windows with the western window a replacement, vinyl-clad, 1-over-1 sash, and the eastern window an original 4-over-1.

A small, front-gabled garage to the north of the house has been attached to the house by a hyphen. The garage faces west, and retains its original wood combination hinged and sliding door. The gable end is sheathed with shingles, while the rest of the garage is sheathed with clapboards.

Ancillary structures: none

EVALUATION
Physical Integrity: This building has been well maintained and has been little modified.

National Register Status: This building is more than 50 years of age. In spite of replacement siding, the front picture window, and the addition of a hyphen connecting the house and garage, this structure retains integrity of location, setting, design, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2.
319 S. 6th St., west façade (Jonas Landes, January 2007)

319 S. 6th St., south elevation (Jonas Landes, January 2007)
GENERAL INFORMATION

Site Number: 98
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings
Address: 107 S. 7th Street
County: Albany
Legal Location (lot, block, addition): Lot 5 and west half of lot 6, Block 179, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Church
Historic Use: Church

Name of owner: Trinity Evangelical Lutheran
Address of owner: 107 S. 7th Street, Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 4/29/2007

HISTORICAL INFORMATION

Date of Construction/major modification: c. 1960

Architect/Builder: unknown

Historical Background: A smaller, older Lutheran church was located here as early as the 1920s. It was replaced by the current structure.

Major Bibliographic References:
Albany County Assessor’s Office
Sanborn Fire Insurance Maps of 1912, 1924, and 1931

ARCHITECTURAL INFORMATION

Architectural style/type: Modern Religious

Architectural Description: This long, rectangular church (100’ NS x 50’ EW) has a continuous eave-front gable roof with three large, intersecting front gables. The church faces west onto 7th Street. The building is sided in red combed brick and the gable ends...
are half-timbered. The foundation is poured concrete and the roof is sheathed in asphalt shingles.

**Ancillary structures:** none

**EVALUATION**

**Physical Integrity:**
This building is in outstanding condition and appears to be unaltered.

**National Register Status:** This building is less than 50 years of age. Rating: 0.

107 7th St., west façade (Jonas Landes, April 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 99
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 209 S. 7th Street
County: Albany
Legal Location (lot, block, addition): SW quarter of lot 6 and NW quarter of lot 7, Block 186, Original Town

Current Name (if applicable): 
Historic Name (if applicable): 

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Garth and Stephaniea Cossairt
Address of owner: 1472 N. 22nd Street, Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 4/30/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1964 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Ranch

Architectural Description: This one-story, eave-front, gable-roofed house (48’ NS x 25’ EW) faces west onto 7th Street. The rectangular house is sided in large maroon bricks, and has a front-facing attached garage incorporated under the gable roof.

Ancillary structures: none
EVALUATION

Physical Integrity: This building has been well maintained.

National Register Status: This building is less than 50 years of age. Rating: 0.

209 S. 7th Street, west façade (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 100
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 312 S. 7th St.
County: Albany
Legal Location (lot, block, addition): Lot 2, Block 204, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Vacant
Historic Use: Church

Name of owner: Alston and Marie McCarty
Address of owner: 618 Grand Ave.

Form Prepared by: Jonas H. Landes
Date of Survey: 1/29/2007

HISTORICAL INFORMATION

Date of Construction/major modification: Pre-1937

Architect/Builder: unknown

Historical Background: Prior to the construction of the church, a much older house was located on this lot. The Laramie City Directory of 1892 shows H. L. Pascall, manager of the Co-Op Association, living at this address. Sometime before 1937, the First Pentecostal Church was constructed on this site (1937 Laramie City Directory). As recently as 2001 the church was used by the First Assembly of God.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directories: 1892, 1937

ARCHITECTURAL INFORMATION

Architectural style/type: False Mansard Church

Architectural Description: The east-facing façade of this church building has been covered with a stone veneer, and topped with a cedar-shake, false-mansard roof. The rest
of the structure is stucco sided. The central entrance consists of plain, single-light, two-leaf doors.

Ancillary structures: none

EVALUATION
Physical Integrity: The stone veneer and mansard roof were likely added in the 1960s. This building has not been well maintained and it is currently vacant.

National Register Status: Although this building is more than 50 years of age it no longer retains integrity of setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. Rating: 0.

312 S. 7th St., east elevation (Jonas Landes, January, 2007)
GENERAL INFORMATION

Site Number: 101
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 316 S. 7th St
County: Albany
Legal Location (lot, block, addition): West half of Lot 2, Block 204, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Vacant
Historic Use: Parsonage

Name of owner: Alston and Marie McCarty
Address of owner: 618 Grand Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes and Tony Dubé
Date of Survey: June 1, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: c. 1930

Architect/Builder: unknown

Historical Background: Rev. Dorsey E. Overturf of the First Pentecostal Church resided here as early as 1937.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directory of 1937

ARCHITECTURAL INFORMATION

Architectural style/type: Gable-front Cottage

Architectural Description: This secluded, one-and-a-half-story, white stuccoed house sits directly to the southeast of the old First Pentecostal church at 310 7th Street and faces east toward 7th. The medium pitch, front-gabled building is 28’ EW by 22’ NS. The roof is sheathed in gray asphalt shingles and has four metal stovepipes, two on the south slope and two on the north slope. The home rests on a concrete foundation, and appears to have
A full basement. The house has two similar entries, one on the east façade and another on the north elevation.

A small, gable-roofed entry on the north bay of the east façade projects six feet. Three stairs lead to the arched doorway. The single front door is a replacement, and is plain white wood with no ornamentation. Two sets of paired windows augment the façade, both 1-over-1, double-hung windows with original wood molding, with both the lintels and lug sills painted red. One window pair is to the south of the entry, and the other is centered in the gable end. A 3-light ribbon window for the basement is below the façade’s southern window.

The other entryway is centered on the northern elevation, with three concrete stairs leading up to it. This one also has an arched doorway, and features arched windows on its east and west elevations. A metal storm door covers what appears to be the original door, which has one wood panel and three vertical lights. East of this side entry is another pair of 1-over-1 double-hung windows, and to the west is a single 1-over-1 window. Below this west window is another basement window.

The west elevation has four windows, two on the first story and a paired set in the gable end.

**Ancillary structures:** None

**EVALUATION**

**Physical Integrity:** This building has not been well maintained, and shows signs of minor deterioration. However, no significant alterations have occurred to the structure.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District, and as a part of the First Pentecostal property is integral to the religious history that the district possesses. Rating: 2
316 S. 7th St., east façade (Tony Dubé, May 2007)

316 S. 7th St., north and west elevations (Tony Dubé, May 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 102
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 320 S. 7th St.
County: Albany
Legal Location (lot, block, addition): Lot 1, Block 204, Original Town

Current Name (if applicable):  
Historic Name (if applicable): Herbert and Emilie King House

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: James and Joyce Brown
Address of owner: 320 S. 7th St.

Form Prepared by: Jonas H. Landes
Date of Survey: 1/25/2007

HISTORICAL INFORMATION

Date of Construction/major modification: Pre-1890 (Sanborn Fire Insurance Map)

Architect/Builder: unknown

Historical Background: This house was built for Herbert and Emilie King.  Herbert (Bert) King was one of three brothers who founded the King Brothers Ranch in the 1890s and became prominent breeders of sheep.  The King Brothers built a large ranch north of Laramie and also maintained a summer headquarters in the Roger’s Canyon area.  In 1937 this building was listed as the headquarters of “King Brothers Company, Wool Growers.”  In the late 1930s it became the property of Frank Bosler, member of another prominent pioneer ranching family, who later purchased the King Brothers’ Ranch.

Major Bibliographic References:
Albany County Assessor’s Office
Sanborn Fire Insurance Map of 1890
ARCHITECTURAL INFORMATION

Architectural style/type: Free Classic

Architectural Description: A low, cast-iron fence marks the yard of this one-and-a-half-story, irregular house (30’ NS x 40’ EW). The building faces east on 7th Street and is clapboard sided on the first floor and wood shingled on the second floor. The house is painted white, and trimmed with green, in the Colonial Revival tradition. The pyramidal roof is truncated near the top and terminates in a balustrade which partially surrounds a red brick chimney. Gables intersect the roof on the north, east, and west elevations. The features that identify this house as “Free Classic” include the irregular plan coupled with two porches with Classical columns, cornice returns in the gable ends, and dentil trim. The foundation is rough sandstone and the roof is sheathed in green asphalt shingles. The standard window is a 1-over-1, double-hung wood sash, with original wood storm windows.

A projecting, open front porch occupies the north bay of the east elevation. The porch is Classically inspired with sets of three columns supporting an entablature and pedimented roof. The eaves are embellished with dentils and Italianate-style brackets. The porch is surrounded by a low wall sheathed in chamfered wood shingles. The original, wood front door has one large light over three horizontal panels. Directly to the south of the porch is a hip-roofed bay window. The north side of the bay window is incorporated within the porch. The central window of the bay is a large, 2-light stationary sash, while the flanking windows are standard double-hung sash. There is a single standard window to the south of the bay window. In the gable end is a paired window. The gable end is marked by cornice returns.

The south elevation features a bay window in the east bay that matches that of the façade, except that the central window is smaller, and a paired window to its west. The south-facing gable end has fish scale and chamfered shingles at the top, and square wood shingles below. The shingles slope out at the bottom and this slight extension is supported by tiny brackets.

To the west of the south-facing gable is a recessed, shed-roofed open porch supported by slender, square posts. The south-elevation door has four small, square lights over three horizontal panels and is flanked by standard windows. There is a second chimney along the ridgeline of the west-sloping hip.

Ancillary structures:
Garage (c. 1920): A pyramidal-roofed garage is located due west of the house. The 18’-square garage is two bays wide with a single, wood-panel door facing south. The garage is sheathed in shiplap siding and has green asphalt shingles on the roof.

EVALUATION
Physical Integrity: This building is in outstanding condition. It retains all of its original features, including doors and windows.
**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. Both for its architectural value and its association with a prominent Laramie ranching family, this building is a strong contributor to the University Neighborhood District. Rating: 3; Garage: 1.

320 S. 7th Street, east façade (Mary Humstone, June 2007)

320 S. 7th Street, south and east elevations (Mary Humstone, June 2007)
320 S. 7th Street, Garage, south and west elevations (Jonas Landes, January 2007)
GENERAL INFORMATION

Site Number: 103  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 100 S. 8th St.  
County: Albany  
Legal Location (lot, block, addition): East 2/3rds of lot 4, Block 179, Original Town

Current Name (if applicable): 
Historic Name (if applicable): 

Current Use: Rental Apartment  
Historic Use: Private Residence

Name of owner: Dale Poledna Enterprises, Inc.  
Address of owner: PO Box 1188, Laramie, WY 82073

Form Prepared by: Jonas H. Landes  
Date of Survey: 1/11/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1902 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:  
Albany County Assessor’s Office  
Sanborn Fire Insurance Map 1912

ARCHITECTURAL INFORMATION

Architectural style/type: Free Classic

Architectural Description: This two-story, T-shaped structure (25’ NS x 45’ EW) is clad in vinyl lap siding on the first story and asbestos shingles on the second story. The roof consists of intersecting gables, with the main gable facing east. Cornice returns in all the gable ends give the house a Colonial-Revival look. The roof is sheathed in brown asphalt shingles, and the foundation is constructed of rock-faced sandstone.
The façade features a full-length open porch supported by three square posts. The south-bay entrance has a vinyl-clad storm door protecting a replacement, vinyl-clad door, topped by a transom. In the north bay is a large picture window with a stained glass transom. In the second story are two 1-over-1, double-hung windows.

A combed-brick exterior chimney rises along the east bay of the north elevation. To its west, on the first story, is a bay window with 1-over-1, double-hung sash. There is a pair of matching windows above, in the gable end. Approximately half of the windows in the house are replacement vinyl.

A shed-roofed addition was appended to the west elevation of house at a later date. This is evident in the change in foundation material. It is difficult to ascertain the date of the addition because the more recent vinyl siding covers the entire structure and the window openings are similar to those of the original house.

Ancillary structures: N/A

EVALUATION

Physical Integrity: This house has been significantly altered, with new doors, new siding, many new windows, and a rear addition. The building is moderately well maintained.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, and association from the historic district’s period of significance. It possesses a historical relationship to the other contributing properties in the University Neighborhood District. Rating: 1.
100 S. 8th St., east elevation (Jonas Landes, January 2007)

100 S. 8th St., north elevation (Jonas Landes, January 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 104  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 104 S. 8th St.  
County: Albany  
Legal Location (lot, block, addition): Lot 3, Block 179, Original Town

Current Name (if applicable):  
Historic Name (if applicable):

Current Use: Private Residence  
Historic Use: Private Residence

Name of owner: Michael Cheadle  
Address of owner: 104 S. 8th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes  
Date of Survey: 1/11/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1917 (Assessors Office)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:
Albany County Assessors Office  
Laramie City Directory, 1929

ARCHITECTURAL INFORMATION

Architectural style/type: Hip-roofed Cottage

Architectural Description: This one-story, hipped-roof cottage (30’ NS x 45’ EW) is clad in asbestos siding. The house faces east and rests on a scored, poured-concrete foundation. The roof is sheathed in dark grey, asphalt shingles and a ridge-top chimney is located toward the rear of the house. Small, gable-topped protrusions extend about two feet on the north and south elevations toward the rear of the structure. Original wood-sash storm windows protect the 1-over-1, double-hung wood windows that are found throughout the house.
The façade features a hip-roofed dormer centered in the front slope of the roof, and a full-length, integrated front porch with a one-third-height wall and large, square piers. The doorway is offset slightly to the north, and consists of an original, eight-light storm door protecting an original wood door with a three-quarter-length light above a single panel. A large picture window flanked by double-hung windows occupies the south bay of the facade. Window sash consisting of diamond-shaped, leaded-glass lights are found to the north of the door, above the picture window and in the dormer on the façade.

**Ancillary structures:**
**Garage (c. 1917):** A one-story, one-car garage is located due west of the house. The garage is sheathed in shiplap siding and has a brown, asphalt-shingled, hipped roof. The garage door is replacement vinyl. The garage is likely contemporary to the house.

**EVALUATION**
**Physical Integrity:** Other than replacement asbestos siding, this house has seen no major changes to its exterior. The building is moderately well maintained with no visible deterioration of materials.

**National Register Status:** This building is more than 50 years of age. Although the original siding has been replaced, the house retains integrity of location, setting, design, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2; Garage: 2.

104 S. Eighth St., east and south elevations (Jonas Landes, January 2007)
104 S. 8th St., north and east elevations (Jonas Landes, January 2007)

104 S. 8th St., Garage, south and west elevations (Jonas Landes, January 2007)
GENERAL INFORMATION

Site Number: 105
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 109 S. 8th St.
County: Albany
Legal Location (lot, block, addition): South 2/3rds of Lot 6, Block 180, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single family residence
Historic Use: Single family residence

Name of owner: Kay Kepler Schroeder
Address of owner: 3822 Wonderland Hill Dr., Boulder, CO 80304

Form Prepared by: Jonas H. Landes
Date of Survey: 2/17/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1885 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: In 1892, George A. Campbell lived at this address. Mr. Campbell is likely the first owner of this house. The footprint of this house has not changed since it is first shown in the 1894 Sanborn map.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Gable-front House

Architectural Description: This one-and-one-half-story, T-shaped house has a north-projecting gable wing that extends off the east-west oriented main portion of the house. The west-facing house (28’ NS x 30’ EW) has a small, shed-roofed porch located in the northwest corner at the intersection of the two gabled sections. The porch is supported by
a replacement metal (1950s style) porch support. The building is sheathed in asbestos siding on the first story and in the full-length, shed-roofed dormer that extends from the south slope of the roof. The gable end of the façade is sheathed in cedar shingles. The foundation is concrete veneer over stone (likely sandstone). A brick, ridge-top chimney is centrally located on the main gable roof. The roof is sheathed in brown asphalt shingles.

The front door is located beneath the porch on the northwest corner of the house. The door is original and wood with one large light that fills the entire void. Detailed molding surrounds the door light. A transom is located above the door. The façade windows are tall, single-light, wood replacement sash. The gable end has a paired window while the first story has a paired window in the north half and a single window in the south half. The south elevation has mostly replacement windows; one is glass block, one is a 1-by-1 slider wood sash, and two are 1-over-1, double-hung wood sash. Only one window, a 1-over-1, double-hung sash located to the east of the glass-block window, is original.

A shed-roofed dormer on the south slope of the roof appears to be a later addition.

Ancillary structures:
**Backyard Barn:** A one-and-a-half-story, rectangular (14’ NS x 18’ EW), shiplap-sided barn is located directly east of the house. The barn has two sliding, vertical-board doors that take up the entire south elevation. A vertical-board door to the hayloft is located in the gable end of the east elevation. Also on the east elevation, in the south half of the first floor, is a fixed, six-light window. The barn roof is sheathed in brown asphalt shingles.

**Shed:** A small (8’ NS x 10’ EW), gable-roofed shed is located west and in line with the backyard barn. The shed is also sided in shiplap siding and the roof is sheathed in brown asphalt shingles. The entrance is located on the south elevation. The door is a four or six panel door that was likely salvaged from a house. The north elevation has two small openings that are boarded up (the eastern opening is hinged).

**EVALUATION**

**Physical Integrity:** The house has been well maintained, and there are no obvious signs of deterioration. The house has been altered with replacement porch supports, asbestos siding, a side dormer and replacement windows.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, feeling and association from the historic district’s period of significance. In spite of modifications noted above, the house possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District, and is important as an early settlement house. In addition, it is one of the few properties in the district that has a backyard barn. Rating: 1; Backyard barn: 3; Shed: 2.
109 S. 8th St., west façade (Jonas Landes, February 2007)

109 S. 8th St., south and west elevations (Jonas Landes, February 2007)
109 S. 8th St., Backyard Barn, south and east elevations (Jonas Landes, February 2007)

109 S. 8th St., Backyard Barn and Shed, north elevations (Jonas Landes, February 2007)
GENERAL INFORMATION

Site Number: 106
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 111 South 8th Street
County: Albany
Legal Location (lot, block, addition): Lot 7 N 49’ of W2, Block 180, Original Town

Current Name (if applicable): N/A
Historic Name (if applicable): Second McNiff Residence

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: David Charles Leon and Marla M. Petersen
Address of owner: 111 South 8th Street

Form Prepared by: Jessie Nunn
Date of Survey: 3/21/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1922; recent renovation

Architect/Builder: W. A. Hitchcock

Historical Background: The McNiff Residence at 111 South 8th Street was designed as a single family home in 1922 by Laramie’s premier architect, W. A. Hitchcock, for Dr. Peter C. McNiff. The McNiff family owned the entire northeast corner lot at 8th Street and Ivinson and had a larger residence at 803 Ivinson immediately south of this house. The occupancy history of the second McNiff Residence, as well as records held at the Albany County Courthouse, suggest that the second McNiff Residence was built on land split from the original lot in anticipation of Dr. McNiff’s retirement, when the larger house could be sold. In the interim, the house could also be rented to others for a further profit, while the McNiff family continued to live in the residence at 803 Ivinson.

Peter C. McNiff was a Laramie dentist with a downtown office, who later went into a partnership with his son John. According to the Polk Directories for Laramie and Albany County, Dr. McNiff only lived in the second McNiff Residence for a short time after it was built in 1922. He then moved back to the larger residence at 803 Ivinson. In 1941, however, McNiff moved back into the smaller residence and lived there until his death in 1966, which occurred just one year after his retirement from dentistry.
twenty years between his occupancy of the house, it was rented by McNiff to a number of working-class or professional Laramie residents, none of whom stayed for long.

After Peter C. McNiff’s death in 1966 the second McNiff residence likely remained under the family’s ownership, but it was again rented out. First it was rented to a widow, Anna Walson during the late 1960s and then to Clifford R. Osborne, director of housing at the University of Wyoming, and his wife Linda from 1970 to 1972. For the next seven years, the house was occupied by a series of married University of Wyoming students. In 1979, however, it was again occupied by a member of the McNiff family. Peter’s retired daughter, Anne Louise, lived there until 1984. Since then the house has been occupied by Marla Petersen and her family.

**Major Bibliographic References:**

Albany County Assessors Office Records, Record # R0014780, accessed at the Albany County Courthouse, March 6, 2007.

Albany County Clerk’s Office Records, Real Estate Office, accessed at the Albany County Courthouse, March 6, 2007.


Hitchcock & Hitchcock Papers, 1907-1996, Accession Number 9921, Box 3, Folder 4, American Heritage Center, University of Wyoming.

**ARCHITECTURAL INFORMATION**

**Architectural style/type:** Craftsman Cottage

**Architectural Description:** The second McNiff Residence is a one-story, wood-framed structure located on the east side of South 8th Street, between Ivinson and University Avenues. The house and surrounding property is significantly smaller than the surrounding homes and lots, which is indicative of its particular history. The building is a simple rectangle (26’ EW x 34’ NS) with a small, rectilinear, offset front porch.

The house has a medium-pitched, hipped roof that is covered with slate-colored, T-lock, asphalt shingles. All elevations have exaggerated overhanging eaves with elongated and slender rafter tails visible below the eaves. These have been painted white. A wood soffit surrounds the house under the eaves, except at the porch. A concrete-block foundation of medium exposure is visible above the ground. All of the exterior walls are clad in slender clapboard siding that is painted a bright red, and unless specified all trim is has been painted grey. Corners are trimmed with vertical corner boards, and windows and doors are trimmed with plain wood surrounds.

The façade faces west. The openings are organized symmetrically, with one window on either side of the centered door. The door is wood with an upper rectangular light and a single lower panel. A modern metal screen door has been added more recently. The windows on either side of the door are 1-over-1, double-hung units with black-painted
wood sash. The roofline is made up of the slope of the house’s hipped roof and the intersecting gable of the small porch that is located on the south side of the façade.

As is typical of most Craftsman/Bungalow style residences, the façade is dominated by a porch that expresses the materials and craftsmanship of the building. The porch is offset to the south and covers the doorway and southernmost window. It protrudes approximately six feet from the house and is approximately fifteen feet wide. The roof of the porch is a medium pitched gable with boxed eaves supported by three symmetrically arranged brackets. A decorative button is located on the bargeboard at the termination of each bracket representing the joinery necessary to support the roof’s exaggerated eaves. The gable end of the porch is clad in shingles that are arranged in a pattern of alternating wide and slender bands. These have been painted bright yellow. Below the shingled section is a wide, wood trim board. The roof structure is supported by two wooden piers that rise from a one-third-height knee wall. The clapboard on the lowest section of the porch has been painted grey to match the foundation.

The north and south elevations are almost identical. The south elevation has three evenly-spaced, 1-over-1, double-hung windows. The same pattern of windows is followed on the north elevation, except that the lower portion of the central window has been filled in and clad with clapboard. A smaller, metal, 1-over-1, double hung window has been placed in the upper section of this opening. There are three evenly spaced, 2-light, sliding basement windows in the north elevation. The view of the foundation on the south elevation is obstructed by a tall wooden fence, but it would follow that the same pattern and make of basement windows are found here as well.

The view of the back, or east, elevation is limited by two tall wooden fences located between the house and the alley. However, one feature on this elevation that is visible is a small oriel window that protrudes from the first story. This window is made up of three small, double-hung units. While there were several garages in the alley behind the second McNiff Residence, none seemed to be associated with this particular house. Records at the Albany County Assessor’s Office support this conclusion, as they do not list any ancillary structures connected to this residence.

**Ancillary structures (name and brief description): N/A**

**EVALUATION**

**Physical Integrity:** This house appears to possess good physical integrity. It has just undergone renovation work that included fresh paint, a new wooden staircase to the porch and new shingles. No glaring structural or exterior problems were discovered during the survey of this building.

**National Register Status:** This building is more than 50 years of age. In spite of recent renovations, it retains its overall shape and form as well as its original clapboard cladding, windows and front door. It retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district's period of
significance. It is significant as a Hitchcock-designed example of the Craftsman cottage style, as well as a good example of a family’s investment in a rental and small retirement home in Laramie. Rating 3.

111 S. 8th St., west façade (Jessie Nunn 2007)
GENERAL INFORMATION

Site Number: 107  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 205 S. 8th St., Laramie, WY 82070  
County: Albany  
Legal Location (lot, block, addition): Lot 5, Block 185, Original Town

Current Name (if applicable):  
Historic Name (if applicable):

Current Use: residence  
Historic Use: residence

Name of owner: Todd D. and Mary Jo Yost  
Address of owner: 1251 Granito Drive, Laramie, WY 82072

Form Prepared by: Katie Farrer  
Date of Survey: 4 March 2007

HISTORICAL INFORMATION

Date of Construction/major modification: Built 1885, Remodeled 1985 (Assessor’s Office)  
Architect/Builder: unknown

Historical Background: This house was built in 1885, most likely for the Butler family, and is part of the original town plat.

Major Bibliographic References:  
Albany County (WY) Assessor’s Office Website  
R.L. Polk’s Laramie City and Albany County Directory: 1911, 1913, 1914, 1929-30  
Holiday Family Papers  
Laramie Sanborn Maps: 1894, 1912, 1924, 1931

ARCHITECTURAL INFORMATION

Architectural style/type: Folk Victorian Cottage

Architectural Description: This one-story house faces west on the corner of 8th and Ivinson Streets and has trees and shrubs surrounding, but not obscuring, the house. The wood-frame building is sheathed in clapboard siding that has been painted yellow, with
white trim. It sits on a full basement constructed of concrete block. Very little of the basement is actually exposed.

The structure appears rectangular and small from the front elevation, and is reminiscent of a hall-and-parlor house. However, the residence has an ell at the rear of the building and a total living area (including full basement) of 2534 square feet. This rear square section does not extend completely across the rear of the residence, thus leaving the house with an L-shaped building plan. Its dimensions are roughly 51’ by 45’ on the short (south) end of the “L” and 51’ by 48’ on the longer end of the “L” on the northern elevation of the house, which borders Ivinson Avenue. Although the irregular layout of the structure makes it appear as though it has been added on to throughout its long history, Sanborn Fire Insurance maps of Laramie indicate that the building has had this form since at least 1894.

The west-facing, five-bay, eave-front façade is asymmetrical and faces 8th Street. A small, 6’ by 18’ open porch spans the second to fourth bays of the facade. The porch roof is supported by five turned wooden posts; the ceiling is bead board and the deck is wood. A low balustrade with thin rectangular rails connects the posts on three sides of the porch. The roof of the porch appears to be an extension of the main roof eave.

The entrance consists of a wood door, with a single vertical light above two panels. The main door is covered by a wooden storm door that has two vertical lights of equal size above a horizontal panel. A single-light transom is over the front door. A small metal rectangular door has been placed to the left of the door for mail.

All of the windows appear to be 1-over-1, double-hung wood sash. The windows are tall and are topped with cornices as was common in the Italianate style. Most of the windows have been covered with 1-over-1 storm windows. There is a bay window on the north elevation of the house.

The rear (east) elevation of the house has a low-pitched gable roof with an east-west orientation that intersects the main eave-front roof. The eaves are boxed. The roof is covered with asphalt shingles.

The house has three brick chimneys. One straddles the ridge of the gable roof of the rear ell of the house. The second chimney is at the ridge line. It is smaller than the other two chimneys and has an aluminum cap. The third is an exterior chimney on the north elevation. This chimney has a battered base that features corbelling and a combination of row-lock and soldier bricks.

**Ancillary structures:**

**Garage (c. 1920):** A one-car garage is located outside of the fenced backyard and faces Ivinson Street. It is sided with vertical boards and battens and has a gable roof.
EVALUATION

Physical Integrity: This house is in good condition and has undergone few exterior changes.

National Register Status: This building is more than 50 years of age. It retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district's period of significance, and is significant as an early settlement house. Rating 2; garage: 2.

205 S Eighth St., west elevation (Katie Farrer, March 2007)
205 S. 8th St., north elevation (Katie Farrer, March 2007)

S. 8th St., Garage, north elevation (Mary Humstone, July 2007)
GENERAL INFORMATION

Site Number: 108
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 207 S. 8th St.
County: Albany
Legal Location (lot, block, addition): Lot 6, Block 185, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Wade and Cony Wykert
Address of owner: 5445 Valley View Rd., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 2/6/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1892 (Assessor’s Office)

Architect/Builder: Unknown

Historical Background: Unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Gable-front House

Architectural Description: This one-and-a-half-story, gable-front house faces west and has a large, intersecting south-projecting gable. The house is almost L-shaped, with the front gable protruding four feet past the south-facing gable. The house (25’ NS x 35’ EW) is clad in asbestos siding. A small open porch with a slightly curved shed roof supported by delicate turned posts is located in the corner created by the intersecting gables. The front door, which faces south, is not visible from the street.
A large, 1-over-1, double-hung, original wood-sash window is offset to the north on the gabled section of the facade, and a small, fixed-pane window is located to the south. A standard-sized, 1-over-1, double-hung, replacement vinyl-clad window is centrally located in the gable end. Most of the windows on the other elevations are replacement 1-over-1, double-hung, vinyl-clad windows. The façade windows have fixed wood shutters.

A large exterior chimney extends up the north elevation. An exterior chimney is also located in the center of the east elevation. The foundation is sandstone with concrete veneer. The roof is sheathed in purple/grey asphalt shingles.

Ancillary structures:

North Garage (c. 1920): A square-plan garage (12’ NS x 12’ EW) is located on the northeast corner of the property. The one-bay garage has a gable roof, and faces east onto the alley. The garage doors are original, wood, hinged, double doors. The building is sheathed in shiplap siding and has a grey-asphalt-shingle roof.

South Garage (c. 1920): A second garage (12’ NS x 22’ EW) is located on the southeast corner of the property. The one-bay garage has a gable roof, and faces east onto the alley. The garage door is wood. The structure is sheathed in aluminum siding and has a grey-asphalt-shingle roof.

EVALUATION

Physical Integrity: This house has been well maintained. Replacement siding and replacement windows are the only significant changes to the structure. Neither of the garages has been well maintained. The north garage retains all original materials, while the south garage has new siding and a modified garage door.

National Register Status: This building is more than 50 years of age. Although this house has replacement siding and replacement windows it still retains integrity of location, setting, design, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 1; North Garage: 2; South Garage: 0.
207 S. 8th St., west elevation (Jonas Landes, February 2007)

207 S. 8th St., south and west elevations (Jonas Landes, February 2007)
207 S. 8th St., North Garage, east elevation (Jonas Landes, February 2007)

207 S. 8th St., South Garage, east elevation (Jonas Landes, February 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 109
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 213 S. 8th St.
County: Albany
Legal Location (lot, block, addition): Lots 7 and 8, Block 185, Original Town

Current Name (if applicable): Qwest Building
Historic Name (if applicable):

Current Use: Telecommunications Building
Historic Use: Telecommunications Building

Name of owner: Mountain States Telephone
Address of owner: 213 S. 8th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 2/13/2007

HISTORICAL INFORMATION

Date of Construction/major modification: c. 1960

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Modern Industrial

Architectural Description: This is a large, flat-roofed, one-story brick building that occupies two city lots. It has no window openings and the doors are solid metal.

Ancillary structures: N/A

EVALUATION
Physical Integrity: The building is in good condition.
National Register Status: This building is less than 50 years of age. As a large industrial building it detracts from the overall feeling and association of the University Neighborhood District. Rating: 0.

213 S. 8th St., south and west elevations (Photo By: Jonas Landes, February 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 110  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 301 and 303 S. 8th St.
County: Albany
Legal Location (lot, block, addition): Lot 6, Block 205, Original Town

Current Name (if applicable): Grand Avenue Dental Care
Historic Name (if applicable):  

Current Use: Dental Clinic
Historic Use: Medical Office Building

Name of owner: Grand Ave. Properties, LLC
Address of owner: 301 S. 8th St., Laramie, WY 82070

Form Prepared by: Christopher A. Bodych
Date of Survey: 05/08/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1974

Architect/Builder: unknown

Historical Background: This was originally built as an optician’s office by Dr. Boucher. However, he moved to “Snowy Range Clinic” and in 2002 the office building was occupied by Thomas Garvey, who turned it into a dental clinic.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Modern Commercial

Architectural Description: This one-story, square-plan building is located on the corner of 8th Street and Grand Avenue. It has a flat roof with a false mansard sheathed in dark-grey asphalt shingles. The lower half of the building is sheathed in dark bricks. A horizontal trim of dark, rowlock bricks separates the lower half from the upper half which
has an exterior sheathing of white stucco. Decorative vertical members, painted gray, extend from the rowlock-brick trim to the eaves on all elevations of the building.

The façade is symmetrical with a central projecting section and receding sections on either side, all beneath the same false-mansard roof. There are two vertical, one-light windows in the central section and one window and a door in each recessed porch. The doors face to the outside (north and south). There is a large 1-over-1 window in the northernmost bay of the facade

Ancillary structures: none

EVALUATION

Physical Integrity: This building is in good condition.

National Register Status: This building is less than 50 years of age and therefore is noncontributing to the University Neighborhood District. Rating: 0.
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 111
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 309 S. 8th St.
County: Albany
Legal Location (lot, block, addition): Lot 7, Block 205, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Residence
Historic Use: Residence

Name of owner: John Spiegelberg
Address of owner: 5217 Bill Nye, Laramie, WY 82070

Form Prepared by: Christopher A. Bodych
Date of Survey: 03/19/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1923

Architect/Builder: unknown

Historical Background: A house built in 1892 and owned by the Whiting family used to stand on this lot. The current house was built in 1923, and is owned by John Spielberg, a Laramie contractor, and used as a rental property.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Gable-front House

Architectural Description: This two-story, rectangular-plan house faces west on 8th Street, south of Grand Avenue. It sits on a low concrete foundation that is partially sheathed in large red bricks. A small wing, housing a side entrance, is located at the rear of the north elevation of the house. A large ell protrudes from the rear of the house.
All the roofs of the house are sheathed in green asphalt shingles, with wood fascia and bargeboards painted red. The main roof is a steeply pitched, front-facing gable. Two small, red-brick chimneys rise from its ridge. The house is sheathed in white-painted clapboards, with a white-painted wood trim. Windows are also white-painted wood.

The symmetrical façade contains three bays. On the first floor there are two identical windows located in the north and south bays and a doorway in the central bay. The doorway is accessed by two steps and is housed in a small, gable-roofed portico. The portico is supported by paired wood piers which are joined to the façade by a wood trellis. The pediment has cornice returns framing an arch. The wood-panel storm door has two upper lights; the interior door is plain wood. The 1-over-1, double-hung windows on either side of the door have a decorative lintels and red-painted wooden slip sills. Most of the windows in the house have the same treatment. A plain wood sill course separates the two stories. The second story of the façade contains a central, paired window. The gable end above the window is finished with decorative, semi-circular wood shingles and diagonal siding.

The south elevation contains three windows. Two are symmetrically placed in the main section of the house and a smaller window is located centrally in the ell.

The north elevation has a single window in the west bay. To the east of the window is a very small, one-story wing with an eave-front gable roof that extends slightly in a bell cast shape on the west slope. The west elevation of the wing contains a doorway flanked by two windows. The doorway has a storm door identical to that of the façade door, and has a 3-light transom. The interior door has fifteen lights. The windows on either side of the door are identical 4-over-4, double hung sash, and have no lintels. The north elevation of the wing contains a single and a paired 4-over-4 window. The ell extends to the east of the wing.

Ancillary structures:
Garage (1923): A square, hip-roofed garage (21’ by 21’) with a small shed-roofed addition to the west, lies northeast of the house. The garage faces east, onto the alley. It is sided in shiplap siding and has a two-bay opening with paneled wood doors. The roof is sheathed with asphalt shingles.
Shed (c. 1990?): A small (18’ by 10’), gable-roofed shed lies to the south of the garage, along the alley. It has a single door facing north.

EVALUATION
Physical Integrity: This house is in excellent condition, and retains all of its original features.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3; Garage: 2; Shed: 0.
309 S. 8th Street, west elevation (Christopher A. Bodych, March 2007)

309 S. 8th Street, west and north elevations (Christopher A. Bodych, March 2007)
309 S. 8th Street, Garage, east and south elevations (Tony Dubé, July 2007)

309 S. 8th Street, Shed, east and north elevations (Tony Dubé, July 2007)
GENERAL INFORMATION

Site Number: 112
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 310 8th St
County: Albany
Legal Location (lot, block, addition): Lot 1 W 61’ 10” Lots 2-7 and Lot 8 W 91.5’, Block 205, Original Town

Current Name (if applicable): Albany County Public Library
Historic Name (if applicable): Albany County Public Library

Current Use: Albany County Public Library
Historic Use: Albany County Public Library

Name of owner: Albany County
Address of owner:

Form Prepared by: Tony Dubé
Date of Survey: May 30, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1981

Architect/Builder: Unknown

Historical Background:

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Modern Institutional

Architectural Description: This one story, brick building was built to serve as the Albany Country Public Library. It is approximately 160’ EW by 100’ NS, with two 60’ EW by 18’ NS wings projecting north and one 50’ EW by 8’ NS wing projecting south. The building is at the corner of Grand Avenue and 8th Street, and faces east onto 8th. The roof is metal and the foundation is poured concrete.
Ancillary structures (name and brief description): N/A

EVALUATION

Physical Integrity: This building has been well maintained. No significant alterations have occurred to the structure.

National Register Status: The building is less than 50 years of age. Rating: 0.

310 S. 8th Street, east façade. (Tony Dubé, June 2007)
GENERAL INFORMATION

Site Number: 113
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 313 S. 8th St.
County: Albany
Legal Location (lot, block, addition): Lot 8, Block 205, Original Town

Current Name (if applicable):
Historic Name (if applicable): John J. Lenihan House

Current Use: Residence
Historic Use: Residence

Name of owner: Daniel and Linda Cross
Address of owner: 315 S 8th St., Laramie, WY 82070

Form Prepared by: Christopher A. Bodych
Date of Survey: 05/02/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1930, remodeled in 1962

Architect/Builder: Unknown

Historical Background: The original house on this site was built by D.A. Flint, a bookkeeper at the Co-Op, in 1892. The current house was built in 1930 and remodeled in 1962. John J. Lenihan was the original owner of the 1930 house.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Cottage

Architectural Description: This one-story, rectangular-plan house faces west on S. 8th Street. It has a front-facing gable roof with a smaller, offset gable housing an enclosed entry porch. The house rests on a low, concrete foundation and is finished in tan stucco with red-painted wood trim. The roof is sheathed with red asphalt shingles, and has a narrow overhang trimmed in red-painted wood. The plain wood window trim is also
painted red. Although plain, the house exhibits Craftsman-style features in its overall form and its windows.

The façade has two bays. In the north bay is a 5-over-1, Craftsman-style window, and in the south bay is the entry porch. The wood door is located at the south corner of the porch and is surrounded by a band of seven windows which run all around the porch. There are two windows on the north and south elevations of the porch and three on the west elevation to the north of the door. All windows are wood sash with three large, horizontal lights.

The north elevation contains three identical, symmetrically placed windows which are identical to the window in the north bay of the façade. The south elevation contains two windows. The westernmost is identical to the north elevation windows, and the easternmost is a paired window.

Ancillary structures: N/A

EVALUATION

Physical Integrity: This house was remodeled in 1962, but it is not known exactly what was done at that time. Exterior changes appear to have been kept to a minimum. The house is in good condition.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating 2.
313 S. 8th Street, west elevation (Christopher A. Bodych, May 2007)

313 S. 8th Street, north and west elevations (Christopher A. Bodych, May 2007)
313 S. 8th Street. south and west elevations, Christopher A. Bodych, May 2007
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 114
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 315 S. 8th St.
County: Albany
Legal Location (lot, block, addition): Lot 9, Block 205, Original Town

Current Name (if applicable):
Historic Name (if applicable): Fred. E. Baillie House

Current Use: Residence
Historic Use: Residence

Name of owner: Daniel and Linda Cross
Address of owner: 315 S 6th St., Laramie, WY 82070

Form Prepared by: Christopher A. Bodych
Date of Survey: 05/02/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1928

Architect/Builder: Unknown

Historical Background: The original owner of this house was Fred. E. Baillie in 1928. Since its construction this building has been used as a residence.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Cottage

Architectural Description: This house is similar in style to its neighbor to the north (313 S. 8th St.). The one-story, rectangular-plan house faces west on S. 8th Street. It has a front-facing gable roof with a smaller, offset gable housing an enclosed entry porch. The house rests on a full, concrete basement and is finished in tan stucco with blue-painted wood trim. The roof is sheathed with asphalt shingles, and has a narrow overhang trimmed in blue-painted wood. A red-brick chimney rises from the ridge of the roof, and
a second, exterior chimney rises on the south elevation. The house exhibits Craftsman-style features in its overall form and the wood knee braces in the gable ends.

The façade has two bays. In the south bay is a picture window with a transom light, and in the north bay is the entry porch. The wood-and-glass door is slightly off center in the porch and is flanked by wood windows with three large, horizontal lights. There are two windows to the south of the door and three to the north. The north and south elevations of the porch each has a paired, 3-light window. There is a one-by-one basement window directly below the window in the south bay of the façade.

To the east of the porch, the north elevation contains three symmetrically placed, 1-over-1, double-hung windows. Directly under each one of these windows is a basement window.

The red-brick chimney on the south elevation is styled in stretcher-bond fashion with a vertically-aligned, horizontal red-brick trim separating its base from the main body of the chimney. The chimney gets thinner as it goes upward with the bricks fashioned in an inverted corbel fashion. There is a square, iron air vent located centrally in the base of the chimney. The south elevation has four windows. There is a small, one-light window to the west of the chimney, and a larger one-light window to its east. East of this window is a paired, 1-over-1 window. The fourth window is blocked by vegetation. There are two basement windows below the two central windows.

Ancillary structures: N/A

EVALUATION

Physical Integrity: This building is in good condition and appears to retain all of its original features.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating 2.
315 S. 8th Street, west elevation (Christopher A. Bodych, May 2007)

315 S. 8th Street, north elevation (Christopher A. Bodych, May 2007)
315 S. 8th Street, south and west elevations (Christopher A. Bodych, May 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 115
Project Name: Laramie’s University Neighborhood—Inventory of Historic Buildings

Address: 319 S. 8th Street
County: Albany
Legal Location (lot, block, addition): Lot 8, Block 206, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Home
Historic Use: Single Family Home

Name of Owner: Martha E. Lawlor
Address of Owner: 319 South 8th Street, Laramie, Wyoming 82070

Form Prepared by: Annie Hilton
Date of Survey: March 6, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: c. 1887 (Knight)

Architect/Builder: unknown

Historical Background: This house was built of local stone for Noah “Jack” Wallis, who was a rancher who also ran a furniture store among other enterprises. Mrs. Jane Wallis was listed as the owner in 1929. In 1913-14 she had a boarder here, E.E. Baker, who was principal at the Laramie High School. Jane’s daughter, Miss Martha Wallis, grew up in this house and gave much Wallis family furniture to the Laramie Plains Museum when she died in 1971. In 1930, the owner was listed as Carl Williams, and in 1940 it was owned by Louise A. Cox, a widow and a teacher at Whiting School. She lived in the home with two other women, Vera Steele, a public school art instructor, and Gertrude Bebber, a clerk at Gregg’s Specialty Shop.

Major Bibliographic References:
1941 Polk’s Laramie Directory
Albany County Assessor’s Office, Property Record Card
ARCHITECTURAL INFORMATION

Architectural style/type: Italianate

Architectural Description: This two-story, rock-faced ashlar, sandstone house faces west on 8th Street and consists of a main, square block (27’ NS by 30’ EW) with a pyramidal hipped roof covered in asphalt shingles, and a gable-roofed ell extending approximately 20 feet to the east. The house rests on a concrete foundation. Windows and doors are trimmed in white-painted wood. Red-brick chimneys rise from the north and south slopes of the roof. There is also an exterior chimney on the north elevation.

The four-bay façade has a full-length wood portico supported by four square piers set on tall bases and topped with simple capitals. The piers are connected by a low railing, and the flat roof of the portico is topped by a matching balustrade. The portico is not original to the home; records indicate it was added in 1935. The entrance is offset to the north, in the second bay, and features an eight-panel wood door, topped by a transom, set within a wood arch. There are three windows on the first story, two to the south and one to the north of the door. The windows are replacement 1-over-1, double-hung, aluminum sash; however, the openings retain their Italianate-style form (tall and narrow), and segmental-arched, sandstone voussoirs. There are two matching windows symmetrically placed in the second story of the façade.

The southern elevation features a rectangular bay window with a paired window in its south-facing elevation and single windows to the east and west. There is a single window to the west of the bay window on the first story, and two windows symmetrically placed in the second story. A gable-roofed, wood dormer projects from the south slope of the gable-roofed ell.

Two major additions to the ell have compromised the historic character of the home. A greenhouse has been added on the south elevation of the ell, and a wood-framed mudroom extends to the east from the gable end of the ell.

Ancillary structures:
Back Barn (c. 1887): A clapboard-sided back barn (18’ NS by 30” EW) is located in the northeastern corner of the lot, facing south. The one-and-a-half-story barn has a front-gable roof with the western slope extending to create an asymmetrical profile. There are three garage bays in the south elevation; all have hinged wooden doors. There is a haymow door in the gable end, and three similar small openings in the east elevation. A concrete-block garage with door facing east has been appended to the north end of the barn. The barn appears with the house on the 1894 Sanborn map.

EVALUATION

Physical Integrity: This property shows signs of age, such as cracks in the foundation, as well as repairs to the stone, but overall the sandstone construction has held up well. The concrete foundation appears to be relatively free of cracks. The front porch is in a serious
state of disrepair, with flaking paint and unattached railings. The windows of this building are older aluminum-clad windows and are likely inefficient. The pyramidal hipped roof appears to be in good condition with relatively new asphalt shingles. Changes to the building include the addition of the front portico, replacement windows, the greenhouse addition on the south elevation and the mudroom on the east elevation.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. It is one of only a few remaining Italianate-style homes in Laramie, and is also distinctive for its sandstone construction. Rating: 2; Back Barn: 2.
319 S. 8th Street, south and west elevations (Annie Hilton, March 2007)

319 S. 8th Street, west elevation (Annie Hilton, March 2007)
319 S. 8th Street, south and east elevations (Annie Hilton, March 2007)

319 S. 8th Street, Back Barn, south and east elevations (Mary Humstone, July 2007)
GENERAL INFORMATION

Site Number: 116  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 100 S. 9th St.  
County: Albany  
Legal Location (lot, block, addition): East two thirds of Lot 4, Block 180, Original Town

Current Name (if applicable):  
Historic Name (if applicable):

Current Use: Single Family Residential Rental  
Historic Use: Single Family Residence

Name of owner: First Street LLC  
Address of owner: 360 Franklin St. Denver, CO 80218

Form Prepared by: Jonas H. Landes  
Date of Survey: 2/26/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1916; remodeled 1985 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:  
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Colonial Revival

Architectural Description:  
This small (28’ NS x 32’ EW), one-and-a-half-story, square house is stucco sided. The side-gabled house faces east on 9th Street. A large, shed-roofed dormer sheathed in shingles extends from the east slope of the roof. Shingles are also found in the gable ends. Unlike most buildings of this era, this house has no overhangs on the end gables and minimal overhangs on the side gables. A tan-brick chimney extends from the north
end of the east slope of the roof. The roof is sheathed in light brown asphalt shingles. The building sits on a raised, stuccoed foundation.

The entryway in the south bay is recessed about two feet. The molding around the recessed entryway is classically inspired with simple pilasters supporting an entablature motif. The original wood door has a large light flanked by vertical, rectangular panels, all above three long, vertical panels. Surrounding the door are four-light sidelights.

The north bay of the façade on the first floor has a paired window with 6-over-1, double-hung sash. The windows feature a large lower sash and a much smaller upper sash with two rows of three horizontal lights. The shed-roofed dormer has two paired, symmetrically placed, standard 6-over-1, double-hung wood windows. The basement has replacement 1-over-1, double-hung windows.

**Ancillary structures:**

**Garage (c. 1916):** The small (12' NS x 20' EW), west-facing garage is sheathed in clapboard siding. Shingle work is found in the gable ends. Exposed rafter tails and knee braces are also evident beneath the eaves. The offset, one-bay garage door is wood and likely original.

**EVALUATION**

**Physical Integrity:** This building has been well maintained. Although the Assessor’s records indicate a remodeling in 1985, it is not obvious what was done to the building. The shed-roofed dormer looks somewhat out of place but, the windows are contemporary to early 20th century houses. The only unmistakable alterations to the structure are the replacement vinyl windows found in the raised basement.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. This building is unusual in the simple fact that although it is across the street from campus, it has not been converted to multiple apartment units for UW students. Rating: 2. Garage: 2.
100 S. 9th St., Garage, east elevation (Jonas Landes, February 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 117
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 110 S. 9th
County: Albany
Legal Location (lot, block, addition): Lot 3, Block 180, Original Town

Current Name (if applicable): Canterbury House
Historic Name (if applicable): Canterbury House

Current Use: Episcopal Ministry
Historic Use: Episcopal Ministry

Name of owner: St. Matthews Cathedral
Address of owner: 110 S. 9th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 2/26/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1960s

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Ranch

Architectural Description: This one-story, brick, ranch-style building (50’ NS x 15’ EW with a 25’ EW x 15’ NS wing projecting west) was constructed as a ministry for the Episcopal Church. The building is T-shaped with the top of the T facing east onto 9th St. The roof is sheathed in red/white asphalt shingles and the foundation is poured concrete.

Ancillary structures: N/A
EVALUATION

Physical Integrity: This building has been well maintained. No significant alterations have occurred to the structure.

National Register Status: This building is less than 50 years of age. Rating: 0.

110 S. 9th St., east elevation (Jonas Landes, February 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 118
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 210 S. 9th St.
County: Albany
Legal Location (lot, block, addition): This building occupies the southeast corner of Lots 3 and 4, Block 185, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Apartment Building
Historic Use:

Name of owner: Mark Trumball
Address of owner: PO Box 7010, Boulder, CO 80306

Form Prepared by: Jonas H. Landes
Date of Survey: 2/13/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1947

Architect/Builder: unknown

Historical Background: This building was probably built for student housing.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Gable-front Cottage

Architectural Description: This small, one-story, shallow-pitched-gable-roofed structure faces north, just behind 822 Ivinson. It has an inset, open porch sheltering the door and 4 windows in a plain surround. Small, horizontal sliding windows are placed high in the walls of the other three elevations.

Ancillary structures: N/A
EVALUATION

Physical Integrity: This building has been moderately well maintained.

National Register Status:
Although this building is more than 50 years of age, it does not contribute to the University Neighborhood District. The materials, design and workmanship of this structure are not compatible with the feeling and association created by the other houses in the district. Rating: 0.

210 S. 9th St., east and north elevations (Jonas Landes, February 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 119
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 216 S. 9th St.
County: Albany
Legal Location (lot, block, addition): East half of Lot 2, Block 185, Original Town

Current Name (if applicable):
Historic Name (if applicable): Erickson Apartments

Current Use: 4+ Unit Apartment Building
Historic Use: 4+ Unit Apartment Building

Name of owner: Dale Poledna
Address of owner: PO Box 1188, Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 2/6/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1923 (Assessor’s Office)

Architect/Builder: Unknown

Historical Background: In 1924 this was called the Erickson Apartments. One of the families listed at this address in 1937 was Theo L. and Mary E. Johnson, along with their son Theo L. Jr. The elder Johnson was the manager of the Laramie Stock Yards, and an elected Albany County Commissioner. His son was a student and also worked for the Union Pacific Railroad.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directory of 1924-1925
ARCHITECTURAL INFORMATION

Architectural style/type: Prairie Style

Architectural Description: This rectangular, two-story building (30’ NS x 50’ EW) has a high, raised basement and a low, hipped roof. The foundation is poured, scored concrete. Above the foundation and below the windows of the second floor, the building is sheathed in deteriorating asbestos-shingle siding. Wood boards in a half-timbering motif have been applied directly on top of the asbestos shingles. The area between the bottom of the second-story windows and the roof is sheathed in cedar shingles. A two-story, hip-roofed projection that occupies the north half of the east façade extends roughly six feet from the main structure. A similar projection is located on the south half of the west elevation. Enclosed porches are found on the first floor of the two projections. The roof has wide overhangs supported by modillion brackets, and is sheathed in dark-grey, asphalt shingles.

The doors are original wood with three full-length, vertical lights. The windows are 4 vertical lights-over-1, double-hung sash in the porch enclosure and 6-over-1 elsewhere. The south bay of the façade has a large, 6-over-1, fixed-pane picture window flanked by 6-over-1, double-hung windows, on both the first and second floors. The second floor of the projecting section (north bay) of the facade has 6-over-1, double-hung windows near each corner. It appears that there was originally a window located between the two second-story windows. All windows appear to be original. The basement windows are 1-over-1, double-hung wood sash that may not be original.

Ancillary structures: none

EVALUATION

Physical Integrity: This building has not been well maintained. The replacement asbestos-shingle siding is cracking and the windows are in need of paint. A large window above the front entrance was replaced with plywood.

National Register Status: This building is more than 50 years of age. The structure has replacement siding and other modifications; however, it still retains integrity of location, setting, design, feeling and association from the historic district’s period of significance. As an early apartment building its history is linked to the University of Wyoming. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 1.
216 S. 9th St., east facade (Jonas Landes, February 2007)

216 S. 9th St., south and east elevations (Jonas Landes, February 2007)
GENERAL INFORMATION

Site Number: 120
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 308 S. 9th St
County: Albany
Legal Location (lot, block, addition): East ½ of Lot 3, Block 205, Original Town

Current Name (if applicable):
Historic Name (if applicable): Walter F. Davis House

Current Use: Residence
Historic Use: Residence

Name of owner: Michael McFaul
Address of owner: Box 7, Centennial, WY 82055

Form Prepared by: Christopher A. Bodych
Date of Survey: 03/19/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1900 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: The original owner was Walter F. Davis.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Gable-front house

Architectural Description: This one-and-a-half-story, rectangular-plan house faces east on 9th Street, south of Grand Avenue. It sits on a full basement with an exterior facing of large, dark red bricks in a stretcher bond. The exterior sheathing of the house is asbestos shingles. The steeply-pitched gable roof is sheathed in blue asphalt shingles and runs on an east-west axis; it has a boxed cornice finish with a plain tan trim. A red brick chimney is located centrally at the rear of the roof.
The two bay façade is asymmetrical and contains a hip-roofed porch accessed by three stone steps. The porch has three symmetrically placed, Classically inspired columns supporting a plain frieze. The porch is partially encircled with a wooden railing. Lattice work sheathes the area below the porch deck. The plain, wood front door with 2-light, storm door is in the north bay, and a 5-over-1 window is in the south bay of the façade. Above the porch, in the gable end, is a 1-over-1, double-hung window with a 1-over-1 metal storm sash.

The north elevation contains a single 1-over-1 one window in the east bay, and in the west bay is a small protruding wing which is accessed by three concrete steps and has a shed roof. Two identical windows flank a door on the north elevation of the wing.

From the south elevation a small ell is evident at the rear of the house. It has the same style roof as the house, but lower. A square, wooden deck is attached to the rear of the south elevation.

Ancillary structures: N/A

EVALUATION

Physical Integrity: The main body of the house has been well maintained, and retains original features with the exception of the replacement asbestos-shingle siding and metal storm sash. The rear deck and wing are in a state of disrepair.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating 1.
308 S. 9th Street. east and north elevations (Christopher A. Bodych, March 2007)

308 S. 9th Street. east and south elevations (Christopher A. Bodych, March 2007)
GENERAL INFORMATION

Site Number: 121
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings
Address: 309 South 9th Street
County: Albany
Legal Location (lot, block, addition): Old Town Block 207 Lot 5-8

Current Name (if applicable): Washington Square Apartments
Historic Name (if applicable): Washington High School

Current Use: Apartment Building
Historic Use: Education: School-Secondary

Name of owner: Washington Square Apartment LLC
Address of owner: P.O. Box Buffalo, WY 82234

Form Prepared by: Annie Hilton
Date of Survey: May 1, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: According to Martha Nelson in her book, From Dinosaurs to Plainsman: A Hundred Years of Laramie High School History as Found in its Yearbooks, Washington School was built in 1911. A major remodeling turned the school to an apartment complex around 1996, according to records in the Albany County Assessors Office.

Architect/Builder: Unknown

Historical Background: The original owner of the Washington School was the Albany County School District #1. The school opened its doors to students for the 1911-1912 school year and 104 students attended that year (Nelson). Records at the Albany County Assessors Office indicate that ownership of the building was transferred to the Washington Square Apartment LLC in 1995, and the school was converted to use as a 26-unit apartment complex in 1995-1996. At this time, the roof was replaced with green metal roofing, a large metal dormer was added to the roof and the trim was painted green. The LLC replaced the third floor windows located on the two easternmost bays of the south elevation, which had previously been bricked over. The entrance on the south elevation had been removed prior to the LLC’s ownership.

Major Bibliographic References:
Albany County Assessors Office, Property Record Card.
ARCHITECTURAL INFORMATION

Architectural style/type: Renaissance Revival

Architectural Description: Located on a corner lot on Grand Avenue and Ninth Street, the former Laramie High School building has been converted to use as an apartment building. The building sits on a raised basement with a rusticated stone base. The remaining two stories are covered with a light yellow brick. There is an attic story in the gym section of the building. The architectural details of the building are pressed or cast metal, and are set apart from the brick with green paint. A portion of the original basketball court still exists in the fourth floor apartment. The lot the building sits on has been completely paved over for parking.

The entrance faces west towards Ninth Street and is characterized by a central pedimented pavilion. The doors appear to be replacements but are topped by an original half-circle fanlight set in a massive stone arch. The doorway is set in a Classical enframement with Ionic columns with unique three-dimensional metal detailing on the capitals, topped by an entablature and cornice. The symmetrical façade is divided into three bays with the corners set off by square, rusticated brick piers topped by simple stone Doric capitals. Each two-story bay consists of three double-hung windows topped by a 4-light transom, except the central bay (entrance pavilion) which is has three windows centered in the second story. The upper story windows appear to be original; however, some of the original double-hung basement windows have been replaced with casement windows. The windows on the first story are topped with a stone or concrete splayed arch with an ornamental keystone. A stone sill course runs the length of the bays on the first and second stories. The walls terminate in a denticulated, bracketed, pressed-metal cornice decorated with classical egg-and-dart molding which extends all around the building.

The other three elevations match the façade in materials and detailing, with all elevations featuring the rusticated base, double-hung windows, sill course, and brick piers. The north elevation has an entrance similar to that of the façade but it is flush with the building and does not have a pediment. The south entrance has been removed and infilled with brick. The north and south elevations each have five bays defined by brick piers and are not symmetrical. From west to east the bays are characterized by two bays of three windows each, then the entrance, and then a bay with four windows, followed by a bay with three windows. On the south elevation, two brick chimneys are visible, one located in the southwest corner and the other located centrally in the southwest area of the building. The roof is a hipped roof covered in green standing-seam metal.

The south elevation has the most structural and architectural alterations. In addition to the removal of the south entrance, a large, metal-clad dormer with two windows has been


added to the building. The building materials are not similar and there was no attempt to match the historic character of the building with this addition. The east elevation also features an addition in the form of a white metal fire escape. This elevation is symmetrical with three bays.

Ancillary structures (name and brief description): N/A

**EVALUATION**

**Physical Integrity:** There have been significant changes to this structure that compromise its historic integrity, including the metal dormer addition on the south elevation, the metal roof, and the replacement windows. Original details such as the four prominent chimneys have been removed, as well as a balustrade that can be seen in the historic photograph below. In addition, the paint on the metal cornice and capitals is cracked. However, the brick and stone appear to be in good condition, with few visible cracks.

**National Register Status:** This structure is more than 50 years old, and in spite of additions and other changes it retains its overall historic character. It retains integrity of location, design, materials, workmanship, feeling and association from the early 1900s. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District, and as a neighborhood school has an important place in the history of the District. It is also significant as a rare example of adaptive use of an old school building in Wyoming. Rating: 2.

309 S. 9th Street, north elevation (Annie Hilton 2007)

309 S. 9th Street, west elevation (Annie Hilton 2007)
309 S. 9th Street, south elevation (Annie Hilton 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 122
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 312 S. 9th St.
County: Albany
Legal Location (lot, block, addition): Lot 2, Block 205, Original Town

Current Name (if applicable):
Historic Name (if applicable): William Smith and Charles Wilkenson House

Current Use: Residence
Historic Use: Residence

Name of owner: Barbara Rouse
Address of owner: 312 S 9th St., Laramie, WY 82070

Form Prepared by: Christopher A. Bodych
Date of Survey: 05/02/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1898; remodeled in 1919 and 1934. Side porch added in 1986. Extensive interior work has taken place since 1976.

Historical Background: The owners of the original house (1875) on this site were William Smith and Charles Wilkinson. The current house was built in 1898. The original part of the 1898 house now sits at the back of the current house. The front part was added in 1919 and the side porch was added in 1986. In 1930 this house won 2nd place in the annual Christmas lighting contest (Laramie Republican-Boomerang, Dec. 26, 1930).

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Gable-and-wing House

Architectural Description: This two-story, irregular-plan house faces east on 9th Street south of Grand Avenue. It consists of a front-facing gable with a large intersecting gable to the north and a smaller one to the south. The exterior is sheathed with horizontal aluminum siding, with aluminum corner boards. All the windows are wood with metal
storm sash and have wood enframements, painted brown. The house rests on a low concrete foundation.

There is a full length, shed-roofed porch across the façade, supported by wide piers that have been covered with aluminum siding. A knee wall is also sided. An intersecting pediment marks the location of the front door in the north bay. The door has a one-panel, wood storm door with a 1-over-1 light. There is a transom above the door. The south bay contains a large picture window. The front gable end has a paired, 1-over-1, double-hung window.

The north elevation contains three irregularly placed windows, one on the first story, one in the gable end, and a smaller one in between the stories. A one-story, gable-roofed ell protrudes from the rear of the house.

A small, 2-story, gable-roofed bay projects from the south elevation. A wood deck with an exterior staircase has been built from the front of the house to the bay. There are new French doors on both stories of the bay. The east elevation of the projecting bay has a 1-over-1 window on the first floor. To the west of the projecting bay is another projecting addition, a sunroom with five windows on the south side and one on the east side.

Ancillary structures:
Garage (c. 1920): A pyramidal hip-roofed garage is located to the west of the house, on the alley. The 22’ square garage has a single, 2-bay-wide, overhead garage door on the south elevation. The exterior is sheathed in aluminum siding (like the house) and the roof is sheathed in asphalt roofing.
Shed: A small, gable-roofed shed (12’ by 16’) is located to the southwest of the house. There is a small 4-light window on the east elevation and a door on the north elevation. The exterior walls and roof match those of the house and garage.

EVALUATION
Physical Integrity: Most architectural features of this house have been removed or covered up by replacement siding.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, and overall design. However, it no longer retains integrity of materials, workmanship, feeling and association from the historic district’s period of significance. Although the garage is in close to original condition, it is not considered a contributing structure on its own. Rating: 1; Garage: 1; Shed: 0.
312 S. 9th Street, east elevation (Christopher A. Bodych, May 2007)

312 S. 9th Street, north and east elevations (Christopher A. Bodych, May 2007)
312 S. 9th Street, south and east elevations (Christopher A. Bodych, May 2007)

312 S. 9th Street, Garage, south and west elevations (Mary Humstone, July 2007)
312 S. 9th Street, Shed, north and west elevations (Mary Humstone, July 2007)
GENERAL INFORMATION

Site Number: 123
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 318 S. 9\textsuperscript{th} St
County: Albany
Legal Location (lot, block, addition): Lot 1, Block 205, Original Town

Current Name (if applicable):
Historic Name (if applicable): Greenbaum House

Current Use: Apartments
Historic Use: Residence

Name of owner: Ronald and Barbara Jairell
Address of owner: 5330 Meadow Ln., Laramie, WY 82070

Form Prepared by: Christopher A. Bodych
Date of Survey: 05/07/2007

HISTORICAL INFORMATION

Date of Construction/major modification: Original building: 1892; the entire building was remodeled and apartments added in 1978 (Assessors Office)

Architect/Builder: Unknown

Historical Background: In 1892, this was the home of Chas. S. Greenbaum, a clerk at Durlacher’s. The assessor’s office states the effective age of this building as 1978, indicating that this is when the apartments were built behind the main house. Until about 1960, a neighborhood grocery store, Bailley’s, stood where the apartments are.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Gable-and-wing House

Architectural Description: This one-story, square-plan house (40’ EW by 42’ NS) faces east on the corner of 9\textsuperscript{th} and Garfield Streets. Its medium-pitched, asphalt-shingle-sheathed, gable roof runs on an east-west axis. It has an intersecting gable facing south.
projecting from the rear of the main roof. The roof has been in-filled between the two intersecting gables. A small, red-brick chimney protrudes from the center of the roof. The exterior of the house has been covered with stucco, with boards applied to resemble half-timbering. All windows are replacement aluminum sash.

A 40’ EW by 72’ NS, gable-roofed apartment block extends from the west elevation of the house. The six apartments are on two levels and a wood staircase and decking are located on the outside of the building for access. The lower half of the building is sheathed with horizontal aluminum siding, while the upper half is stuccoed.

**Ancillary structures:** none

**EVALUATION**

**Physical Integrity:** This house has been totally changed through renovations and additions and lacks historic integrity.

**National Register Status:** Although the original building is more than 50 years of age, it lacks historic integrity due to drastic exterior remodeling and a huge addition to the rear. Rating: 0.
318 S. 9th Street. south elevation, Christopher A. Bodych, May 2007
GENERAL INFORMATION

Site Number: 124
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 200 South 10th Street, Laramie, WY
County: Albany
Legal Location (lot, block, addition): Lot 4 E 106’, Block, 184, Original Town

Current Name (if applicable):
Historic Name (if applicable): Bode Residence; Ivinson Memorial Hospital Nurses’ Dormitory

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Karen Nicholas
Address of owner: 1217 Purdue, Longmont, CO 80503

Form Prepared by: Jessie Nunn
Date of Survey: 4/30/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1909

Architect/Builder: Wilbur A. Hitchcock

Historical Background: This residence was built on the northeast corner of Ivinson Avenue and South 10th Street in 1909 for Arnold G. H. Bode and his family. Bode moved to Laramie between 1901 and 1906 to serve as Reverend at St. Matthew’s Episcopal Church. This prestigious position warranted the construction of a fitting home, and Bode enlisted Wilbur A. Hitchcock, Laramie’s premier architect, to design his residence. A smaller building was also constructed just west of the main house at 914 Ivinson. According to a historic photograph in the A.C. Jones Collection at the University of Wyoming American Heritage Center, this building was originally used by Bode as a music studio. By 1913, however, Bode and his family moved to Long Beach, California, leaving their new house just four years after its construction.

Soon after the Bode family left Laramie, the property was purchased by Arthur Colley Jones. Over the years, Jones became a prominent figure in Laramie. He eventually became Vice President of the First National Bank of Laramie, and served as a trustee for the Ivinson Home for Aged Ladies, as a director of the Ivinson Memorial Hospital and Cathedral Home for Children, and on the board of trustees for the University of
Wyoming. In 1916, Ivinson Memorial Hospital was constructed just across South 10th Street from the Bode Residence. At this time, Jones rented the house to the hospital for use as a nurses’ dormitory. In addition to this property, Jones also owned the smaller building at 914 Ivinson, as well as the Jones Apartments at the corner of South 9th Street and Ivinson. It appears that at some point Jones converted the former music studio into a residence, because he is listed in Polk Directories as living there from at least 1937 until his death in 1947.

The Bode Residence continued to serve as the Ivinson Memorial Hospital Nurses’ Dormitory until around 1950. At this time the house was returned to its original use as a single family residence, although it appears to have been a rental property for much of that time. The Bode Residence, along with the smaller house at 914 Ivinson, was purchased by David R. Nicholas of Longmont, Colorado in 2003.

**Major Bibliographic References:**

**ARCHITECTURAL INFORMATION**

**Architectural style/type:** Colonial Revival

**Architectural Description:** The Bode Residence faces east at the northeast corner of the intersection of Ivinson Avenue and South 10th Street in Laramie, Wyoming. The house is located on a residential block that is bounded by the University of Wyoming to the north, a large institutional building (the former Ivinson Memorial Hospital) to the east, and Grand Avenue to the south. The style of the residence combines a mixture of Neoclassical and Colonial Revival elements that complement the surrounding residential district which includes several types of period revivals.

The Bode Residence is a two-story, four-bay, wood-frame building, with a basement. It is basically rectilinear in plan, with a symmetrical façade and asymmetrical elevations. It measures approximately 40’ EW by 45’ NS, including porches, and rests on a stone foundation of medium height constructed with what appears to be locally quarried sandstone. The house is entirely clad in red-painted wood shingles that are contrasted with white trim, a combination reminiscent of Jeffersonian-inspired colonial architecture found in the southern United States. The medium-pitched hipped roof is also reminiscent of colonial architecture, although in this instance there are no dormers and the design includes a pronounced flare and overhang at the roof ends. The roof also includes two
lower, intersecting hips that top projecting bays on the south and west elevations. It is covered with asphalt shingles.

The façade of the Bode Residence faces east and is dominated by a single-story, classically inspired porch that runs almost entire length of the building’s three main bays, projecting approximately eight feet from the wall face. The porch has a shingle-covered flat roof with a heavy overhanging eave decorated with modillions and supported by minimally-decorated wooden columns in the simple Doric order. The columns extend from the foundation to the porch roof and are located at all four corners and at the entrance. A decorative turned wooden railing encloses the porch.

The front doorway is perhaps the house’s most distinctive feature, as well as its most concrete link to the Colonial Revival style. It features an elaborate broken pediment and sidelights flanking a paneled wooden door that appears to be original. Large, identical window openings are found on either side of the front doorway. Each has three separate window units: a central 9-over-1, double-hung unit flanked by slender 6-over-1 units. Like almost all window openings on the building, these have plain wooden surrounds. Three more windows are arranged symmetrically above the porch roof on the second-story. The central window has the same design as those found on the first story of the façade, which might be considered a simplified Palladian motif considering its location. The windows on either side are single, double-hung, 9-over-1 units. Similar units are found elsewhere unless otherwise specified.

A bay with a lower hipped roofline, a chimney, and a small screened porch projects from the south elevation of the building. Architectural drawings by Hitchcock suggest that this porch is probably original. The east wall of this projection contains a second-story window and the south wall of the main section contains a window on both stories. The design of these windows deviates from the usual pattern. They are either single casement or stationary units surrounded by smaller decorative panes. The chimney is brick and is located on the east hip of the roof of the bay.

The north elevation faces Ivinson Avenue and the University of Wyoming. It contains five asymmetrically arranged windows; two on the first story and three on the second story. The most significant of these is the oriel window located in the east bay of the first story. A false balconette decorated with stylized Grecian motifs caps this oriel window, and a small denticulated cornice acts as a sill. The window’s three sections are separated into small diamond shaped panes. The easternmost window on the second story also deviates from the typical 9-over-1 arrangement. It is a 6-over-6, double-hung unit that is probably not original. Five evenly spaced basement windows are located on this elevation. The central basement window opening is filled with glass block and a vent, while the remaining windows are 2-light casement or slider units.

The northernmost section of the back (west) elevation projects outward from the rectangular lines of the rest of the house and is topped with its own lower, intersecting hipped roof. The projecting bay is made up of three wall faces; the central wall faces directly west, while the side walls are at forty-five degree angles. Each has a 6-over-6
second-story window and a one-light stationary window surrounded by smaller, rectangular panes on the first story. A small column is located in the cut of the northernmost upper-story window, marking the corner of the north elevation and the projecting northern end of the back elevation.

Just south of the bay is another projecting bay that faces west and contains the same window arrangements as those found in the northern bay. The main section of the back elevation contains a grouping of asymmetrical windows of varying size and a single door on its north side. The first-story windows located just south of the door are arranged in a consecutive series of three 9-over-1-light, double-hung units. The northern second-story window opening contains two glass-block windows, while the southern window is stationary and surrounded by smaller rectangular panes. Finally, the back elevation also contains a number of basement window openings cut into the stone foundation.

Ancillary structures:
Garage (c. 1940): A small garage faces north between the main residence and the smaller residence at 914 Ivinson. It is a simple, one-story, wood-frame, eave-front structure with a gable roof and a modern metal 2-car garage door. It is also clad in red shingles with white trim. It is likely that this garage was built at a later date, as a photograph of the Bode Residence dated ca. 1920 shows only the main residence and the smaller home. The garage does not appear on the 1931 Sanborn map.

EVALUATION

Physical Integrity: The main Bode Residence appears to be in good physical condition, and the Albany County Assessor’s Office lists the building’s quality as good and its condition as average. It appears, however, that the ancillary buildings have not been as well maintained.

National Register Status: The Bode Residence retains much of its historic character and integrity since its construction in 1909, with few significant alterations or additions. There is, however, one exception. Historic photographs and architectural drawings show that a second-story balcony was once located on the roof of the front porch and has since been removed. It is a good example of the Colonial Revival architectural style and it was designed by one of Laramie’s most prominent architects, Wilbur A. Hitchcock. The house’s use as the Ivinson Memorial Hospital Nurses’ dormitory for nearly three decades also contributes to its significance. In spite of the removal of the balcony, the house retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district's period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3; Garage: 2.
200 S. 10th St, east façade (Jessie Nunn 2007)

200 S. 10th St, north elevation (Jessie Nunn 2007)
200 S. 10th St, garage, north elevation (Jessie Nunn 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 125
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 208 S. 10th St.
County: Albany
Legal Location (lot, block, addition): Lot 3, Block 184, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: single family residence
Historic Use: single family residence

Name of owner: Chad and Jennifer Marley
Address of owner: 1711 E. Kearney St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 3/6/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1938 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Gable-and-wing Cottage

Architectural Description: This one-story house (35’ NS x 30’ EW) is L-shaped and stucco sided. The house has a front (east) facing gable and north facing wing. The building sits on a raised foundation. The roof is sheathed in dark brown asphalt shingles. Windows are wood, and are either stationary or 1-over-1, double-hung sash.

A shallow bay window with large, single-light fixed windows dominates the front-facing gable. To the north of the bay window is a small single-light window. The front door is
located in the east elevation of the eave-front section, which is recessed. The door has
one square light over a single large vertical wood panel. To the north of the door is a
double-hung window. The windows in the raised foundation are 1-by-1 sliders.

A vinyl-sided, shed-roofed rear addition extends to the west. The addition was likely
added sometime in the 1950s-1970s.

Ancillary structures:
Garage #1 (c. 1938): A small (10’ NS x 14’ EW), stucco-sided garage is located south
and west of the house. The garage has squared, parapeted sidewalls and a rear-sloping
shed roof. The building faces east onto 10th St. The garage is largely obscured from view
by a tall wooden fence (photograph not available).
Garage #2: A much newer garage is located due west of the original garage. The
building (18’ NS x 18’ EW) has a saltbox roof and is sided in particle-board. The vinyl
garage door faces west into the alleyway. The south-facing window is a 1-by-1 slider
while the west-facing window (in the gable end) is 1-over-1, double-hung. The building
was likely built between 2000 and 2006.

EVALUATION
Physical Integrity: This building is in good condition. It is likely that the stucco was
added fairly recently, obscuring architectural features.

National Register Status: This building is more than 50 years of age and retains
integrity of location, setting, design, feeling and association from the historic district’s
period of significance. The building holds few distinguishing architectural features.
Rating: 1; Garage #1: 1; Garage #2: 0.

208 S. 10th St., east façade, with roof of garage #1 visible to the left of house (Jonas
Landes, March 2007)
208 S. 10th St., east and south elevations (Jonas Landes, March 2007)

208 S. 10th St., Garage #2, south and west elevations (Jonas Landes, March 2007)
GENERAL INFORMATION

Site Number: 126
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 212 S. 10th St.
County: Albany
Legal Location (lot, block, addition): North three-fourths of the east half of Lot 2, Block 184, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: rental apartment
Historic Use: single family residence

Name of owner: Karen Nicholas
Address of owner: 1217 Purdue Dr., Longmont, CO 80503

Form Prepared by: Jonas H. Landes
Date of Survey: 3/6/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1910; remodel 1959 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Gable-front House

Architectural Description: This one-and-a-half-story house (28’ NS x 37’ EW) is composed of two almost square, gable-front sections abutted and slightly offset from each other. The east-facing building is sheathed in asbestos siding. The only ornamentation evident is the cornice returns on the east gable end. A low brick chimney is centrally located along the ridge-top of the front gable roof. The building sits on a raised foundation of poured concrete and the roof is sheathed in grey asphalt shingles.
The windows are various sized 1-over-1, double-hung, vinyl-clad replacement sash, with metal storm sash.

The front gabled section is plain, with three windows of varying sizes, two on the first story and one in the gable end. The front door faces east in the corner at the juncture of the two gabled sections. The original, wood door has 9-lights over two horizontal panels. A small, south-facing, gable-roofed dormer is located near the west end of the front gable roof.

Ancillary structures: none

EVALUATION
Physical Integrity: This building has been moderately well maintained and shows no obvious signs of deterioration. The replacement windows and siding detract from the original appearance of the house.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, feeling and association from the historic district’s period of significance. Other aspects of integrity have been lost in the many alterations done to this house. Rating: 1.

212 S. 10th St., east façade (Jonas Landes, March 2007)
212 S. 10th St., south and east elevations (Jonas Landes, March 2007)
GENERAL INFORMATION

Site Number: 127  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 302 S. 10th Street  
County: Albany  
Legal Location (lot, block, addition): North 2’ of East 44’ of Lot 3; East 44’ of Lot 4, Block 207, Original Town

Current Name (if applicable):  
Historic Name (if applicable):

Current Use: Two-unit apartment  
Historic Use: Single family home

Name of owner: Priscilla Moree  
Address of owner: 302 S. 10th Street, Laramie, Wyoming 82070

Form Prepared by: Anne Hilton  
Date of Survey: March 22, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1929; remodeling 1970s (Assessor’s Office)

Architect/Builder: Unknown

Historical Background: The lots the property sits on were granted to Charles W. DeKay from T.P. Black on August 3, 1929, according to the deed information on record at the Albany County Real Estate Office. The house was built the same year. DeKay’s son, Emory, was a physician who occupied the house until 1965. According to the Albany County Assessor’s Office, in the late 1970s the property was owned by Alan B. and Alice M. Robbins who may have carried out the addition of the deck.

Major Bibliographic References:  
Albany County Real Estate Office  
Albany County Assessor’s Office
ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: Located on the corner of Grand Avenue and 10th Street, this one-story, Tudor Revival-style home (50’ NS by 31’ EW) with a basement faces east onto 10th Street. It is one of three similar-sized Tudor Revival-style homes on this corner. The home is characterized by the materials it is constructed of, which also provide the architectural interest and detail. Two colors of brick were used in the construction of this property—a dark brown brick, used for the lower half of the home, architectural details, the chimneys and the front steps as well as a lighter yellow-tinted brick, used for the main portion of the home.

The dark brown base of the home is characterized by different positions of bricks beginning with soldier brick at the base, followed by horizontal rows of bricks, topped with rowlock bricks. This pattern is continued along the entire base of the home, including the attached single-car garage on the south elevation. Additionally, the bricks are used to provide the window hood detailing over the rectangular and arched shaped windows.

The house is roughly divided into two sections: a gable-roofed section to the north, which protrudes several feet and contains the entrance; and a hip-roofed section to the south. The door is set within a brick arch and is single paneled with a square window. Outside of it is an 8-light storm door. Directly to the south of the door is a tiny, arched window, and to the north is a 6-over-6, double-hung window. There is a second tiny arched window in the gable end. Perhaps the most defining feature of the home is the external corner chimney located on the northeast corner of the home. The chimney is constructed from the dark brown brick that characterizes the lower half of the home and terminates in a double stack constructed of the contrasting yellow brick. A second chimney rises from the ridge of the hip-roofed section.

In the south (hip-roofed) section of the façade is an 8-light French door accessed by a wood deck (a 1970s addition). To the south of the door is a paired window.

The north elevation has a paired and a single window on the first story, and a gable-roofed dormer with a paired, 6-light window. The entrance to the basement apartment is on this elevation. There is an attached, single-car garage (11’ by 20’) on the south elevation with a 16-panel garage door, and a flat roof with a parapet on the south and a narrow awning above the door. Two solar panels are located on the top of the gabled roof section.

Ancillary structures (name and brief description): none

EVALUATION
Physical Integrity: From the outside, the home appears to be in very good condition. The windows are most likely original to the home. The only major changes are the addition of the front deck, French doors and solar panels.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood, especially the two other Tudor-Revival houses found at 10th and Grand. Rating: 2.
302 S. 10th Street, north and east elevations (Annie Hilton, March 2007)

302 S. 10th Street, garage, east elevation (Annie Hilton, March 2007)
GENERAL INFORMATION

Site Number: 128
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 310 S. 10th Street
County: Albany
Legal Location (lot, block, addition): Lot 2 and 3, block 207, Original Town

Current Name (if applicable):
Historic Name (if applicable): “Holt’s Villa”

Current Use: Residence
Historic Use: Residence

Name of owner: Jeanne Y. Chambers Trust
Address of owner: Jeanne Y. Chambers, Trustee
310 S. 10th Street
Laramie, WY 82070-0000

Form Prepared by: Christopher A. Bodych
Date of Survey: 03/022/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1870-72. The house used to face Grand Avenue, but was turned to face 10th Street in 1928.

Architect/Builder: Possible architect is James Adams. Possible builders are Adams and Peter Holt.

Historical Background: This house is possibly the oldest in Laramie and was built for Peter Holt who came to Laramie in 1869 or 1870 from New York and started a grocery business on Front Street. In 1875, the size of Fort Sanders was reduced and land was given to the Union Pacific Railroad, which in turn sold 10 acres to Holt. He built this house for his wife, Florette, in 1872. Unfortunately it was not enough to win her devotion and the couple divorced in 1875, leaving Holt with a house locals nicknamed “Holt’s Folly” (Beers).

In 1901 Wilbur Knight purchased the house but he died two years later, leaving the house to his wife Emma. She became the Dean of Women at the University of Wyoming and Knight Hall was named in her honor. In 1919, Emma sold the house to her son Samuel Knight, who became a famous professor on the University campus. The Tyrannosaurus Rex model outside the Geology Museum was built by him and his students. He also built
the University of Wyoming Science Camp in the Snowy Range to be used for a summer teaching laboratory. It was Samuel Knight who moved the house to its current location facing 10th Street. A skilled carpenter named Larry Chambers bought the house in 1978 and began rehabilitating it. The current owner is Larry’s widow Jeanne.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Gothic Revival

Architectural Description: This irregular-plan, one-and-a-half-story house faces east on 10th Street at the intersection of Grand Avenue. The house is difficult to see from the street because of the overgrown trees in the yard. The exterior sheathing is clapboard siding, painted yellow. The house exhibits typical elements of the Gothic-Revival style in its irregular floor plan, porches, steep gables, dormers and decorative wood trim, which is painted white with brown highlights to contrast with the walls. The steeply pitched, cross-gable roof is sheathed with green asphalt shingles and runs on a north-south axis. The gable end of the north elevation is overhung on its westernmost side. The perimeter finish of the roof is decorated with an openwork wooden bargeboard and fascia. Gables are further decorated with spires and pendants. A square, white-brick chimney with dark brick trim protrudes from slightly southeast of the center of the roof. The house sits on a full basement with a stucco finish. All the doors and windows are constructed of wood, painted white.

The façade is asymmetrical and contains three bays. The central bay features a protruding pavilion with an intersecting gable. There is a wraparound porch on the first floor which shelters two symmetrically placed doors each with 8 lights, trimmed with label moldings. On either side of the doors are pilasters which have a darker colored, wood trim; these same style pilasters are located on all the corners of the house. The shallow-pitched porch roof runs around the perimeter of the central pavilion and covers the entire façade. It has thin, turned porch posts, which are decorated with a quatrefoil motif where they connect with the roof. The second-story (gable end) window has a small, bell cast awning with highly decorative trim supported by thin console brackets. Dark-painted wood strips are evident underneath the awning creating a denticulated cornice motif.

The north and south elevations of the central pavilion have gable-roofed dormers with decorative bargeboards and 8-light windows. The north elevation of the pavilion contains a door that matches the front doors. The south elevation of the pavilion contains two doors; the easternmost is identical to the other doors, while the westernmost has identical
molding but has a two-panel storm door with 3 lights and an interior wood door of four panels.

The north bay of the façade has a small, first-floor, 1-over-1 window with wood trim and a contrasting slip sill, and a second-story dormer. The south bay of the façade contains a 2-panel door with a large oval light on the first floor and a dormer on the second floor.

The north elevation has four irregularly spaced windows of various sizes on the first floor, one of which is topped by a decorative awning. A similar window with awning is found in the second-story gable end. The south elevation features a large bay window with a decorative fascia and a 1-over-1, double-hung window in each face. West of the bay window are a small, single-light window and a two-panel door with one light and black, iron-strap hinges. The second floor has a window in the gable end that matches that of the north elevation.

Ancillary structures: N/A

EVALUATION
Physical Integrity: This house appears to be in good condition. Windows are probably replacements but otherwise most features appear to be original. There is some slight flaking off of the paint which is evident around the house, especially under the second floor, northern elevation window.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It is a rare Wyoming example of a “Carpenter Gothic” house, and is a strong contributor to the University Neighborhood District. Rating 3.

310 S. 10th Street, east elevation (Christopher A. Bodych, April 2007)
310 S. 10th Street, east elevation (Christopher A. Bodych, April 2007)

310 S. 10th Street, east and north elevations (Christopher A. Bodych, April 2007)
310 S. 10th Street, west elevation, Christopher A. Bodych, April 2007
GENERAL INFORMATION

Site Number: 129
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 312 S. 10th St.
County: Albany
Legal Location (lot, block, addition): East half of Lot 2, Block 207, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Terry and Patrick Cook
Name of Resident: Marianne Heiskell
Address of owner: 312 S. 10th St. Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 2/14/2007

HISTORICAL INFORMATION

Date of Construction/major modification: c. 1910 (Sanborn)

Architect/Builder: unknown

Historical Background: unknown

Major Bibliographic References:
Albany County Assessor’s Office
Sanborn Fire Insurance Map of 1912

ARCHITECTURAL INFORMATION

Architectural style/type: Pyramidal Cottage

Architectural Description: This rectangular (30’ NS x 42’ EW), one-story house has a pyramidal hipped roof. The building faces east onto 10th Street. The exterior is finished in stucco, and trimmed with horizontal and vertical boards that follow the window side and lintel lines. Exposed rafter tails are evident beneath the eaves of the house. A tall, dark-red, brick exterior chimney is located about midway on the north elevation. The
foundation is poured, scored concrete. The roof is sheathed in asphalt shingles. The house exhibits elements of the Queen Anne style (windows), Colonial Revival style (columns) and Craftsman style (exposed rafter tails and trim).

The front porch consists of a new, roofless deck on the south bay, an original open porch in the middle bay, and an original enclosed porch on the north bay. The east slope of the roof extends to cover the center and north-bay porches. The central, open porch is supported by Doric columns.

The entrance is located just north of center, under the open porch. The front door is not visible because of a newer storm door. The window in the north-bay enclosed porch is a triple replacement, 1-over-1, double-hung, vinyl-clad sash. The rest of the windows on the house are double-hung with a horizontal, 35-light leaded glass panel above a large, one-light window. The small lights on the top panel are four and six sided diamonds, a common feature of Queen Anne structures. There is one such window in the south bay of the façade. There is a small, horizontal, leaded-glass window in the south elevation of the enclosed porch.

A bay window is located about midway on the south elevation. It features a standard window in the center, with similar but very narrow windows on either side. There is a standard window in the east bay of the south elevation.

**Ancillary structures:**

**Garage (c. 1920):** A garage is located to the south of the house. The rectangular (15’ NS x 20’ EW) garage is clapboard sided with a hipped roof with asphalt roofing. Exposed rafter tails are beneath the eaves. Two double doors cover the entire east elevation. Each set of double doors has a single, hinged door and a double, hinged door that folds in half. In each door are 4 square lights arranged in a square above a single vertical rectangular panel.

**EVALUATION**

**Physical Integrity:** This building has been moderately well maintained. It shows no obvious signs of deterioration. Other than the replacement vinyl windows in the enclosed porch this building has seen no major alterations.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2. Garage: 2.
312 S. 10th St., east elevation (Jonas Landes, February 2007)

312 S. 10th St., south and east elevations (Jonas Landes, February 2007)
312 S. 10th St., Garage, east elevation (Jonas Landes, February 2007)
GENERAL INFORMATION

Site Number: 130
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 315 S. 10th St.
County: Albany
Legal Location (lot, block, addition): Lot 7, Block 208, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Rental Apartment
Historic Use: Single Family Residence

Name of owner: William and Cheri Bellamy
Address of owner: 9512 E. Lake Circle, Englewood, CO 80111

Form Prepared by: Jonas H. Landes
Date of Survey: 3/22/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1900 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: Beneath this house’s many additions is a hipped or pyramidal roofed building very similar to the houses at 311 and 313 S. 7th Street. This building was owned by Charles Bellamy, a civil engineer, according to the 1924-25 City Directory.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directories of 1924-25

ARCHITECTURAL INFORMATION

Architectural style/type: Pyramidal Cottage (with multiple additions)

Architectural Description: This one-and-a-half-story, irregular-plan house (32’ NS x 35’ EW) is sided in stucco. The façade faces west onto 10th Street. A small porch is located approximately center on the façade. The porch roof is supported by a single turned post. The porch also has some simple gingerbread brackets and valances. It
appears that the original structure was the pyramidal core and the west facing gable wing. Later additions are: the north extension of the west-facing gable wing, a south-facing gable wing, a south-facing shed-roofed dormer, and an east-facing (rear) gable wing. The foundation for the original structure is likely sandstone while the foundation for the additions is likely poured concrete. The roof is sheathed in green, purple and red composite (slate-like) shingles. A brick chimney rises from the pyramidal hip-roofed portion.

The front door is not visible, due to a replacement metal storm door. The windows on the façade are: a large, 22-over-1, double-hung wood window located just north of center on the west-facing gable wing, a tall, narrow, single-light, fixed-panel window centered in the gable end, and a square, 1-over-1, double-hung window just south of the entrance. All the windows on the house have wood sash; however, it is unlikely that many of the windows are original.

Ancillary structures:
Garage 1: Located on the northeast corner of the lot is a stucco-sided, gable-roofed garage (12’ NS x 18’ EW) that faces east onto the alley between 10th and 11th streets. An original wood sliding door is mounted on a replacement door track. Exposed rafter tails are evident beneath the eaves. All the window and door openings are boarded up. The roof is sheathed in grey asphalt shingles.
Garage 2: Located just west, and in line with, the northeast garage is another stucco-sided, gable-roofed garage (10’ NS x 15’ EW) that faces west onto 10th Street. The garage has an original wood garage door as well as an original rear (east) entrance and original south-facing windows. The east entrance is a simple, four-panel wood door and the south-facing window is a four-light, fixed-panel window. The roof is sheathed in grey asphalt shingles.
Shed: Located on the southeast corner of the lot is an asphalt-sided, gable-roofed shed (7’ EW x 14’ NS) that faces north. The only opening is a pair of asphalt-sided hinged doors. The roof is sheathed in deteriorated red asphalt shingles.

EVALUATION
Physical Integrity: This building has been moderately well maintained. The design and the materials of the building have been altered (the building was likely clapboard-sided), and the original footprint has been significantly changed. It appears that the alterations were done in the 1920s-1930s, judging from the age of the garages which were likely built at the time of the remodeling.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, workmanship, feeling and association from the historic district’s period of significance. Rating: 1; Garage #1: 1; Garage #2: 1; Shed: 0.
315 S. 10\textsuperscript{th} St., west facade (Jonas Landes, March 2007)

315 S. 10\textsuperscript{th} St., south and west elevations (Jonas Landes, March 2007)
315 S. 10th St., Garage #1 (right) and Garage #2 (left), south and east elevations (Jonas Landes, March 2007)

315 S. 10th St., Shed, north and east elevations (Jonas Landes, March 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 131
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 317 S. 10th St.
County: Albany
Legal Location (lot, block, addition): Lot 8, Block 208, Original Town

Current Name (if applicable): Collegian Apartments
Historic Name (if applicable): Sigma Alpha Epsilon Fraternity House

Current Use: Six Unit Apartment Building
Historic Use: Sigma Alpha Epsilon Fraternity

Name of owner: Albany Realty, LLC
Address of owner: 1267 N. 15th St. Suite 101, Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 3/22/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1918 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: As early as 1924-25 this building was a fraternity house for the Sigma Alpha Epsilon chapter (City Directory). The building was still a fraternity in 1931 (Sanborn Map). Now, the building is a six-unit apartment for University of Wyoming students.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directory of 1924-25
Sanborn Fire Insurance Map of 1931

ARCHITECTURAL INFORMATION

Architectural style/type: Prairie style

Architectural Description: This two-story building (30’ NS x 56’ EW) is irregular in form, consisting of a rectangular main block with a shallow, two-story extension in the
front. The building faces west onto 10th Street. The structure is stucco-sided with a low-pitched hipped roof with slightly flaring eaves. Beneath the eaves are exposed rafter tails. A stuccoed exterior chimney is located near the west end of the south elevation. A second internal chimney rises from near the center of the roof. The roof is sheathed in brown asphalt shingles and the raised foundation is poured, scored concrete. The concrete steps leading up to the front door were likely installed between 2000 and 2006.

The front door (located in the south bay of the west-projecting wing) has 15 lights arranged in three columns of five rows. On each side of the door is a narrow, single-light sidelight. The only Prairie-style window remaining on the structure is the 3-over-1, double-hung window immediately north of the front door. All other windows are 1-over-1, double-hung, wood sash. There are two small windows at the soffit line on the west façade. On the main block there is a first-story window to the north of the entrance projection and one to the south, along with a paired, second-story window. Three windows are evenly spaced along the south elevation. There is a second door in the east bay of the south elevation.

Ancillary structures: none

EVALUATION
Physical Integrity: This building has been moderately well maintained and shows no obvious signs of deterioration. Other than the replacement windows and replacement front steps this building has seen no significant alterations.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District, and is one of the few examples of the Prairie style in Laramie. Rating: 2.
317 S. 10th St., west facade (Jonas Landes, March 2007)

317 S. 10th St., south and west elevations (Jonas Landes, March 2007)
GENERAL INFORMATION

Site Number: 132
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 318 S. 10th St.
County: Albany
Legal Location (lot, block, addition): Lot 1 and the west half of Lot 2, Block 207, Original Town

Current Name (if applicable):
Historic Name (if applicable): Grace Raymond Hebard House

Current Use: Multi-unit rental apartment
Historic Use: Single Family Residence

Name of owner: George and Theresa Lucy
Address of owner: PO Box 463, Laramie, WY 82073

Form Prepared by: Jonas H. Landes
Date of Survey: 2/16/2007

HISTORICAL INFORMATION

Date of Construction/major modification: c. 1900 (Sanborn maps; architectural style); addition: 1978 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: This was the home of Grace Raymond Hebard, “mother” of Wyoming history and the collection of rare manuscripts about Wyoming that is now part of the American Heritage Center’s Archives. The Hebard Library at the American Heritage Center is named after her. Throughout the first three decades of the 20th century, Hebard drove all over Wyoming in an open 1914 Dodge, investigating historic sites.

Major Bibliographic References:
Albany County Assessor’s Office
Sanborn Fire Insurance Maps of 1894 and 1912
ARCHITECTURAL INFORMATION

Architectural style/type: Folk Victorian

Architectural Description: This rectangular (22’ NS x 32’ EW), one-and-a-half-story cross-gable house faces east onto 10th St. The first story is sheathed in clapboard siding while the gable ends are sheathed in cedar shingles. Gable ends terminate in cornice returns. The foundation is slightly raised and constructed of sandstone. The roof is sheathed in grey asphalt shingles. A large, internal, red-brick chimney rise from the north slope of the roof.

An open porch supported by square, shingled piers and topped by an open deck with a wood balustrade occupies the north bay of the façade. The front door is covered with a replacement storm door, and the doorway is topped by a transom. The first-floor windows are all 1-over-1, double-hung wood sash. There is a large window in the south bay of the façade. Just inside the cornice returns are small, round lunettes. Centered in the gable end, accessing the second-story deck, is a paired opening consisting of a standard-sized window and a door. A small, nine-light window is located beneath the peak of the east gable.

The south elevation has a standard-sized window located in the east bay and a paired window in the west bay. Centered in the gable end is an original 9-over-1, double-hung window. Original basement sliding windows are arranged around the foundation.

Appended to the west (rear) of the house and extending 60’ is a two-story apartment addition with an east-west, shallow-pitched gable roof, built in 1978. The four apartments have their doors facing south onto a metal porch. A gabled projection is centered on the south elevation of the wing.

Ancillary structures: none

EVALUATION

Physical Integrity: This building has not been well-maintained. Some window panes are cracked and the paint protecting the shingles and clapboard is beginning to peel. The original portion of the house has seen no significant modifications.

National Register Status: This building is more than 50 years of age. The original house retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. However, the rear addition greatly diminishes the overall feeling and association of the house. This house has an important connection to the history of the district, through its association with Grace Raymond Hebard. Rating: 1.
318 S. 10th St., east and south elevations (Jonas Landes, February 2007)

318 S. 10th St., east and south elevations (Jonas Landes, February 2007)
318 S. 10th St., addition, south elevation (Jonas Landes, February 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 133
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 212 S. 11th St
County: Albany
Legal Location (lot, block, addition): Lot 2, Block 183, Original Town

Current Name (if applicable): 
Historic Name (if applicable): 

Current Use: University of Wyoming Police Annex
Historic Use: Single Family Residence

Name of owner: University of Wyoming
Address of owner: 1000 E. University Ave., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 3/20/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1939 (UW Facilities Management)

Architect/Builder: unknown

Historical Background: This house was owned by Gus and Elizabeth Palmquist in 1937. He was an engineer with the Union Pacific Railroad.

Major Bibliographic References:

ARCHITECTURAL INFORMATION

Architectural style/type: Eave-front Cottage

Architectural Description: This small (32’ NS x 35’ EW), one-story, eave-front cottage is faced in red-brown combed brick. The house faces east onto 11th Street. Just south of center is a small, fully enclosed, gable-roofed brick entryway. The raised foundation is likely poured concrete with a veneer of stucco. The roof is sheathed in brown asphalt shingles. The house has two chimneys, an exterior chimney on the north elevation and a ridge chimney just north of center. Both chimneys are combed brick and have two raised courses of tan brick.
The front door is centered in the entrance porch and screened by a replacement metal storm door. To the south of the front entrance is a paired 3-over-1, double-hung sash and to the north of the entrance is a triple window of the same sash. The south elevation has a single standard-sized, 3-over-1, double-hung window in the east bay and a shorter and wider, 4-over-1, double-hung in the west bay. In the rear of the building (west elevation) is an original, hipped-roof, west-projecting ell.

Ancillary structures: none

EVALUATION
Physical Integrity: This building has been well maintained and appears to be little altered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. As a gable-roofed, combed brick building, this structure is similar to six other buildings on Grand Avenue between 9th and 13th Streets. Because this building is owned by the university and the only other structure on the block is slated to be demolished this building is considered threatened. Rating: 2.
212 S. 11th St., south and east elevations (Jonas Landes, March 2007)
GENERAL INFORMATION

Site Number: 134
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 309 S. 11th St.
County: Albany
Legal Location (lot, block, addition): Lot 6, Block 6, Union Pacific Fourth Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Kate Barham
Address of owner: 309 S. 11th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes

HISTORICAL INFORMATION

Date of Construction/major modification: 1921/1984 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: Miss Laura Carter lived at this address in 1928.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directory of 1928

ARCHITECTURAL INFORMATION

Architectural style/type: Hip-roofed Cottage

Architectural Description: This one-story house was originally hip-roofed and rectangular, but has been added on to, creating an L-shape (40’ NS x 38’ EW). The house faces west onto 11th Street. The lower three feet of the façade is faced with long, thin, cut-sandstone slabs. The rest of the exterior is sheathed in aluminum siding. The original foundation is poured, scored concrete while the foundations of the additions are concrete block. The roof is sheathed in grey/brown asphalt shingles.
A pent-roofed porch (1984) projects to the west and contains the recessed entrance. The front door is not visible from the street. There is a paired window to the north of the door in the projecting section, and a bay window in the main (hip-roofed) section of the house. All façade windows are replacement and either 1-light casement or 1-light stationary.

A large, hip-roofed wing was added to the south elevation in 1984. There is a paired window in the west (façade) elevation of the wing. The north elevation windows are original 1-over-1, double-hung sash.

**Ancillary structures:**

**Garage #1:** Located in the northeast corner of the lot is a small (10’ NS x 15’ EW) hip-roofed garage that faces east onto the alley. The garage has an overhead door of an undetermined material. The south elevation has two 4-by-4 sliding windows and a four-panel wood door. The building is sided in shiplap siding and roofed in grey/brown asphalt shingles.

**Garage #2:** Located on the southeast corner of the lot is a square (15’ NS x 15’ EW), pyramidal-roofed garage that faces east onto the alley. The two-bay garage has two aluminum garage doors. Exposed rafter tails are evident beneath the eaves. The building is sided in shiplap siding and roofed in grey/brown asphalt shingles.

**EVALUATION**

**Physical Integrity:** All the buildings appear to be well maintained. The house has been significantly altered with new windows, new siding, and two new additions. The combination of these changes has left the building with little or no historic integrity.

**National Register Status:** Although this building is greater than 50 years of age it no longer possesses integrity of materials, workmanship or design. Although the garages retain more integrity than the house, as ancillary structures they do not individually contribute to the district. Rating: 0; Garage #1: 0; Garage #2: 0.
309 S. 11th, west façade (Jonas Landes, April 2007)

309 S. 11th, south and west elevations (Jonas Landes, April 2007)
309 S. 11th, Garage #1, south and east elevations (Jonas Landes, April 2007)

309 S. 11th, Garage #2, south and east elevations (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 135
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 310 S. 11th St.
County: Albany
Legal Location (lot, block, addition): South two thirds of the east half of lot 3, Block 208, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Robert and Shirley Jairell
Address of owner: 310 S. 11th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 3/28/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1917 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: Elmer K. and Alice D. Nelson owned this house in 1937. He was the city engineer.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Hip-roofed Cottage

Architectural Description: This one-story, hip-roofed house (25’ NS x 35’ EW) is clad in asbestos-shingle siding. A small, hip-roofed projection extends from the north half of the east-facing facade. Two chimneys are located on the house: one is a central chimney while the second is an end chimney located on the east half of the south elevation. Both
chimneys are smooth red brick. The roof, which is sheathed in green metal, flares upward at the ends. The raised foundation is poured concrete.

A poured concrete stoop with iron railings leads to the front door. The original, wood door is located on the south elevation of the front projection. The door has one large vertical light surrounded by detailed, carved scrollwork. Immediately south of the door, on the east façade, is a large, 120-over-1 window. Directly below this window, in the raised foundation, is a 1-by-1 hopper window. The projecting section has a small, 50-over-50, double-hung window in its south bay and a large, 2-over-2, double-hung window with an original 1-over-1 storm window in its north bay.

The south elevation has a small, square, 50-light window on each side of the end chimney. To the west is a triple window consisting of a large, 80-over-1, double-hung window flanked by standard-sized, 1-over-1 windows. Continuing west is a single, 1-over-1, double-hung window and a paired, 1-over-1 window. The windows with many lights are leaded glass. All windows are original and wood.

Ancillary structures: none

EVALUATION

Physical Integrity: This building has been moderately well maintained. The metal roof is in the process of being installed (the west end of the house does not yet have sheeting). The replacement siding and newer entrance steps do not detract too much from the overall feel of this house.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, workmanship, feeling and association from the historic district’s period of significance. Only the materials have changed on this house. As a cottage with outstanding leaded-glass windows, this building possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2.
310 S. 11th St., east façade (Jonas Landes, March 2007)

310 S. 11th St., south and east elevations (Jonas Landes, March 2007)
GENERAL INFORMATION

Site Number: 136
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 314 S. 11th St.
County: Albany
Legal Location (lot, block, addition): Lot 2, Block 208, Original Town

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Glenn and Jeanette Scott
Address of owner: 314 S. 11th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 3/28/07

HISTORICAL INFORMATION

Date of Construction/major modification: 1920 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: The house was owned by Will Goodale in 1929. In 1937, the owners were Charles G. and Esther W. Pugh. He was a physician and surgeon with offices in the Holliday Building.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Bungalow

Architectural Description: This square (32’ NS x 32’ EW), one-and-one-half story house is stucco sided. The building faces east onto 11th Street. A full-length open front porch is recessed under the broad, eave-front roof. The porch roof is supported by four sets of battered piers, with three piers at the corners and two piers on either side of the entrance. In typical Craftsman style, a low knee-wall encircles the porch. Other typically
Craftsman features are the knee braces and exposed rafter tails beneath the eaves, and the central, shed-roofed dormer that projects from the east slope of the roof. The raised foundation is likely poured concrete. The roof is sheathed in brown asphalt shingles.

The original, wood front door is located just north of center. The door has 9 square lights above a three or four panel section, and a single, leaded-glass sidelight to the south. To either side of the front door is a large, 13-over-1, double-hung window that is immediately flanked by standard-sized, 1-over-1, double-hung windows. The front dormer has three small, square, fixed-pane windows arranged side-by-side. Each window is leaded glass with 42 lights.

An exterior chimney rises along the south elevation, just east of center. The chimney is flanked by small, square, 12-light leaded glass windows. Enclosing the south side of the porch are two large, 1-over-1, storm windows. A standard-sized, 1-over-1, double-hung window is located near the southwest corner. There is a 1-by-1, vinyl-clad casement window in the gable end. All other windows are original and wood.

A small simple square bay window is located on the north elevation.

Ancillary structures:
Garage: Located in the southwest corner of the property is a one-bay, gable-roofed garage (10’ NS x 15’ EW). The garage faces west onto the alley. The door is an original nine-panel wood garage door. Exposed rafter tails are evident beneath the eaves. The garage is sided in shiplap siding and the roof is sheathed in cedar shingles.

EVALUATION
Physical Integrity: The house has been well maintained and shows no obvious signs of deterioration. Other than the replacement casement windows in the gable end and the skylight on the east slope of the roof, the building appears to be unaltered. The garage is in poor condition.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. As one of the district’s many well-built and highly detailed Craftsman-style bungalows, this house contributes much to the University Neighborhood District. Rating: 3. Garage: 1.
314 S. 11th St., east façade (Jonas Landes, March 2007)

314 S. 11th St., south and east elevations (Jonas Landes, March 2007)
314 S. 11th St., Garage, west elevation (Jonas Landes, March 2007)
GENERAL INFORMATION

Site Number: 137
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 315 S. 11th St.
County: Albany
Legal Location (lot, block, addition): Lot 7, Block 6, Union Pacific Fourth Addition

Current Name (if applicable): Lot 7, Block 6, Union Pacific Fourth Addition
Historic Name (if applicable): Robert Gottschalk Residence

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Emery and Iris Brunett
Address of owner: 315 S. 11th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 4/5/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1924 (Assessor’s Office)

Architect/Builder: Wilbur Hitchcock

Historical Background: From 1924 to at least 1937, Robert and Agnes Gottschalk lived at this address. Robert was president and manager of the Laramie Printing Company. Wilbur A. Hitchcock drew up plans for Gottschalk’s residence in 1914-18, and it is possible that this is that house. The plans show a one-story bungalow with big columns supporting the porch roof. The front windows are triple, possibly a bay, and there is a projection on the south elevation that is likely a bay window. One basement window is centered under the façade windows; the foundation is raised. Clearly, the differences between the Hitchcock plans and the constructed house are vast. It is likely that during the 6-10-year period between when the plans were drawn up and the house was constructed the owners changed their wishes and thus the overall design of the structure.

Major Bibliographic References:
Albany County Assessor’s Office
American Heritage Center. Plan #185, Hitchcock Family Collection # 9921, Box 1, Folder 3
Laramie City Directories of 1928 and 1937
ARCHITECTURAL INFORMATION

Architectural style/type: Hip-roofed Cottage

Architectural Description: This rectangular (26’ NS x 36’ EW), hip-roofed structure is sided in asbestos shingles. The house faces west onto 11th Street. A full-length, open front porch is integrated beneath the west slope of the roof. The porch roof is supported by four Classical columns. The porch is encircled by a low, asbestos-shingled knee wall. Beneath the eaves of the house are exposed rafter tails. The raised foundation is poured, scored concrete. The roof is sheathed in grey asphalt shingles.

The original, wood front door is located just north of center on the west façade. The door has a single, medium-sized horizontal light above three tall, narrow vertical panels. Between the door and the corners, on each side, is a large, 80-over-1, frosted and leaded glass window. Both windows are original and double-hung. The side and rear elevation windows are original 1-over-1 double-hung wood sash. In the east third of the south elevation is a bay window.

There are two chimneys: an exterior chimney is located on the west third of the north elevation while an internal chimney is located where the rear hip meets the main ridgeline.

Ancillary structures:
Garage: Located due east of the house and facing east onto the alley is a gable-roofed, one-bay garage (10’ NS x 15’ EW) sided in asbestos shingles. The garage door is fiberglass and replacement. The roof is sheathed in sheet metal.

EVALUATION
Physical Integrity: This house has been very well maintained. Other than the replacement siding, the exterior appears to be unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, workmanship, feeling and association from the historic district’s period of significance. Only the siding has been replaced. As a Hitchcock-designed building this house possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2. Garage: 1.
315 S. 11th St., west façade (Jonas Landes, April 2007)

315 S. 11th St., west and south elevations (Jonas Landes, April 2007)
315 S. 11th St., Garage, east elevation (Jonas Landes, April 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 138
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 318 S. 11th St.
County: Albany
Legal Location (lot, block, addition): East half of Lot 1, Block 208, Original Town

Current Name (if applicable):
Historic Name (if applicable): Charles C. Frizzier House

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Peter Shive
Address of owner: 318 S. 11th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 3/22/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1914 (Assessor’s Office; Knight)

Architect/Builder: unknown

Historical Background: Charles C. Frizzier moved to Laramie from the Fort Collins area in 1886; he originally hailed from Ohio. Charles and his wife Margaret built this home in 1914. At the time he was employed by the IRS as the deputy tax collector for Wyoming. He also served two terms as the Albany County Sheriff and was employed as a County Assessor. At some point he bought a ranch near Tie Siding. Their son, Gill, ran the ranch in later years.

Major Bibliographic References:
Albany County Assessor’s Office
ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Bungalow

Architectural Description: This one-and-a-half story, square (30’ NS x 30’ EW) house is sheathed in clapboard. The house faces east onto 11th Street. The eave-front house has a gable-roofed dormer that faces east. A full-length, open front porch is integrated into the slightly curving east slope of the roof. The porch roof is supported by four large, square, clapboard-sided piers. Between each pier are gently sweeping arches that tie the porch together. A row of dentils wraps around the porch, above the arches and below the roofline. The porch, in a common Craftsman style, is encircled by a low, clapboard-sided knee wall. Other typically Craftsman features are exposed rafter tails, knee braces, windows with multiple vertical lights in the upper sash, and the truss work in the gable end of the front-facing dormer. The raised foundation is poured, scored concrete. The roof is sheathed in black asphalt shingles.

The original, wood front door is located just north of center. It appears that at one time there was a large glass light that has been since replaced by a wood panel. The windows on the façade are all original and wood. Spaced evenly between the door and the southeast corner are two standard-sized, 6-over-1, double-hung windows. To the north of the door is a single matching window. There are two standard-sized, 5-over-1, double-hung windows in the dormer.

A red-brick exterior chimney rises along the south elevation. On each side of the chimney is a small, 5-light, fixed-pane window. Near the west end is a third matching window. Immediately to the east of that window is a standard-sized 5-over-1 double-hung window. A second chimney rises from the north end of the west slope of the roof.

Ancillary structures: none

EVALUATION

Physical Integrity: This building has been well maintained and shows no obvious signs of deterioration or neglect. The building appears to be unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. This well crafted and designed house is an excellent example of a Craftsman-style bungalow in the University Neighborhood District. Rating: 3.
318 S. 11th St., east façade (Jonas Landes, March 2007)

318 S. 11th St., south and east elevations (Jonas Landes, March 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 139
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 319 S. 11th St.
County: Albany
Legal Location (lot, block, addition): Lot 8, Block 6, Union Pacific Fourth Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Lanny B. Reimer Living Trust
Address of owner: 516 Aspen Dr., Newcastle, WY 82701

Form Prepared by: Jonas H. Landes
Date of Survey: 4/5/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1916 (Assessor’s Office)

Architect/Builder: Unknown

Historical Background: Arthur E. Anderson was the first owner of this house. Anderson was the superintendent of Laramie Electric Co. and Laramie Heating Co. at 214 S. 3rd Street.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Pyramidal Cottage

Architectural Description: This rectangular (25’ NS x 38’ EW), steeply pitched, pyramidal-roofed house is clapboard sided. The house faces west onto 11th Street with its side elevation facing south onto Garfield Street. A full-length, open front porch is integrated into the west slope of the roof. The porch roof is supported by Classical
columns. The raised foundation is stuccoed. The roof is sheathed in green asphalt shingles.

The original, wood front door is centered on the west façade. The door has 3 vertical lights above two or three horizontal rectangular panels. To the north of the door is an original, 1-over-1, double-hung, wood window, and to the south is a 35-over-1, double-hung window.

Centered on the south elevation is a hip-roofed bay window with a 35-over-1, double-hung window flanked by 1-over-1 windows. There is an original wood door with 1 light over three horizontal panels near the southeast corner. Between the door and the bay window is a triple, horizontal slider window, and to the west of the bay window is a 1-over-1, double-hung window.

There are two internal, red-brick chimneys, one centered on the ridgeline and one just east of the ridgeline on the east hip. A lower, hip-roofed, one-bay garage is appended to the east elevation of the house, and faces south onto Garfield Street. The garage is sided in clapboard and has a replacement vinyl door and two windows on the east elevation.

Ancillary structures: none

EVALUATION

Physical Integrity: This building has been well maintained and shows no obvious signs of deterioration. The exterior of this building appears to be unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. This house is very similar to its neighbor to the north. Rating: 2.
319 S. 11th, west façade (Jonas Landes, April 2007)

319 S. 11th south and east elevations (Jonas Landes, April 2007)
319 S. 11th St., Garage, south and east elevations (Jonas Landes, April 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 140
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 309 S. 12th St.
County: Albany
Legal Location (lot, block, addition): South two thirds of lot 6, Block 5, Union Pacific 4th Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Elizabeth Goudey
Address of owner: 309 S. 12th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 4/20/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1924 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: Joseph M. and Ella Hurwitz are listed as owners in 1929 – 30 and 1937. He operated (possibly with Alex R. Hurwitz) the Midwest Trunk and Sporting Goods Store.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Colonial Revival

Architectural Description: This two-story, eave-front house (25’ NS x 23’ EW) faces west onto 12th Street and is asbestos sided. Three gable-roofed wall dormers are evenly spaced along the west façade. The entrance, in the south bay of the west façade, has a small arched entryway topped with a pediment with cornice returns. Sets of three
Classically inspired columns support the outer corners of the porch. Dentils are evident beneath the eaves of the porch roof, and the gable ends of the house have cornice returns. The raised foundation is poured, scored concrete and the roof is sheathed in brown asphalt shingles.

The original, wood door has 15-lights. North of the door is a paired, 4-over-1, double-hung window. Each of the second-floor wall dormers has a 6-over-6, double-hung window. The south elevation has a paired, 4-over-1, double-hung window on the first floor, and two evenly spaced, 6-over-6, double-hung windows on the second floor.

**Ancillary structures:**

**Garage (c. 1925):** North and east of the house, and facing east toward the alley, is a gable-roofed, shiplap-sided garage (10’ NS x 15’ EW). The garage doors are hinged, 2-panel wood doors. The roof is sheathed in brown asphalt shingles.

**Shed (c. 1925):** South and east of the house, and also facing east toward the alley is an arch-roofed, vertical-board-sided shed (10’ NS x 15’ EW). The doors are hinged and of vertical board construction.

**EVALUATION**

**Physical Integrity:** This house is in need of repair. The paint on the windows is peeling and the sashes are weathering. The siding needs to be maintained as many shingles are cracked and in need of paint. Other than the siding, the building appears to be unaltered.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, workmanship, feeling and association from the historic district’s period of significance. The siding was likely replaced in the 1950s-1960s. As a Colonial Revival-style house, this structure possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 1; Garage: 1; Shed: 1.
309 S. 12th, west façade (Jonas Landes, April 2007)

309 S. 12th, south and west elevations (Jonas Landes, April 2007)
309 S. 12th St., Garage, east elevation (Jonas Landes, April 2007)

309 S. 12th St., Shed, east elevation (Jonas Landes, April 2007)
GENERAL INFORMATION

Site Number: 141
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 310 S. 12th
County: Albany
Legal Location (lot, block, addition): East half of lot 3, Block 6, Union Pacific Fourth Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Rental House
Historic Use: Single Family Residence

Name of owner: Cynthia Kelley
Address of owner: 4528 Meadowlark Lane, Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 4/8/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1938 (Assessor’s Office)

Architect/Builder: Unknown

Historical Background: Unknown

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Gable-and-wing House

Architectural Description: This L-shaped, one-and-a-half-story house (28’ NS x 25’ EW) is stucco sided. The house faces east onto 12th Street. The house consists of a front facing gable in the north, with an intersecting gable wing to the south. The only applied ornamentation is the small cornice returns. A large, red-combed-brick exterior chimney is located on the façade at the intersection of the gable and wing. The chimney brick is laid up in a checkerboard pattern with lighter colored bricks. A second, internal chimney rises from the west slope of the wing. Both chimneys have tan terra-cotta fire tile at the top of
the chimney (imitating the chimney tops of Georgian and Tudor homes). The house sits on a raised, stuccoed basement. The roof is sheathed in brown asphalt shingles.

The original, wood front door has an upper light consisting of an 8-light circular window. Just south of the door is a wood porthole window. All other façade windows are vinyl-clad replacements, including a 1-light window near the northeast corner, a 1-by-1 slider window just south of the chimney, and a 1-over-1, double-hung window in the gable end.

Connected to the south elevation is a gable-roofed garage (15’ EW x 15’ NS) with a fiberglass door. The garage is original to the structure. There is a single man door to the north of the garage door.

**Ancillary structures:** none

**EVALUATION**

**Physical Integrity:** This building has been well maintained and shows no obvious signs of deterioration. Other than the replacement windows the exterior appears to be unaltered.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, workmanship, feeling and association from the historic district’s period of significance. Some of the original materials (windows) have been replaced. This simple, unadorned house represents a common house type of the late 1930s. Rating: 1.

310 S. 12th, east façade (Jonas Landes, April 2007)
310 S. 12th, south and east elevations (Jonas Landes, April 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 142
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 312 S. 12th St.
County: Albany
Legal Location (lot, block, addition): Lot 2, Block 6, Grand Ave Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Photography Studio/Four Unit Apartment
Historic Use: Single Family Residence

Name of owner: Linda Lee and David Hough
Address of owner: 312 S. 12th St.

Form Prepared by: Jonas H. Landes
Date of Survey: 4/8/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1916 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: This was one of the first houses on the 300-block of 12th Street. According to the owner of 1124 Grand Ave. (Ed DeCastro), the owners of this house developed two or three of the other houses on the block. Charles D. and Allie C. Spalding were listed as owners in 1929 – 30 and 1937. Charles was President of Albany National Bank.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Cottage
Architectural Description: This one-story, gable-roofed house (30’ NS x 50’ EW) has a projecting, offset gable which occupies the southern two-thirds of the façade. The asbestos-shingle-sided house faces east onto 12th Street. Exposed rafter tails are evident throughout the house. Two tall, thin, red-brick chimneys are located on the south end of the structure. An internal chimney rises from the west slope of the roof, and an exterior chimney rises along the south elevation. Both chimneys have interesting patterns of raised brick. The raised foundation is poured, scored concrete. The roof is sheathed in brown asphalt shingles.

The offset front gable shelters an open front porch supported by three square, wood piers. The front door is located in the south bay, and is covered by a storm door. To the north of the door is a triple window consisting of an 18-over-1, double-hung window flanked by 6-over-1 windows. Just north of the porch is a 16-light, fixed-pane window. A square, shed-roofed, bay window with a paired, 26-light casement (probably replacement) is located in the northernmost bay.

The south elevation has three 9-over-1 storm windows that enclose the south end of the porch. On each side of the exterior chimney are 30-light leaded-glass windows. A second square, bay window with a triple 6-over-1, double-hung sash is located midway on the south elevation. West of the bay window is a 3-by-3 slider window. In the raised basement are 1-by-1 slider windows. All windows are wood.

A one-story, gable-roofed building has been appended to the rear (west) of the original structure. The building houses three rental units.

Ancillary structures: none

EVALUATION
Physical Integrity: This building has been well maintained. Other than the replacement asbestos siding and rear addition, the exterior of this structure appears to be unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, workmanship, feeling and association from the historic district’s period of significance. The design and materials of this house have been altered with the replacement siding and rear addition, however it still possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating 2.
312 S. 12th, east façade (Jonas Landes, April 2007)

312 S. 12th, south and east elevations (Jonas Landes, April 2007)
Wyoming Architectural Inventory Form

General Information

Site Number: 143
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 315 S. 12th St.
County: Albany
Legal Location (lot, block, addition): Lot 7, Block 5, Union Pacific 4th Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: David and Ann Bell
Address of owner: 315 S. 12th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 4/28/2007

Historical Information

Date of Construction/major modification: 1918 (Assessor’s Office)

Architect/Builder: Frank Holliday, Builder

Historical Background: Frank and Laura Holliday built and then lived in this house in 1918. After Frank’s death in 1932 Laura continued to live in this house until at least 1937. A complete biography of Frank and Laura Holliday is on page 410 of Laramie, Gem City of the Plains by Mary Kay Mason. Among Frank’s most notorious exploits was being expelled from UW in 1902 when he and some other pranksters locked the entire faculty of UW in the tower of Old Main.

Major Bibliographic References:
Albany County Assessor’s Office
Laramie City Directory of 1937.
ARCHITECTURAL INFORMATION

Architectural style/type: Craftsman Cottage

Architectural Description: This one-story, eave-front, gable-roofed house (35’ NS x 25’ EW) faces west onto 12th Street. The first floor is sided with aluminum siding while the gable ends are shingled. Centered on the west façade is an enclosed, gable-roofed entryway. Exposed rafter tails and knee braces are evident beneath the eaves and in the gable ends. The front gable is decorated with vertical battens. The foundation is poured concrete and the roof is sheathed in light red asphalt shingles.

A 10-light, wood French door is centered in the entrance porch, and is flanked by paired, 8-light, fixed-pane windows. There is a single window on both the north and south elevations of the entryway. To either side of the entryway are triple 4-over-1, double-hung windows. All windows are trimmed with heavy wood moldings. The south elevation has a triple 4-over-1, double-hung window and a single 4-over-1 window on the first story and a small window in the gable end. Brick chimneys rise from the west slope of the roof north of center, and from the east slope of the roof near the south end.

Ancillary structures:
Garage (c. 1970): A new, vinyl-sided, gable-roofed garage (20’ EW x 20’ NS) faces east on the alley behind (east of) the house. The garage door is vinyl. The roof is sheathed in red/white asphalt shingles.

EVALUATION
Physical Integrity: This building has been well maintained, but replacement siding has damaged its integrity.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, workmanship, feeling and association from the historic district’s period of significance. This building possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 1; Garage: 0.
315 S. 12th, west façade (Jonas Landes, April 2007)

315 S. 12th, south and west elevations (Jonas Landes, April 2007)
315 S. 12th, Garage, southeast Corner (Photo By: Jonas Landes, April 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 144
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 209 13th St
County: Albany
Legal Location (lot, block, addition): Lot 6 S 62’, Block 3, Grand Ave

Current Name (if applicable): Mark Arnold Residence
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Mark Arnold
Address of owner: 209 13th St, Laramie, WY 82070

Form Prepared by: Tony Dubé
Date of Survey: June 2, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1925

Architect/Builder: Unknown

Historical Background: The 209 13th Street home was first lived in by Hilma Challman, who was a bookkeeper for Alfred Nelson, manager of the Nelson Co. The Nelson Co. was a Laramie building supply and cement contracting company. The building’s date according to the Albany County Assessor’s Office is 1925, and the Polk County Directory stated that in 1924-25 Challman lived in west Laramie. The 1928-29 Directory stated she had the 209 13th address.

Major Bibliographic References:
Albany County Assessor’s Office
ARCHITECTURAL INFORMATION

Architectural style/type: Colonial Revival

Architectural Description: This rectangular, clipped-gable, eave-front home is located in the center of 13th Street between Ivinson and Grand Avenues. It is approximately 30’ EW by 22’ NS, with the west façade facing 13th. The house has clapboard siding painted a light salmon color, with the roof sheathed in red asphalt shingles and a red brick chimney straddling the northern portion of the ridgeline. The building has a full basement, and the whole structure rests on a concrete foundation.

The west façade features on its southern half a prominent, clipped-gable entry with a wooden arch, supported by four slender unadorned piers. Decorative latticework is in-filled between the columns and the house. Six wood stairs lead up to the entry, with a wooden knee wall on both sides of the stairs approximately two-and-a-half feet in height. A black metal storm door with 2 large lights covers what appears to be the original single door, which is wood with 15 lights and no panels. In the north bay of the façade is a triple set of the standard window for the house, a 6-over-1, double-hung sash with a wood enframement. Below this is a 1-by-1 basement window.

The east bay of the north elevation has a pair of standard windows. Two additional windows are spaced along the rest of the elevation. Below the westernmost window is another basement window. Centered in the gable end is a decorative, wooden, in-filled lunette. The south elevation is similar to the north, with a paired set of windows on the west half and two single windows on the east half, a basement window and a gable-end lunette.

Ancillary structures:
Garage (1925): To the north of the house is a small, 16’ EW by 10’ NS, front-gabled garage/shed which faces west onto 13th Street. A two-leaf garage door made of vertical wood planks comprises most of the west façade. This building has the same clapboard siding as the home, as well as the same red asphalt shingles. It rests on a concrete foundation.

EVALUATION
Physical Integrity: This building has been reasonably well maintained, and despite the presence of new storm windows no significant alterations have occurred to the structure.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3; Garage: 3.
209 13th Street, west façade and north elevation. (Tony Dubé, June 2007)

209 13th Street, Garage, west elevation. (Tony Dubé, June 2007)
GENERAL INFORMATION

Site Number: 145
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 210 13th Street
County: Albany
Legal Location (lot, block, addition): Lots 3 and 4, Block 4, Union Pacific 4th Addition
(Note: this property is listed under address 1216 Ivinson Avenue in Albany County Assessor’s records)

Current Name (if applicable): 
Historic Name (if applicable): 

Current Use: Apartment Building
Historic Use: Apartment Building

Name of owner: Laramie Plains Properties
Address of owner: PO Box 1445, Broomfield, CO 80038

Form Prepared by: Tony Dubé
Date of Survey: July 11, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: c. 1965 (confirmed post 1960)

Architect/Builder: Bin Chang

Historical Background: Unknown

Major Bibliographic References:
Albany County Assessor’s Office
Williamson, Amy

ARCHITECTURAL INFORMATION

Architectural style/type: False Mansard Apartment

Architectural Description: This white stucco, mansard-roofed apartment building sits on the northeast corner of Ivinson Avenue and 13th Street, facing east onto 13th. The building measures approximately 76’ NS by 40’ EW with four small decorative projections, two on the east façade and two on the west elevation, which bracket the front and back entrances. Each juts out 4’ from its respective elevation, and all are 10’ NS.
Between the entrances and the projections on the second and third stories are wooden balconies. The three-story building rests on a concrete foundation. The roof is sheathed in black wood shingles.

Ancillary structures: N/A

EVALUATION
Physical Integrity: The building appears to be in good condition, with no discernable additions

National Register Status: This building is less than 50 years old. Rating: 0.

210 S. 13th Street, east façade. (Tony Dubé, July 2007)
210 S. 13th Street, north elevation. (Tony Dubé, July 2007)

210 S. 13th Street, west and south elevation. (Tony Dubé, July 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 146  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 304 S. 13th St.  
County: Albany  
Legal Location (lot, block, addition): East two thirds of lot 3, Block 5, Union Pacific 4th Addition

Current Name (if applicable):  
Historic Name (if applicable):

Current Use: Single Family Residence  
Historic Use: Single Family Residence

Name of owner: Samuel Robson  
Address of owner: 304 S. 13th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes  
Date of Survey: 4/28/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1937 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: This is one of five brick, Tudor Revival-style houses on the block constructed between 1936 and 1938. The unusual casement windows in 304 S. 13th St. and 314 S. 13th St. match those of 1316 Ivinson, a Wilbur Hitchcock-designed house. However, these houses were built after the architect’s death in 1930.

Major Bibliographic References:  
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This one-and-a-half-story, eave-front, gable-roofed house is square (24’ EW x 24’ NS) and faces east onto 13th Street. The front of the house is distinguished by a projecting entryway with a steeply pitched, overshot gable roof. Integrated into the south end of the entryway is a prominent brick chimney. Dark
red/maroon brick starts at ground level and rises to the sill line, above which are red bricks. The foundation is brick and the roof is sheathed in green/blue asphalt shingles.

The original, wood front door has three small, frosted-glass lights over three vertical panels. Just south of the entryway is a paired, 6-light casement window that has a 4-light transom above. Just north of the entryway is a paired 6-light casement window that has a 6-light transom above and 3-light sidelights. The windows are original and metal. The basement windows are replacement 1-by-1 sliders. Connected to the south elevation of the house is a small, one-bay, brick garage. The garage has a parapeted rooftop. The doors are three equal-sized, hinged wooden doors, each with 4 lights over two panels. In July 2007, a second story was being constructed on top of the garage.

Ancillary structures: none

EVALUATION
Physical Integrity: This building has been very well maintained. Other than the replacement basement windows the building appears to be unaltered. However, construction taking place in 2007 may alter its integrity.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. As one of five brick Tudor Revival-style houses on the corner of Grand and 13th Streets, it possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3.

304 S.13th, east façade (Jonas Landes, April 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 147
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 313 S. 13th St
County: Albany
Legal Location (lot, block, addition): Lot N 60’, Block 6, Grand Avenue

Current Name (if applicable):
Historic Name (if applicable): William McCann Residence

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Mathew Holmes
Address of owner: PO Box 2077, Laramie, WY 82070

Form Prepared by: Tony Dubé
Date of Survey: May 23, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1929

Architect/Builder: Unknown

Historical Background: William C. McCann was the first resident of the home. He lived in West Laramie in 1928-29, but in 1934-35 was listed at this residence. McCann was a coroner and also worked as a cashier for the Holliday Co. In 1934 he was a Secretary of the Laramie Chamber of Commerce.

Major Bibliographic References:
Albany County Assessor’s Office
ARCHITECTURAL INFORMATION

Architectural style/type: Hip-roofed Cottage

Architectural Description: This unusual tan and red brick house is located on a central lot on the east side of 13th Street, with the west façade facing the street. The main portion of this one-story, rectangular building is approximately 30’ EW by 28’ NS and rests on a concrete foundation. A medium-pitched, hipped roof sheathed in red asphalt shingles covers the main block, while a flat-roofed garage projects 8’ off of the east elevation and a very narrow, eave-front wing projects 4’ off the north end of the facade.

The house has combed-brick courses laid in a stretcher bond. The first fourteen courses are with red brick and feature a geometrical design that continues around the building, with red brick again showing up at the roof-wall junction in a standing-soldier course. The rest of the courses are yellow brick. An exterior, yellow-brick chimney is on the west portion of the south elevation and another straddles the northeast ridge of the hipped roof.

The façade features a small, steeply pitched, centered gable above the main door, with five concrete steps leading up to a basic concrete stoop. The red-painted wood door has four wood panels below four lights arranged in a fan formation, and sits behind a full-view storm door. A triple set of 10-light casement windows occupies the south bay, while a double set of the same windows lights the north bay. Each window has a 2-light storm window, and all have rowlock brick windowsills. Two small decorative projections of corbelled red brick are under both sets of windows.

The north elevation faces the alley and has four double-hung windows, one ribbon window for the basement and the garage door. Three of the windows are 4-over-4, one directly east of the small (5’ NS by 4’ EW) wing extension and the other two on the eastern portion of the main block. All three are covered with newer storm sash. Between these 4-over-4 windows is a 3-over-6 window, below which is a basement, 3-light, ribbon window. The garage, which is integrated into the house, has a flat roof with the red-brick soldier course creating a parapet with a slight pitch. The garage door is a two-leaf wood door with each leaf containing 6 lights over 3 panels.

Ancillary structures: None

EVALUATION

Physical Integrity: This building has been reasonably well maintained. The front steps and stoop appear to be new; otherwise, no significant alterations have occurred to the structure.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses an historical relationship to the other contributing properties in the University Neighborhood District, and shows some of the eclectic mix of architectural styles the district possesses. Rating: 3.
313 S. 13th Street, west façade. (Tony Dubé, May 2007)

313 S. 13th Street, north elevation and west façade. (Tony Dubé, May 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 148
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 314 S. 13th St.
County: Albany
Legal Location (lot, block, addition): East half of lot 2, Block 5, Union Pacific 4th Addition

Current Name (if applicable):
Historic Name (if applicable):

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Jean Schaefer
Address of owner: 314 S. 13th St., Laramie, WY 82070

Form Prepared by: Jonas H. Landes
Date of Survey: 4/28/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1936 (Assessor’s Office)

Architect/Builder: unknown

Historical Background: This brick, Tudor Revival-style house is one of five built between 1936 and 1938. All are about the same size, but have slightly different designs. The unusual casement windows in 314 S. 13th St. and 304 S. 13th St. match those of 1316 Ivinson, a Wilbur Hitchcock-designed house. However, these houses were built after the architect’s death in 1930.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This small, square (22.5’ EW by 22.5’ NS), one-and-a-half-story house faces east onto 13th Street. The building is faced with mixed-color, combed brick. The steeply pitched, eave-front, gable-roofed house has a small projecting
entryway, also with steeply pitched gable roof. In the south corner of the entryway is a prominent brick chimney. The raised foundation is brick and the roof is sheathed in brown asphalt shingles.

The original, wood front door with 6-lights over one large panel is recessed in a Tudor arch. Immediately south of the door is a small 2-light fixed panel window. South of the entryway is a 6-light casement window with a 4-light transom and 3-light sidelights. Directly north of the entryway is paired, 6-light casement window, also with transom and sidelight. The basement windows are three-light hopper. All windows are original and metal. Appended to the south elevation is a small, brick garage with a parapet roof. The garage has three hinged doors, each with 4 lights over 2 panels.

Ancillary structures: none

EVALUATION
Physical Integrity: This building has been well maintained and is unaltered.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. As a Tudor Revival-style house among a row of similar houses it possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 3.
314 S.13th, south and east elevations, showing garage (Jonas Landes, April 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 149
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 321 S. 13th St
County: Albany
Legal Location (lot, block, addition): Lot 5 S 64’, Block 6, Grand Avenue

Current Name (if applicable):
Historic Name (if applicable): Fred C. Lebhart Residence

Current Use: Single Family Residence
Historic Use: Single Family Residence

Name of owner: Agnes Milstead
Address of owner: c/o First National Bank of Wyoming Trust, PO Box 490, Laramie, WY 82070

Form Prepared by: Tony Dubé
Date of Survey: June 2, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1931 (Albany County Assessor’s Office)

Architect/Builder: Wilbur Hitchcock

Historical Background: Fred C. Lebhart was the first owner of this home. Lebhart was a court reporter in the 1930s. The architect was the well-known Laramie architect Wilbur Hitchcock.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This two-story, Tudor Revival-style home sits on the southwest corner of Garfield Avenue and 13th Street and faces west onto 13th. The home
features multi-level eaves and multiple front gables. The eave-front central block measures approximately 28’ NS by 32’ EW. A gable extends from the southern half of the facade, joining flush with the west edge of the central block. Most of the central block is faced with red bricks laid in a stretcher course, with intermittent bricks jutting out one inch for a decorative touch. Set back and extending to the north and east is an addition, a gabled wing that measures approximately 20’ NS by 18’ EW and has red brick on the first story and half-timbering on the second story. The second story appears to have been built over an original, attached, brick garage (Sanborn 1931).

The roof is sheathed in red-painted wood shingles. An exterior red-brick chimney rises on the west half of the south elevation. The house has two additional red-brick chimneys, a ridge chimney on the north part of the north wing and another on the northern part of the east slope of the central block. The building appears to have a partial basement, with everything resting on a concrete foundation.

The façade of the central block has a gabled front with multi-level eaves. The southernmost gable end has horizontal, wood-plank sheathing at the top and an 8-over-8, double-hung window set into the roof slope below. The first story of this gabled portion has a 6-over-6, double-hung window flanked by 4-over-4 windows, with a wood awning overhanging the set. Below this is a 2-light sliding basement window. To the north of these windows and slightly recessed, the north slope of the front gable extends to incorporate the entryway, accessed by four concrete steps. The door, which appears to be original, is constructed of vertical wood planks and has a round top, with a hexagonal window centered on the upper portion.

A second, smaller gable intersects the roof in the north bay of the façade. It is decorated with half-timbering, and has a 6-over-6, double-hung window in the gable end.

The façade of the north addition consists of a two-car garage on the first story with one large, 32-panel wood door. A three-panel wooden door with four clear lights is to the south of the garage door. A central gable with a paired set of 1-over-1 casement windows intersects the roof. The north elevations of both the central block and the north addition have in their gables ends the same horizontal-plank sheathing as the façade. The north elevation of the central block has on the west side of the second story a small, 4-light casement window.

The south elevation, which faces Garfield Avenue, has in the west and central bays of the first story two prominent, 15-light, windows set in blind arches. In the east bay is a pair of 4-over-4, double-hung windows topped by a wood-shingled awning supported by wood console brackets. There are two 8-over-8, double-hung windows on the second story, and horizontal sheathing in the gable end. Extending east off this elevation is an arcaded wing wall that leads into the back yard.

**Ancillary structures (name and brief description):** N/A
EVALUATION

Physical Integrity: This building has been reasonably well maintained. However, the large, 2-story, garage addition detracts from the integrity of the building.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a historical relationship to the other contributing properties in the University Neighborhood District, and has a historical connection by virtue of its architect, Wilbur Hitchcock. However, the size and prominence of the addition detracts from the integrity of the building. Rating: 1.

321 S. 13th Street, west façade and south elevation. (Tony Dubé, June 2007)
321 S. 13th Street, façade and south elevation. (Mary Humstone, July 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 150
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 206 S. 14th Street
County: Albany
Legal Location (lot, block, addition): Lot 8 E 3’ & Lot 9-10, Block 3, Grand Ave

Current Name (if applicable): Abbott House Apartments
Historic Name (if applicable): Abbott House Apartments

Current Use: Residential Apartment Building
Historic Use: Residential Apartment Building

Name of owner: M.E.C. Corp.
Address of owner: 1306 Ivinson Ave, Laramie, WY 82070

Form Prepared by: Tony Dubé
Date of Survey: June 5, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1971

Architect/Builder: Hitchcock and Hitchcock

Historical Background: This apartment building was constructed by the owner of 1316 Ivinson, after a long struggle with the University of Wyoming over ownership of the lot.

Major Bibliographic References:
Albany County Assessor’s Office
Williamson, Amy. E mail correspondence with Mary Humstone, 18 June 2007.

ARCHITECTURAL INFORMATION (attach digital image or photograph)

Architectural style/type: False Mansard Apartment

Architectural Description: This T-shaped residential apartment building is faced with red and white brick in stretcher courses and features a prominent mansard roof sheathed in gray asphalt shingles. The top of the T faces east on to 14th Street, where the southern half is three stories and the northern half is two stories. The western wing is also three stories. The building rests on a poured-concrete foundation.
Ancillary structures (name and brief description): N/A

EVALUATION
Physical Integrity: This building has been well maintained. No significant alterations have occurred to the structure.

National Register Status: This building is less than 50 years of age. Rating: 0.

206 S. 14th Street, east façade and south elevation. (Tony Dubé, June 2007)
GENERAL INFORMATION

Site Number: 151
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 214 S. 14th Street
County: Albany
Legal Location (lot, block, addition): Lot 1 & 2 E 2, Block 3, Grand Avenue

Current Name (if applicable): University of Wyoming Alumni House
Historic Name (if applicable): William Goodale House

Current Use: UW Alumni House
Historic Use: Single Family Residence

Name of owner: University of Wyoming Alumni Association, Inc.
Address of owner: 214 S. 14th St, Laramie, WY 82070

Form Prepared by: Tony Dubé
Date of Survey: June 2, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1931


Historical Background: The house was originally built for one of Laramie’s first auto dealers, William Goodale. Some references state that Goodale only lived in the house for a year, then sold the home to George and Marian Forbes. Others sources state that he and his family lived in the house longer. The exterior stone for the building was rubble (waste material) from the University of Wyoming sandstone quarry on North 9th Street. Stones from the same quarry, cut by John Ahrenholtz of Laramie, were used for the north addition. The addition is wood frame construction with stone veneer, while the original house is clay block under the stone veneer.

In 1990, the University of Wyoming purchased the building to be used as the Alumni House. In 1991 the home was placed on the National Register of Historic Places. The north addition was built after its purchase by the University. At this time the home also underwent some remodeling, including enlarging the garage and converting it into a meeting room.
Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This two-and-a-half-story building sits on the southwest corner of 14th Street and Grand Avenue and faces east onto 14th Street. The eave-front building measures approximately 58’ NS by 38’ EW. At the north end of the main block, the building steps down to a narrow (6’ NS by 18’ EW), one-and-a-half-story section. A one-story, eave-front wing (addition) measuring 26’ NS by 20’ EW projects from the rear (west) of the north elevation. The home is constructed of red clay blocks, with a veneer of random rubble sandstone. The steeply pitched gable roof is sheathed in black and red concrete tiles.

At the north and south ends of the façade are two large front gables, with half-timbering in both gable ends. Centered on the first floor of the south gabled section is a triple sash of 10-light casement windows, and to the north of this is a 20-light window with a 6-light fanlight of brown and white marbleized stained glass. There is a single standard window, a paired, 6-light casement with a 4-light transom, in the second story. The north gable has a prominent, central exterior chimney flanked by standard windows on the second story. In the lower section at the north end of the façade is a paired, 8-light casement window topped with a fanlight matching that of the south bay of the façade. The east elevation of the wing has a centrally located set of 10-light French doors, and to the north and south of the doors are paired, 10-light casement windows.

Between the gables and centered on the main block is a shed-roofed entryway, which is in fact an extension of the east slope of the main roof. The entryway has three arched entrances, two on the east elevation and one on the north. A coursed, red-brick pathway, with each brick containing the name of a university alumni contributor, leads up to the entrance from the east. A poured concrete pathway leads to the entrance from the north. A 2’-high knee wall of uncoursed stone extends 6’ north from the entryway. Inside the covered entryway and on the south side is a single, large, wooden-plank door with a single pane of white and brown marbleized glass and a rounded top, which appears to be original. Directly north of the door is a 16-light casement window with a 6-light marbleized-glass fanlight.

The south elevation, which faces onto Grand Avenue, has on the first floor a standard window with a transom of marbleized glass in the west bay, and a hip-roofed bay window with four 8-light casement windows, each with a 2-light transom of marbleized glass, in the east bay. On the second story are two evenly spaced standard windows. The gable end is decorated with half-timbering.
On the north elevation, in the narrow, gabled section, there is a 15-light window with 5-light sidelights and an 8-light fanlight of marbleized glass on the first floor, and a standard window in the gable end.

The west elevation of the wing matched the east elevation, with the same window and door pattern. On the main block are two gabled fronts, the south gable being the counterpart of the south gable on the façade, and the smaller north gable being mainly decorative. On the first floor are (from north to south) two 20-light windows, a 12-light window, and a small patio recessed approximately 6’. It has a 2’-high knee wall on the west side and a wing wall extending from the south elevation on the south side. A 3’-wide opening on the north end of the wing wall leads to the back entrance, a 2-panel wood door with 6-lights. South of the door is standard window and north of the door, on the south elevation of the portion of the house that is not recessed, is a 12-light casement window.

A 2-light casement window with a diamond pattern in the glass is on the second floor of the smaller gabled portion of this elevation. Directly to the south of this is a 1-light casement window with a 1-light transom, also of diamond-patterned glass. On the second floor of the south gable is a standard window. Both gable ends are decorated with half-timbering.

Ancillary structures: N/A

EVALUATION

Physical Integrity: This house is in excellent condition and has been well maintained. Although it has undergone some remodeling, namely the addition of the north wing, it is consistent with the style of the home.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. As a National Register of Historic Places-listed property, it is a strong contributor to the University Neighborhood District. Rating: 3.
214 S. 14th Street, east façade. (Tony Dubé, 2007)

214 S. 14th Street, east and north elevations (Tony Dubé, 2007)
214 S. 14th Street, south and west elevations. (Tony Dubé, 2007)
GENERAL INFORMATION

Site Number: 152
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 315 S. 14th St.
County: Albany
Legal Location (lot, block, addition): Lot 4, Block 5, Grand Avenue Second Addition

Current Name (if applicable):
Historic Name (if applicable): Duncan Johnston House

Current Use: Residence
Historic Use: Residence

Name of owner: Kevin Chamberlain
Address of owner: 1315 S. 14th St., Laramie, WY 82070

Form Prepared by: Christopher A. Bodych
Date of Survey: 03/09/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1929; remodeled 1998

Architect/Builder: unknown

Historical Background: The original owner of this house was Duncan Johnson. The house was remodeled in 1998.

Major Bibliographic References:
Albany County Assessor’s Office

ARCHITECTURAL INFORMATION

Architectural style/type: Tudor Revival

Architectural Description: This one-story, eave-front house faces west on 14th Street, south of Grand Avenue. The exterior sheathing is red-brick styled in a stretcher bond, with the gable ends finished in tan-colored stucco with half-timbering. The roof is sheathed in red, asphalt shingles, and the eaves are cropped. A red-brick chimney rises
from the east slope of the roof. The house sits on a full, poured-concrete basement. Decorative red-brick trim makes the water table.

The façade is asymmetrical with three bays. In the north bay projects a small, gable-roofed entryway. The door is accessed by a two-level concrete stoop. The door surround is a rowlock-brick arch, within which is rectangular trim of rowlock brick. The space below the arch is in-filled with stucco. The door itself has a wood storm door with one light, over a main door with 12 lights. The central bay has a triple, 12-over-1, double-hung window, below which is a wood window box supported by three red-brick corbelled brackets. The rest of the windows in the house are also 12-over-1 wood sash. The south bay contains a paired window and has a wood lug sill with a row of decorative rowlock bricks beneath.

Windows on the north and south elevations have rowlock-brick lug sills. The south elevation has two symmetrically placed paired windows and the north elevation has a paired window in the west bay, and two single windows to the east. The basement windows are 2-light wood sash.

Ancillary structures:
Garage (1929): A small, square-plan garage with a front-gable roof is located southeast of the house. The exterior sheathing is tan colored stucco identical to that of the gable ends of the house. The west elevation contains a garage door constructed of five horizontal wood planks.

EVALUATION
Physical Integrity: This building is in excellent condition. It is not apparent that any changes have been made to the exterior.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating 3.
315 S. 14th Street, west elevation (Christopher A. Bodych, March 2007)

315 S. 14th Street, west and north elevations (Christopher A. Bodych, March 2007)
315 S. 14th Street, south elevation and Garage, west elevation (Christopher A. Bodych, March 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 153  
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 321 S. 14th St.  
County: Albany  
Legal Location (lot, block, addition): Lot 5, Block 5, Grand Avenue Second Addition

Current Name (if applicable):  
Historic Name (if applicable): Orda S. Pavy House

Current Use: Apartments  
Historic Use: Residence

Name of owner: Fearneyhough Trust  
Address of owner: Robert G Fearneyhough, 9120 Barehill, Cheyenne, WY 82009

Form Prepared by: Christopher A. Bodych  
Date of Survey: 03/10/2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1930

Architect/Builder: unknown

Historical Background: The original owner of this house was Orda S. Pavy. The house was originally built as a residence, and has been converted to an apartment building.

Major Bibliographic References:
Albany County Assessor’s Office  

ARCHITECTURAL INFORMATION

Architectural style/type: Eclectic

Architectural Description: This one-story, gable-and-wing house faces west on the corner of 14th Street and Garfield Avenue. An ell protrudes from the rear of the house. The roof is sheathed with red asphalt shingles, and the gable ends have cropped eaves. A large, exterior, red-brick chimney with tan-brick trim is located on the south elevation. The exterior sheathing of the house is tan colored, narrow clapboard siding. The house
rests on a concrete-block foundation. The house has elements of the Tudor Revival style in its multiple steep gable roofs, the Craftsman style with its battered front wall and Colonial Revival with its narrow clapboard siding.

The façade is asymmetrical with three bays. The gable end is in the south bay, and has a smaller, offset gable at its north end which projects to form the central entrance. The walls of the entryway splay out at the bottom giving the impression of battered piers. The recessed doorway is accessed by a five-step concrete stoop with iron railings on either side. There is a 2-light, wood-panel storm door over a wood-panel door with 15 upper lights. The north and south bays contain paired windows. All of the windows are replacement 1-over-1 sash with snap-in muntins. A lancet-shaped, wood louvered vent is in the gable end.

The north elevation has standard windows in the west bay and the east ell. Between these is a square, 30-light stationary window. There is a louvered vent in the gable end that matches that of the façade. On the south elevation, the ell is set back to allow steps down to a basement door. The south elevation contains four windows, one on either side of the chimney and two in the ell. Basement windows are 2-light sliders.

**Ancillary structures:**

**Garage (1930):** There is a small, square-plan, front-gable garage located to the northeast of the house. It matches the house in style and materials. The west elevation contains a wood, overhead garage door with 12 lights over 6 panels.

**EVALUATION**

**Physical Integrity:** This house is in excellent condition. With the exception of replacement windows, it retains all original features.

**National Register Status:** This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District. Rating: 2; Garage: 2.
321 S. 14th Street, west façade (Christopher A. Bodych, March 2007)

321 S. 14th Street, north and west elevations and Garage (Christopher A. Bodych, March 2007)
321 S. 14th Street, west and south elevations (Christopher A. Bodych, March 2007)
WYOMING ARCHITECTURAL INVENTORY FORM

GENERAL INFORMATION

Site Number: 154
Project Name: Laramie’s University Neighborhood – Inventory of Historic Buildings

Address: 318 S. 15th St.
County: Albany
Legal Location (lot, block, addition): Lot 1, Block 5, Grand Ave

Current Name (if applicable): 
Historic Name (if applicable): Thurman Arnold House

Current Use: Private Residence
Historic Use: Private Residence

Name of owner: Edward J. Kammerer
Address of owner: 818 Logan #207, Denver, CO 80203

Form Prepared by: Tony Dubé
Date of Survey: July 8, 2007

HISTORICAL INFORMATION

Date of Construction/major modification: 1922 (Knight)

Architect/Builder: Frederick Hutchinson Porter

Historical Background: This house was originally built for Mr. and Mrs. Thurman Arnold. Thurman, his father and his brother were all prominent attorneys in Laramie. Thurman was mayor of Laramie from 1923-1924, after returning to Wyoming from attending law school at Princeton and Harvard and opening his own practice in Chicago. He practiced law in Laramie until 1927, when he accepted the position of Dean of Law at West Virginia University. He later lectured at Yale. Thurman Arnold also served as Assistant Attorney General of the United States under President Franklin Roosevelt from 1938 to 1943, and became well known as Roosevelt’s “Trust Buster” for his work breaking up monopolies.

In 1927, when the Arnolds moved to Washington, DC, they sold this house to Stewart and Vera Wallace. He was an assistant cashier at the First National Bank. City councilwoman Alice Swett and her husband John bought the house c. 1968 and owned it for about 20 years. They added a three-car garage to the north.

The house was designed by Cheyenne architect Frederick Hutchinson Porter, who designed several buildings on the University of Wyoming campus.
Major Bibliographic References:

ARCHITECTURAL INFORMATION

Architectural style/type: Colonial Revival (Cape Cod)

Architectural Description: This one-story, rectangular, eave-front building sits on the southwest corner of 15th Street and Garfield Street and faces east onto 15th. The house consists of a central block measuring approximately 28’ NS by 26 EW with a small south wing measuring 16’ EW by 8’ NS and a north wing measuring 16’ EW by 14’ NS. The north wing connects the house to a large, saltbox-roofed, eave-front garage approximately 26’ NS by 30’ EW. The home has wide, horizontal wood siding and two white-brick chimneys that straddle the ridgelines of both wings at the juncture with the main block. The roof is sheathed in brownish-red asphalt shingles and the whole structure rests on a concrete foundation. The overall appearance of the central block, two wings and garage is of one long, continuous home. Elements of the Colonial Revival style include the horizontal wood siding, fanlight, lunette and shutters.

The main entrance is in the central block. There is a single, 8-panel, wood door with 4-light sidelights and a 4-light fanlight. A green canvas awning covers the entrance. Four large, 9-over-9, double-hung windows are also on the main block, two north and two south of the door. Above each of these four windows is a green awning, similar to that of the entrance. The south wing has one 6-over-6, double-hung window with green-painted, decorative wood shutters. The north wing has a second entrance in its north bay, a single 6-panel wooden door with 3-light sidelights. In the south bay of the north wing is a single 6-over-6, double-hung window. The garage has three 6-over-6 windows, all with green-painted decorative shutters.

The south elevation, which faces Garfield Street, is comprised of the central block and the south wing. On the wing portion, three 6-over-6, double-hung windows are on the main floor and in the gable end is a vertical wooden decoration. The west elevation of this wing has a single 6-over-6 window with green shutters. The main block has a 6-over-6, double-hung window shutters, and a 4-light lunette in the gable. The north elevation is comprised completely of the garage, with three simple, wooden, sectional, roll-up garage doors. The center garage door is oversized while the other two doors are standard sized.

Ancillary structures: N/A

EVALUATION

Physical Integrity: The house appears to be in reasonably good shape. Additions have been sensitively designed to match the original house.

National Register Status: This building is more than 50 years of age and retains integrity of location, setting, design, materials, workmanship, feeling and association
from the historic district’s period of significance. It possesses a physical and historical relationship to the other contributing properties in the University Neighborhood District, as well as an association with a prominent Laramie citizen. Rating: 2.
318 S. 15th Street, south elevation. (Tony Dubé, July 2007)