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University Neighborhood Historic District, Laramie, Albany County, WY

Narrative Description

Summary

The Laramie University Neighborhood District encompasses a substantial portion of the residential area south of the University of Wyoming. Known locally as the “tree area,” the district extends roughly from University Avenue on the north to Custer Street on the south, and 6th Street on the west to 15th Street on 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. All three plats provided for wide streets, alleyways and tree strips, giving the district continuity in plan and layout.

Initially local businessmen, ranching families and railroad workers built the homes in the district, with development generally proceeding from west to east. The real growth occurred from the 1900s through the 1940s, reflecting a period of intense growth for the University of Wyoming. By 1958, the end of the period of significance, almost all of the lots had been in-filled, which accounts for the low number of buildings that are noncontributing due to age.

Description

The district consists of a grid of paved streets running parallel and perpendicular to the Union Pacific Railroad line, slightly askew of the cardinal directions. Concrete or sandstone 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 with most front yards open to the sidewalk, giving the district a neighborhood feel. At every corner the name of the street is embossed in the curb. The district is distinctive for its historic residential buildings, pedestrian-friendly atmosphere, tree-lined streets and landscaped yards.

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 helps to buffer the homes from the traffic. Ivinson Avenue provides the primary access to the University of Wyoming, while Garfield, University, Custer and the north-south streets are generally quieter and more residential in nature.

The western boundary of the district is adjacent to the commercial sector of Laramie, one block from the Downtown Historic District. The district is bounded on the north, south, and east by residential areas and to the north by the University of Wyoming campus. The neighborhood is, and has been, closely tied to the University.

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The 24-block district is anchored by several individually listed National Register properties, including the Ivinson Mansion (603 Ivinson Avenue, 1892), the Conley House (718 Ivinson Avenue, 1888) 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), Cooper House (1921), 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 nine-decade period 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 most notable building boom took place after World War I, with the highest number of houses being added in the years from 1920 to 1929. The architects or builders of most of the houses in the district are unknown. However, one local architect, Wilbur Hitchcock, designed at least twenty-five buildings in a variety of styles including Craftsman, Prairie and Tudor Revival. Most of the houses in the district were originally built for single-family residents, but were quickly modified (often by the addition of basement apartments) to accommodate the growing population of University students, staff, and faculty. Some apartment buildings in the district, such as those at 709 and 710 Ivinson Avenue, were specifically built with this situation in mind, while others were modified accordingly, as was the case with the house at 719 Grand Avenue. The district has always been almost exclusively residential, with a few churches and a school. The first commercial building was not built until 1949.

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. Most buildings have poured concrete foundations, many of which are covered with a thin coating of stucco and scored to look like block or stone. Decorative features such as bay windows, embellished porches, knee braces, exposed rafter tails and eave brackets can be seen on many houses in the district. While every house is different, several houses are strikingly similar, suggesting houses built on speculation by a specific developer.

Many homes in the district have matching, 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.

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. All buildings have asphalt-shingled roofs except where noted. Many houses that have undergone alterations have retained their basic form, and thus contribute to the historic character of the neighborhood. Overall, the buildings and landscaping in the district are well maintained and suggest pride in ownership.

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Architectural Types and Terms

Buildings that exhibit features of an identifiable architectural style are identified as such. Major styles found in the district include Gothic Revival, Italianate, Queen Anne, Eastlake, Folk Victorian, Prairie, Craftsman, Colonial Revival, Tudor Revival, Dutch Colonial Revival, Renaissance Revival, Mission Revival, Moderne, International, and Ranch. The prevalent house style in the district is Craftsman followed by Tudor Revival. Terms not in common usage are defined below.

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.

Usonian was the name given by Frank Lloyd Wright to small, economical houses he designed in the late 1930s and 40s. The name is usually applied to residences, but can also be used to describe Modernist churches of the 1940s and 1950s. Features of the Usonian style include horizontal orientation, ribbon, clerestory and corner windows, traditional materials used inside and out, cubist building volumes, cantilevers and overhanging eaves, and flat or low gabled roofs.

False Mansard refers to a style popular in the 1970s which uses the form of the mansard roof, but does not resemble the Second Empire style with which the mansard is usually associated.

Contemporary refers to modern buildings with low gabled roofs, often with overhanging eaves and exposed roof beams, and exterior cladding of wood, brick or stone, which lack traditional detailing (McAlester 482).

Vernacular house forms

Some buildings in the district do not exhibit distinctive qualities of any particular architectural style and thus 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:

Cross-gable cottage/house: 1- to 2-story residence with two intersecting gable roofs, generally square in plan.

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

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

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

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.

Decorative window types found in the district include:

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.

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

Triple Craftsman-style: A three-part window consisting of a central, wider sash flanked by narrower, double-hung, Craftsman-style sash.

Individual building descriptions

The individual building descriptions are organized by street, starting with the east-west streets (from north to south) and following with the north-south streets (from west to east).

University Avenue

1. 512 University Avenue (c. 1920): This one-and-a-half-story, Craftsman-style house rests on a poured-concrete basement and is sheathed in clapboard siding with horizontally laid wood shingles in the gable ends. The house is topped with an eave-front gable roof with an intersecting front gabled porch which has been enclosed and incorporated into the house. There are original Craftsman-style windows and other Craftsman-style features such as knee braces and decorative blocks on the eave line. However, the overall integrity of the house has been compromised by modern additions, including a large, eave-front wing addition toward the rear of the east elevation, and the conversion of the lawn into a driveway. Rating: 1.

2. 716 University Avenue (1959): This one-story, rectangular, Ranch-style house has a gable-on-hip roof. The exterior finish is red textured brick on the raised basement with tan textured brick walls above. The façade is dominated by a prominent window consisting of a large fixed pane flanked by smaller double-hung windows, with red brick sills. A wide, tan brick exterior chimney rises up the west elevation. Attached to the south elevation and facing west onto the alley is a hip-roofed, brick-sided garage with original wood door. Noncontributing due to age. Rating: 0.

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3. 802 University Avenue (1931): This small, one-story, stucco-sided, Gable-and-wing cottage is offset-T-shaped with a primary gable running north-south intersected by a smaller, west-projecting gable. The building sits on a raised basement of poured concrete veneered in stucco. A tiny gable-roofed enclosed entryway with an original wood arched door is located on the north façade. Blind arches surround two sets of paired 4-over-4 double-hung windows. A stuccoed end chimney is centrally located on the small intersecting gable of the west elevation. A second chimney is located one third way from the south (rear) end of the main gable, just west of the ridge. Other than a few replacement windows, the building is unaltered. Rating: 2.

Garage: A stucco-sided, one-bay garage is located south and east of the house, facing west. It has a replacement garage door topped with a blind arch matching the house. Rating: 2.

4. 804 University Avenue (1915): This two-story, roughly square, vernacular cube is sheathed in replacement vinyl siding, and has a hip-and-gable roof. Concrete steps lead to two small, identical front porches that are asymmetrically placed on the north façade with a hipped roof over each. The house has been significantly altered with replacement windows and siding and lacks integrity from the historic district's period of significance. Rating: 0.

5. 812 University Avenue (1920): This large, two-story, rectangular, Craftsman-style residence is sheathed in clapboard. The main, eave-front gable roof is intersected by a front-facing gable that extends the width of the north façade. A second, small gable extends from the east end of the front-facing gable, topping a bay window. The front entrance is tucked in an open, recessed porch in the northwest corner of the house. Segmental arches span the openings between the single porch support and the north and west elevations. The raised basement is poured, scored concrete. Craftsman features of the house include exposed rafter tails and knee braces. The windows have been replaced, but still maintain the Craftsman look. This building was likely constructed as student apartments, since it features an entrance on each elevation as well as a basement entrance on the east side. This building is a distinctive example of a large, Craftsman-style multi-family house. Rating: 2.

Garage (c. 1920): A one-bay, gable-front garage is located south of the house, facing west into the alley. The garage is sheathed in clapboard with shingles in the gable ends, and has a replacement vinyl garage door and exposed rafter tails. Rating: 2.

Ivinson Avenue

6. 515 Ivinson Avenue (Stratford Arms) (1930): This rectangular-plan, three-story, brick, Tudor Revival-style apartment building rests on a clinker-brick covered basement. The symmetrical, south-facing building has a low pitched gable roof with clipped gable projections at the center and the east and west ends. The center projection contains the central three bays. The original door, flanked with sidelights and an arched fanlight, features an "S" insignia for Stratford. The door and first floor windows feature clinker-brick window surrounds that give the building a picturesque effect. Clinker brick also decorates the corners, and the walls are further enlivened by diamond patterns of brick, half-timbering and a staggered, single, dark brick pattern which contrasts with the rest of the white painted brick. All windows are replacement vinyl-clad sash, except for the basement windows which are original. The building is surrounded by a wrought-iron fence with large brick

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piers on either side of the entrance featuring wrought-iron finials with globe lamps. This apartment building was designed by Wilbur Hitchcock and is an excellent example of the use of malformed brick to create a picturesque effect. It retains most of its original features and is significant as an early 20th century apartment building designed for student housing. Rating: 3.

7. 603 Ivinson Avenue (Iverson Mansion) (1892; NR): The Iverson Mansion is a three-story, roughly rectangular Queen Anne-style house. 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 that flare out slightly where they meet the sandstone. Two-foot wide bands of imbricated diamond shingles 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, and terminates in a tall, pyramidal roof. The east tower is octagonal. 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. The bow window terminates on the third floor in a wide, projecting, gable-roofed dormer. The shingled walls of the dormer curve in to meet the inset window. The other elevations of the house are similarly irregular, with a variety of window types, shapes and materials. A lower ell on the north end of the building houses the kitchen on the first floor and servants' quarters above.

The Iverson Mansion is historically significant for its association with the most influential couple in Laramie's early years. Among other accomplishments, Edward Iverson 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 Iverson (as well as her husband) belonged to the Laramie Lodge for many years. Mrs. Iverson was also influential in the creation of the Episcopal Church in Laramie. Their house was designed by architect Walter E. Ware of Salt Lake City and built by contractor Frank Cook. When it was completed in 1892, at a cost of approximately \$40,000, the house was the finest home in Laramie. In 1921, seven years before his death, Iverson gave his home and grounds to the Episcopal Church, thus founding the Iverson 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 Iverson Hall School for Girls operated from 1921 to 1957. From 1957 to 1972 the Iverson Mansion was vacant. The house was slated for demolition when the Laramie Plains Museum and Association purchased the property from the Episcopal Church. The Iverson Mansion now operates as a historic house museum. The Iverson Mansion and Grounds was listed on the National Register of Historic Places in 1971. Rating: 3.

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Carriage House (1892; 1921; c. 1930): The rectangular-plan Carriage House is located immediately north and east of the main house, and has a steeply pitched, complex hipped roof. The roof originally terminated in a pyramid with a cupola, but this was removed in 1921. The building originally contained a carriage room, harness room, closets, wash room, laundry, and three stalls, as well as living quarters for the coachmen 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. Windows have sandstone lug sills and lintels. There is a 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 in its north elevation. The Carriage House 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. Rating: 3

Virginia Cottage (1924): This two-story, stucco and shingle building was built directly north of the Ivinson Mansion to serve as a boarding house for the girls of the Ivinson Hall School. The west-facing building has a complex hipped roof with hipped dormers and boxed eaves. 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. Rating: 3.

Log Cabin (c. 1924; relocated 1985): This simple, one-story, rectangular log building faces southeast at the northeast corner of the block. It was used as a schoolhouse in northern Albany County from 1931 until 1945, and was moved to its present location in 1985. 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. Rating: 0.

8. 700 Ivinson Avenue (Dunn House) (1878): This two-story, rectangular, Italianate-style house faces north on Ivinson Avenue. The original footprint consists of the main block, a two-story ell extending to the south, and a smaller, one-story section to the east of the ell. The exterior walls are yellow-painted, red brick with a brick foundation with a later concrete veneer. The shallow pitched, hipped roof, crowned by an iron balustrade, is a signature feature of the Italianate style, as are the tall, narrow window openings with heavy arched hood molds. The roof 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. Later additions include a second story added above the original one-story section, an enclosed porch added to the façade (1948), and an attached, two-car, concrete-block garage appended to the southwest corner (1948). This house was built by Alonzo G. Dunn, a conductor for the Union Pacific Railroad as well as the mayor of Laramie from 1881-1883, who also served as Justice of Peace, Probate Judge, City Treasurer and County Treasurer. This building is one of the oldest remaining residences in Laramie, and the city's only brick Italianate-style residence. 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. Rating: 2.

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9. 703 Ivinson Avenue (Meldrum Residence) (c. 1883; remodeled c. 1920): This one-and-a-half-story, Tudor Revival-style house faces south on a large corner lot and has an irregular form, with multiple, intersecting, medium-pitched gable roofs. Each elevation consists of two gable ends, which are offset. The foundation is finished with scored concrete veneer and the exterior sheathing material is stucco. The 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 half-timbering motif. 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 original Victorian-era features of this house were largely covered up when it was remodeled in the Tudor-revival style in the 1920s, with only the general shape of the house and the original bay window hinting at its history. At the time of the remodeling, architect Wilbur Hitchcock added a one-bay, one-car garage to the north and small additions to the north and east. Original owner John W. Meldrum was an influential figure in the early development of the state of Wyoming. He was the first secretary of the Wyoming Territory and the acting governor in 1890 when Wyoming Territory was admitted into statehood. In 1891 Meldrum was appointed as the first Commissioner of Yellowstone Park, a position he held until 1935 when he retired at the age of 91. The house appears unchanged since the 1920s remodeling. Rating: 3.

10. 709 Ivinson Avenue (1929): This three-story, rectangular, Tudor Revival-style apartment building has a full, raised basement 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 in soldier and rowlock courses decorates the façade, including label moldings on the second-story windows, sill and lintel lines of the third story, and the top of the parapet which rises above the flat roof. The entrance is centered in the south-facing façade, and consists of a shallow pavilion with a large, steeply pitched gable roof, with half-timber-motif decoration and a small, double window in the gable end. The door is inset in a Tudor-arch surround of red soldier brick. Almost all of the windows in the building are replacement vinyl. This early apartment building represents the gradual increase in density of housing in the University area in the first few decades of the 20th century. Rating: 2

Garage (c. 1929): A flat-roofed, one-story, brick garage lies to the north of the apartment building. The garage is also tan, combed brick with a poured-concrete foundation, and has original 6-over-6 wood windows. Rating: 2.

11. 710 Ivinson Avenue (1937): This two-story, rectangular-plan, Spanish Mission Revival-style apartment building 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, 3-over-1, double-hung wood sash. The main entrance with original wood door is centered on the front of the building. Flanking the door are 5-light sidelights. Stucco pilasters rise on either side of the doorway, terminating at the top of the doorway awning. This apartment building represents the gradual increase in density of housing in the University area in the first few decades of the 20th century. Rating: 3.

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Garage (c. 1937): To the south of the apartment is an east-facing, 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. Rating: 3.

12. 715 Iverson Avenue (1909): This one-and-a-half-story, Craftsman Bungalow has an eave-front, bell cast-gable roof with two large, gable-roofed, side-by-side dormers above the wide, full-length, open front porch. The foundation is poured concrete. The exterior walls are sheathed in replacement vinyl siding. The wide, inset, front porch is supported by four battered piers 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. The porch is glazed in the west elevation only. There is a square, shed-roofed projection on the west elevation. This house was built by University of Wyoming President Charles Merica in 1909 with a loan from future UW President Aven Nelson. This Wilbur Hitchcock-designed, Craftsman-style home served as the UW President's residence until 1948 and then as a fraternity house until 2004, when it became a private residence. Although its historic integrity has been compromised by the replacement siding, windows and door, this house retains integrity of location, setting, design, feeling and association from the historic district's period of significance. Rating: 2.

Garage (1923): A one-bay, one-story, gable-roofed garage to the north of the house was also designed by Hitchcock. The south-facing garage has a replacement vinyl garage door but retains its original shingle siding, exposed rafter tails and eave braces. Rating: 2.

13. 716 Iverson Avenue (1897): This one-and-a-half story, Eastlake-style, Gable-and-wing house faces north and rests on a stone foundation. It exhibits many Folk Victorian features such as stained glass lights over a large picture window and use of decorative shingles and bargeboards. A front-facing gable encompasses the west bay of the house. The exterior is sided in clapboard, with corner boards. A two-foot-wide band of fish-scale shingles, 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 appear to be original. 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. Rating: 3.

Studio 1 (c. 1975): A large, shed-roofed studio runs east-west to the rear of the house. Rating: 0.

Studio 2 (date unknown): A smaller, gable-roofed studio is located at the southeast corner of the property. Rating: 0.

Garage (c. 1940): A one-car garage is set at the southwest corner of the property, with a garage door facing west. The garage has shiplap siding and a front-gable roof. Rating: 1.

14. 718 Iverson Avenue (John D. Conley House) (1888; NR): This two-and-a-half story, wood-framed, clapboard-and-shingle-sheathed, Folk Victorian-style house faces north on a corner lot, and rests on a sandstone foundation. It 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

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house. 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 entrance occupying the west bay. A hip-roofed porch with an intersecting gable at the entrance runs the width of the façade. It is supported by 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. The gable-roofed projection on the east elevation has cutaway-corner windows on the first story.

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 and 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. 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 and became a boardinghouse for UW students until 1966. The house was listed in the National Register of Historic Places in 1980. Rating: 3.

Carport (2006): A modern, two-bay carport extends to the south and east of the house. Rating: 0.

15. 719 Iverson Avenue (Nydegger Residence) (1910): This one-and-a-half-story, rectangular Craftsman Bungalow rests on a foundation of scored, poured concrete. The south façade is dominated by a sweeping eave-front gable roof which shelters a full length, inset front porch, and features a large, central, gable-roofed dormer. The building is clapboard-sided with shingle work in the dormer. The four clapboard-sided, square porch piers are connected by segmental 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 at the eave. All windows are original. The east elevation features a bay window. This house was designed by Wilbur Hitchcock for Laramie dentist Dr. Carl Nydegger. 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. Later coaches chose not to live in a University-provided house, so the house was sold and reverted to a private residence. This house is one of the finest examples of a Craftsman Bungalow in Laramie. Rating: 3.

Garage (c.1924): A two-car garage is located directly north of the house. The garage is sheathed in clapboards with shingles in the gable ends and has exposed rafter tails and a replacement wood door. Rating: 2.

16. 803 Iverson Avenue (McNiff Residence) (1919): This tall, one-and-a-half story, Tudor Revival-style house features a rectangular main section with a steeply pitched, eave-front gable roof and a one-story, flat-roofed wing with a crenellated parapet extending to the west. Three wall dormers extend from the south façade; the west and center dormers are gable-roofed while the east dormer is shed-roofed with rounded edges, mimicking a thatched roof. Combed brick climbs to the sill line of the first floor, with stucco covering the rest of the house. The east and west gable ends and the center dormer are decorated with elaborate half-timbering. A large exterior Tudor-style chimney of combed brick is located just west of center on the façade. A central, one-story

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pavilion with a steep gabled roof marks the entrance to the house, with the front door set in an arched enclosure. Windows are double-hung wood sash of varying configurations. On the east end of the façade is an enclosed exterior stairway leading to a basement apartment. Rating: 3.

17. 805 Iverson Avenue (Nash-Eggleston Residence) (1892): This small, one-and-a-half-story, rectangular, brick Queen Anne Cottage rests on a foundation of large, rectangular, cut sandstone blocks rising approximately two feet above grade, and has a complex, steeply pitched roof that is 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 east-facing gable extends approximately three feet beyond the main body of the house. The front-facing gable end is topped by a conical canopy. The entire roof is sheathed in cedar shingles. The gable ends are also sheathed in shingles that flare out at the base. A gable-roofed, open porch with turned railings and posts occupies the east half of the façade. A second porch is located on the east elevation. Both entrances have original wood doors. Centered in the west half of the façade is a large arched window, with stained glass above a single square light. All first-story windows and doors have heavy 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. All windows are original. Two chimneys with decorative brick banding rise from the house. Other Queen Anne features include decorations of wooden circles and rectangles and an eyebrow dormer on the east elevation. The sidewalk in front of the house is paved with blocks of cut sandstone. Original builder Thomas Nash sold the house to pharmacist Frank Eggleston, who lived here for 60 years. Later residents include Dr. Preston and Dr. Walter Eggers, both prominent faculty in the University of Wyoming English Department. The house retains all of its original features. Rating: 3.

Garage (c. 1920): A small, hip-roofed garage is located north of the house, facing east onto the alley. The garage opening consists of four unusual hinged wooden doors. Each door has 8 small, square lights above 4 tall, slender rectangular lights. The building is clad in shiplap siding. Rating: 2.

18. 812 Iverson Avenue (1924): This one-story, rectangular, stucco-sided Craftsman-style house rests on a raised basement with a stucco veneer, and is topped by a hipped roof. A small, raised, gable-roofed open porch supported by two Tuscan columns is located in the center of the symmetrical north façade. The central front door and all first-story windows are original. On each side of the porch is a large, double-hung window with 5 vertical lights over a single light, flanked by 6-light fixed windows. This house was designed to match the Knight Apartments (816-20 Iverson) and was probably designed by Wilbur Hitchcock. Both buildings are located on an undivided lot, making it likely that this house was a caretaker's cottage for the Knight Apartments. Along with the Knight Apartments and the garage, this complex represents a model for housing of university students and staff. Rating: 3.

Garage (c. 1924): Located due south of the house facing west onto the alley is a mid-sized, rectangular, two-car, brick garage with a hipped roof. The original double doors are massive wood-paneled doors set on tracks. The brick matches that of the Knight Apartments. Rating: 3.

Sheds: Two small, simple, shed-roofed buildings are located due east of the garage. The sheds do not meet the test of size and scale to be considered as buildings in the historic district.

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19. 815 Iverson Avenue (1972): This two-story, L-shaped, False Mansard-style apartment building sits on a poured concrete foundation and has a false mansard roof sheathed in shingles which reaches almost to the foundation. The windows and doors are set in deep plywood surrounds that extend to ground level. This building is the first of many apartment buildings designed by Taiwanese architect and University of Wyoming professor of engineering Bin Chang. It is noncontributing due to age. Rating: 0.

20. 816-820 Iverson Avenue (Knight Apartments) (1915): This two-and-a-half-story, brick-faced, Colonial Revival-style, seven-unit 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 bays of the north 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. Each entrance has a pair of Doric columns, and each pavilion has a bay window on the first floor. Windows are trimmed with rowlock-brick sides and sills, and soldier-brick headers. The apartment building was designed by Wilbur Hitchcock. Rating: 3.

21. 819 Iverson Avenue (Balch Cottage) (1924): This stuccoed Colonial Revival-style cottage consists of two gable-roofed sections joined in the center with a hipped roof. The house exhibits elements of the Colonial Revival style in the door surrounds and columns, but features unusual arch-topped windows. The prominent front entrance on the south-facing façade features a portico with a segmental-arch roof and corner returns, supported by four Tuscan columns. The façade windows 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 east and west elevations feature prominent external chimneys with brick detailing. The home was originally owned by Harriet E. Balch, but was transferred a year after it was built to the Episcopal Diocese of Wyoming, which uses it as a residence for deacons or other church leaders. Soon after construction, the house was remodeled by Wilbur Hitchcock, who changed the original pyramidal roofline and added gabled additions on the north and south ends. Rating: 3.

22. 906 Iverson Avenue (Sprucellyn Apartments) (1923): This large, two-and-a-half-story, rectangular-plan, Tudor Revival-style apartment building has a steeply pitched, irregular roof and sits on a full, raised basement of dark-colored brick. The main (front) roof is a steeply pitched eave-front gable. To the rear (south) is an intersecting gable roof, and to the south of it, a second, clipped-gable roof intersects. The exterior wall finish is 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. The three-bay north façade is symmetrical. The central bay contains a projecting entranceway with a gable roof. The doorway is topped by a round arch with decorative brick trim and infill. The north (front) slope of the roof has three identical, symmetrical, hip-roofed dormers. The west elevation has an intersecting clipped-gable roof in the south bay with an overshoot eave that extends to the north, sheltering a doorway in the central bay. There is a large, Tudor Revival-style exterior chimney in the north bay. Two identical, hip-roofed dormers project from the roof above the central bay. The Sprucellyn Apartment building was designed by Wilbur Hitchcock for Arthur C. Jones, Vice President of First National Bank. Rating: 3.

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23. 910 Ivinson Avenue (1923): This one-story, gable-front cottage sits on a raised, stuccoed foundation, demarcated by a course of bricks on the top and bottom. The roof has decorative, machined-wood trim in the gable ends, and the exterior walls are pebble-dash stucco. The roof has multiple intersecting, gable-roofed, three-sided bays, one centered on the east elevation and two 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 bay windows all have the same window arrangement: a single light topped with upper lights of stained glass, flanked by 1-over-1 double-hung windows. A full-length open porch with metal posts supporting a hipped roof dominates the façade. The original wood front door is located in the east bay of the façade. This house was designed by Wilbur Hitchcock and is an unusually late example of a cottage with Folk Victorian details. Arthur C. Jones, vice president of the First National Bank, commissioned both buildings and resided at this address until 1937. Rating: 2.

Garage (1923): A north-facing four-car garage, probably used for the adjacent Sprucelbyn Apartments, lies south of the house. The garage has a 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, while the fourth is a replacement wood-paneled overhead door. Rating: 2.

24. 914 Ivinson Avenue (Bode Music Studio) (1909): This small, one-story, rectangular, hip-roofed, Colonial Revival-style cottage mimics the house at 200 S. 10th Street with its red-painted shingle cladding, white trim, and overhanging eaves with modillion brackets. The north façade contains a replacement door and picture window. This small house was originally designed as a music studio by architect Wilbur Hitchcock and built for Arnold G. H. Bode, who also built the house next door at 200 S. 10th Street. Rating: 2.

Shed (c. 1910): A tiny, hip-roofed shed with matching wood-shingle cladding lies to the south of the house. Although small in scale, its obvious connection to the historic buildings at 914 Ivinson Avenue and 200 S. 10th Street make it a contributing building. Rating: 1.

25. 1108 Ivinson Avenue (1972): This two-story, L-shaped, red-brick, modern-style apartment building sits on a poured concrete foundation and is topped by a low-pitched gable roof. The north and east facing elevations have an open gallery that accesses the apartments. Noncontributing due to age. Rating: 0.

26. 1116 Ivinson Avenue (1958): This one story, rectangular Usonian-style house has a low gable roof with exposed roof beams. The north-facing façade is clad in board and batten siding while the east, west and south elevations are sheathed in asbestos shingles. 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 façade. To the east of the chimney the wall projects slightly. The entrance is recessed under the exposed east slope of the gable roof. The west bay of the façade extends to incorporate a north-facing carport and garage. This house was built on a vacant lot for Dr. Alonzo Fass, the director of Agronomy at University of Wyoming. The house is still owned by the same family, and is an excellent example of a mid-century, Usonian-style house. Rating: 3

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. Rating: 1.

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27. 1120 Ivinson Avenue (1906): This one-and-a-half-story, asbestos-sided Craftsman Cottage has a front-gable roof with exposed rafter tails and knee braces. The three-bay façade is symmetrical, with a central, semi-enclosed front porch covered by a gable roof. In the center of the east elevation is a shed-roofed bay window. The basement windows are glass block. This house was designed by Wilbur Hitchcock for Dr. C. Eben Stromquist, a University of Wyoming professor. Rating: 2.

Garage: South of the house is a gable-roofed garage that faces east onto 12th Street. The garage has a replacement wooden door and asbestos siding. Rating: 2.

28. 1306 Ivinson Avenue (Former UW President's House) (1937; 1954-55): This two-story, rectangular, Tudor Revival-style house rests on a full, poured concrete basement. The steeply pitched, eave-front gable roof has a large, intersecting gable on the east bay of the 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. The façade is asymmetrical with 3 bays. The entry is faced with painted white brick, and the door is set in a round arch of radiating soldier bricks. On the first story, the central and east bays of the façade contain triple casement windows with rowlock-brick slip sills. On the second story each bay has a paired, casement window. The two eastern bays project out under the intersecting gable roof. The western bay has a wall dormer with a low hipped roof. A one-bay garage with a concrete driveway connecting to Ivinson Avenue is attached to the west end of the house. The west elevation contains the garage and a second concrete driveway that extends to 13th Street. 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. This home was designed by Wilbur Hitchcock for the Greenbaum family. It served as the official residence for the president of the University of Wyoming from 1945 to 1987, housing Presidents Humphrey (1945-1964), Fey (1964-1966), King (1966-1967), Person (1967-1968), Carlson (1968-1979), McFadden (1979), Jennings (1979-1981), and Veal (1981-1987). Rating: 3.

29. 1314 Ivinson Avenue (Christian Student Recreational Center) (1971): This rectangular, red brick, contemporary-style building faces north and has a broad shed roof that slopes to the east with full length windows set in on the west. The building was designed by Jim H. Williams, a University of Wyoming undergraduate major in architectural engineering, as his senior project. Noncontributing due to age. Rating: 0.

30. 1316 Ivinson Avenue (1929): This two-story, Tudor Revival-style house has a complex roof consisting of two large front-gabled sections joined by an eave-front gable. A third gable intersects the roof at the center, forming a large wall dormer. The western gabled section projects slightly. The east slope of its roof extends past the central bay of the house to encompass a deeply recessed, arched entrance, trimmed with an arched wood molding and housing an original, round-arch, wood door. 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. Two dormers rise from the west slope of the west-gable roof. The east-gable roof extends to integrate a small, arched entry leading to the backyard. The gable end is decorated with half-timbering, painted light green. The entire roof is sheathed in brown metal shingles, and the exterior walls are finished in olive green stucco with light green trim. All

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windows are metal casement sash with rowlock-brick slip sills. In the east bay of the façade is a hip-roofed bay window. This house was designed by Wilbur Hitchcock for Morris Corthell, whose father started Corthell and King, a Laramie law firm. Rating: 3.

Garage: A two-bay, square garage, located south of the house, faces south on the alley and matches the house with its olive green stucco walls, green wood trim, and steeply pitched gable roof. The garage has replacement overhead doors. Rating: 2.

Grand Avenue

31. 514 Grand Avenue (Majestic Lube) (1993): This concrete-block garage has an eave-front gable roof and two garage bays facing east. It is noncontributing due to age, design and use. Rating: 0.

32. 520 Grand Avenue (Union Presbyterian Church) (1907): This red brick, Gothic Revival-style church rests on a rock-faced ashlar sandstone foundation. The northeast corner features a bell tower topped with a hexagonal roof with decorative corner embellishments. The open belfry is framed with Gothic arches springing from columns on all four sides. The main entrance to the church is in the tower section, and features a replacement two-leaf, wooden door topped by a Gothic arch infilled with stained glass reading "Presbyterian Church." The second floor of the tower features single lancet windows in each elevation. The middle bay of the facade is dominated by a large, Gothic-arch, stained glass window with tracery topped with a brick hood molding. The west bay features another, smaller square tower with a crenellated cornice topped with finials. This tower has a smaller Gothic-arch stained glass window in the first floor and a set of three lancet windows in the second floor. Both towers feature brick buttresses with stone caps at the corners. The east elevation features a stained glass window in the first story of the tower, and a large Gothic-arch, stained glass window topped by an intersecting gable roof in the central bay. This building was built by W.H. Holliday to replace an earlier Union Presbyterian Church which burned down. In 1940, the building was sold to the First Christian Church and later the Horizon Christian Fellowship. Although the setting has been compromised by the garage to the west, the building retains its original stained glass windows and Gothic Revival-style features. Rating: 3.

33. 608 Grand Avenue (1964): This one-story, irregular-shaped, flat-roofed, modern-style bank building occupies a prominent corner lot. The exterior walls are sheathed with boards applied diagonally and the windows are large-pane stationary sash. A two-bay drive-up is located in front of the building. Rating: 0.

34. 612 Grand Avenue (1920): This one-and-a-half-story, rectangular Craftsman Bungalow has an eave-front gable roof with a gable-front dormer extending from the front slope of the roof. The exterior walls are red brick textured with random scoring, with stucco dressed with half-timbering in the gable ends. Exposed rafter tails and knee braces are found beneath the eaves and on the gable ends of the house. The north (front) slope of the roof extends to shelter a wide, open porch occupying the east two-thirds of the façade. Two large, battered brick piers decorated with a necklace-and-pendant motif support the porch roof. Segmental arches connect the two piers. The entrance is centered in the porch, and to the west of the porch is a triple window of 9-over-1, double-hung wood sash. The west elevation features a shed-roofed bay window with a small, intersecting, central

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gable. To the north of the bay window is an exterior red brick chimney with necklace and pendant brickwork. All windows are original wood sash. This house was designed by Wilbur Hitchcock. Rating: 2.

Studio (c. 1920): A long, low, gable-roofed studio/apartment is located south and west of the house. Like the house, the studio has a combed brick veneer and half-timbering in the gable ends. Most windows are original, except those in the north elevation. Rating: 2.

Garage (pre-1957): A hip-roofed, rectangular, two-bay garage located south of the house faces west, and has two original wood garage doors. The building is finished in red stucco. Rating: 1.

35. 618 Grand Avenue (Lehman-Tunnel House) (1891; NR): This two-and-a-half-story, rectangular, Queen Anne-style house sits on a corner lot surrounded by trees and a wrought-iron fence. The house is faced with brick, has a rock-faced, ashlar sandstone foundation, and is topped with a steeply pitched, front-facing gable roof, with a lower, offset gable on the north façade. The entrance is in the lower gabled section, which occupies the west half of the façade. The first-floor porch is recessed under an enclosed second-story porch. The porch posts are square, chamfered timbers arranged three to a corner. Around the porch, on both floors, is a spindle-work valance. The second floor of the porch and the gable ends are sheathed in different shaped shingles. All window openings are original wood sash. 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.

This house was built by contractor Frank Cook, who also built the Iverson Mansion (Building No. 7). The first resident was Edward Lehman, a prominent Laramie clothier. Interior woodwork was crafted by Frank Spiegelberg. This building was listed on the National Register of Historic Places in 1982. Rating: 3.

Garage/apartment (1953): A two-and-a-half-story, rectangular garage/apartment is located south of the house. Two garage doors as well as an entrance topped with a gable hood are located on the east elevation. The building is out of scale and out of character with the main house. Rating: 0.

36. 703 Grand Avenue (c. 1970): This rectangular contemporary-style church is constructed of concrete block on a concrete-block foundation, and is topped by 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. Noncontributing due to age. Rating: 0.

37. 709 Grand Avenue (pre-1894; 1974): This two-story, rectangular, Folk Victorian-style house has a complex roof consisting 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. The porch entrance is marked by a slightly projecting gable. The exterior siding was replaced with Masonite siding, decorated with

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vertical and horizontal applied boards, reminiscent of the Stick style. 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 window openings are mostly double-hung wood sash. The wood door is original with detailed scrollwork. Although the materials and workmanship of this house have been altered, this building retains integrity of location, setting, feeling and association from the historic district's period of significance. Rating: 1.

38. 715 Grand Avenue (1892): This one-and-a-half-story, roughly rectangular, Folk Victorian-style house rests on a red-painted sandstone foundation and has a steep hipped roof 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 has a large light framed by detailed beading above two intricately worked panels. Both front gables have Stick motifs resembling half-timbering. The west bay of the façade has a large picture window with side and transom lights. In spite of replacement siding and some replacement windows, the house retains the overall form and features of the Victorian era in which it was built. Rating: 1.

Garage (c.1910): A gable-roofed, one-bay garage sheathed in asbestos siding sits north of the house with the wood garage door and gable end facing west. The building has exposed rafter tails. Rating: 1.

39. 719 Grand Avenue (J.T. Holliday House) (1886): This two-story, irregular-plan, Free Classic-style brick residence consists of a central cube topped by a steeply pitched, pyramidal hipped roof, with gabled projections on each elevation. The gable ends are sheathed in fish-scale and quarter-circle wood shingles. A shed-roofed porch with a small, central gable, supported by six turned posts, occupies the west bay of the south façade. The original wood front door is topped by a transom. The east bay features a large, arched window topped with brick voussoirs edged in stone. All window and door openings have white-painted, sandstone lintels and slip sills. Standard windows are 1-over-1, double-hung sash of varying sizes. Approximately half of the original wood windows have been replaced with vinyl sash, but the replacement windows retain the same shape and style as the originals. The east elevation features a second entrance in the projecting gabled section and a Palladian window in the shingled gable end. This home was designed and originally owned by architect and builder J.T. Holliday, the only locally based architect from the mid-1880s to about 1900. By 1930, the house had been turned into apartments, known as "Holliday Apartments." Rating: 3.

Garage 1 (c. 1930): A flat-roofed, south-facing, rectangular, six-bay garage of matching red brick rests on a poured-concrete foundation north of the house. Each bay has a double, hinged wood door with three panels and 6 lights in each leaf. The garage, although not original to the property, represents the increased use of automobiles in the first quarter of the 20th century and reflects the 1930s conversion of the single family house into apartments. Rating: 3.

Garage 2 (c. 1940): A one-bay, gable-roofed, red-brick garage faces east onto 8th Street north of Garage 1. The roof and the gable ends are sheathed with asphalt shingles. The only opening is a vinyl garage door. Though not original to the property, the garage is more than 50 years old. Rating: 2.

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40. 812 Grand Avenue (Arnold Residence) (1894): This two-story, asymmetrical, Eastlake-style house rests on a low foundation and is topped by a steeply pitched hipped roof covered with wood shingles, with two finials at the peak. Intersecting gables project from the hipped roof on the north, east and west elevations. The house consists of an original section and what appear to be two large additions to the rear. Most of the house is clad in clapboard siding, which is enlivened with Eastlake-style bands of trim between the first and second stories. The gable ends are finished with pebble-dash stucco with applied decorative half timbering interspersed with a diamond motif and have decorative bargeboards of geometrically cut wood painted red and green to match other decorative exterior features. The east bay of the south façade projects and terminates in a front-facing gable. The west bay is dominated by a one-story entry porch with its own hipped roof capped with wrought-iron cresting and an intersecting gable supported by brackets. The gable end 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 has a spindlework valance. The knee wall of the porch contains cutouts that mimic the circular decorations found on the gable end. The east and west elevations are nearly identical except for the brick exterior chimney on the west elevation. Each is dominated by a projecting bay terminating in a gable that intersects the main roof. Both elevations have cutaway corner windows on the first story beneath the gable ends, with the corners supported by scrolled brackets with pendills. Most windows are original, Queen Anne-style with exterior storm windows.

The Arnold Residence was designed by Walter E. Ware for Constantine P. Arnold, a respected Laramie attorney. Ware also designed the Ivinson Mansion (Building No. 7) and Old Main at the University of Wyoming. Arnold's sons, Carl F. and Thurman W., followed their father into law and had successful careers. Carl served as Dean of the University of Wyoming Law School in the years prior to his death in 1941. Thurman was mayor of Laramie from 1923-1924, and practiced law in Laramie until 1927, when he accepted the position of Dean of Law at West Virginia University. He also served as Assistant Attorney General of the United States from 1938 to 1943. In the 1980s and 1990s the house was owned by Dr. Pete Simpson, director of the University of Wyoming Foundation. This building is significant as an example of the work of architect Walter E. Ware as well as for its association with a prominent Laramie family and several University of Wyoming professors. Rating: 3.

Back Barn/living space (c. 1900): This one-and-a-half-story, rectangular, side-gabled back barn has a small one-story, shed-roofed wing extending to the east. The building has clapboard siding and sits on a concrete foundation. The living-quarters entrance is in the east bay of the north façade. In the west bay 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 barn was added to the property sometime between 1894 and 1907. Rating: 2.

41. 814 Grand Avenue (c. 1920): This one-story, clapboard-sided, Hip-roofed cottage is located to the southeast of 812 Grand Avenue, the main house. The roof is sheathed in wood shingles and a red-brick chimney rises from the west slope. 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 double-hung replacement wood sash with plain, wooden moldings. The cottage was added to the property next door (812 Grand) between 1912 and 1924. Rating: 2.

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42. 815 Grand Avenue (Corthell House) (1886): This two-story, square, Cross-gable house rests on a sandstone foundation with concrete veneer. The exterior walls are sheathed in clapboard interspersed with wide bands of fish-scale and diamond shingles between the first and second stories and above the second-story windows. The roof is sheathed in cedar shingles. The first story of the south façade consists of three bays, with the front door offset slightly west of center, two windows in the west bay, and a paired window in the east bay. There are two windows in the second story, and above them in the attic story is a small triple window. Historic photographs (c. 1900) show a one-third-length, shed-roofed front porch, which no longer exists. This was the home of Nellis Corthell, a professor of Ethics at the University of Wyoming, and founder of the Corthell and King law firm.

Rating: 3.

Garage (c. 1940): A square, gable-roofed, two-bay, concrete-block garage is located northeast of the house. It has wood paneled garage doors in the west elevation and the gable end is sheathed with asbestos shingles. The garage replaced an earlier back barn or garage. Rating: 1.

43. 816 Grand Avenue (c.1900): This two-story, irregular-plan, Gable-front house faces north and is topped by a steeply pitched roof. A large gable intersects its west elevation and a smaller gable intersects its east elevation. The roof has narrow eaves and plain wood bargeboards, and the exterior walls are finished in stucco. At the northeast corner of the house is a recessed entryway covered by a shed roof supported by two square posts. A pointed-arch entrance leads to two doors, one on the east and one on the north elevation. The very plain exterior of the house is interrupted only by asymmetrically placed, wood-sash windows. On the east elevation is a hip-roofed projection with a large picture window. A small, one-story, flat-roofed, square-plan garage is attached to the southwest corner of the house. This house was converted to apartments in 1937.

Rating: 1.

44. 817 Grand Avenue (c. 1900): This one-and-a-half story, rectangular, gable-front, Free Classic-style house rests on a raised limestone basement. The first story is sheathed in clapboard while the gable end is clad (from top to bottom) in hexagonal, fish-scale, coursed, and concave quarter-circle shingles. Above the gable-end windows, the walls jut out slightly, supported by brackets. 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 has been replaced with a low wall of concrete block with concrete-block steps leading to the original, wood front door. Windows are original wood sash. East of the door is a broad bay window, and a pair of windows lights the gable end. The east elevation has an intersecting gable and bay window that match those of the façade. A large shed-roofed dormer has been added to the west elevation. Rating: 2.

Garage (c. 1930): A small, rectangular garage faces south to the west of the house. The garage is sheathed in shiplap siding and is topped by a gable roof. The garage retains its original 3-leaf hinged wood doors, with each leaf having 4 square lights arranged in a square above two panels. Rating: 2.

45. 909 Grand Avenue (1949): This International-style commercial building emphasizes the horizontal elements with its flat roof, wide overhangs, and two-tone brick banding. A knee-high band of red Roman bricks wraps

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around the building while the rest of the walls are 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 building. This is the first specifically commercial building to be built in the district. It is not in keeping with the residential character of the district and therefore is noncontributing. Rating: 0.

46. 911 Grand Avenue (1945): This small, one-story, stucco-sided Gable-and-wing cottage 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 door and windows are all replacements. The exterior of this house has been significantly altered and does not retain historic integrity. Rating: 0.

47. 914 Grand Avenue (1929): This one-story, yellow, tan and red brick, Tudor Revival-style residence consists of an eave-front north (front) section with a hipped roof rear section. A projecting entryway topped by a steeply pitched gable with flared eaves is offset slightly to the east. An arch of rowlock bricks frames the recessed wood door. To the east of the door is a small, rounded-arch window. The west bay of the façade contains a paired, double-hung, wood-sash window with brick label molding and lug sills comprised of rowlock bricks. The exterior chimney on the west elevation features corbelling near the ridge-line of the roof and also near the cap. A single-car garage with a low-pitched hipped roof is attached to the south (rear) elevation of the house and faces west onto the alley. This is one of three similar Tudor Revival houses on the corner of 10th and Grand. Rating: 3.

48. 916 Grand Ave (1929): This one-story, rectangular-plan, Tudor Revival-style house is topped by a medium-pitched, eave-front gable roof with closely cropped eaves. The walls are covered with red brick, with yellow-brick trim. The façade is asymmetrical with three bays. The central bay, with an intersecting, overshot gable, projects slightly from the rest of the façade and contains the entrance. The door is inset and is topped with a brick arch with radiating voussoirs. East of the door is a very small, narrow, round-topped window topped with a brick, round arch and west of the door is an exterior chimney with a reverse-corbels finish and a decorative square of tan brick. The original, wood-sash windows have tan-brick label moldings and brick slip sills. A band of tan brick decorative trim in a crenellated pattern extends around the perimeter of the house between the basement and the first floor. A small, square-plan, flat-roofed garage attached to the southeast corner of the house has been converted into living quarters. The house, now divided into apartments, was built as a single family residence, and is one of three similar Tudor-Revival houses on the corner of 10th and Grand. Rating: 2.

49. 919 Grand Avenue (Cordiner Residence) (1913): This two-and-a-half-story, rectangular, Craftsman-style house rests on a raised and uncoursed sandstone foundation, and is topped by an eave-front gable roof. The first floor is finished in tan brick, while the second floor is shingled, with stucco and half-timbering in the gable ends. The west bay of the façade is dominated by an intersecting gable that projects from the second story and is supported by brackets. On the east end of the façade, a gabled dormer projects from the roof. All of the gable ends of the house cantilever out approximately eight inches. A recessed open porch supported by three

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massive, square, sandstone piers with a prominent sandstone knee wall runs along the east two-thirds of the façade. The porch is topped by a hipped roof intersected by a front gable above the central entryway. Knee braces and exposed rafter tails are evident along the eaves and gable ends of the house. The central front door is flanked by wide sidelights, each arranged to create a full-height diamond pattern. This motif is repeated on the upper sash of most of the windows. This house was built by J. T. Holliday for Andrew Marion Cordiner, a prominent Laramie druggist. By 1937 the house was home of the Sigma Chi Fraternity and it remained a fraternity house until at least 1980. Rating: 3.

50. 1010 Grand Avenue (also 305-309 S. 10th Street) (Ward Apartments) (1952): This large, two-story, L-shaped, International-style apartment building has entrances on both Grand Avenue and 10th Streets, although the façade faces north on Grand Avenue. It has a raised basement sheathed with green brick broken up by three separate courses of red brick, and a flat roof with perimeter trim of red rowlock bricks. The main floors have wide, alternating bands of red and green brick. Windows are metal. A projecting pavilion offset to the east of center on the façade contains the main entrance. A vertical, glass-block window lights the second floor of the pavilion. Each floor of the façade, including the basement, contains ten windows of various configurations. The west elevation of the apartment building is also a primary elevation, and is similar to the façade, except it has two pavilions each housing a south-facing doorway. The pavilions are located north and south of the center of the elevation. On the inside of the “L” or 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. The Ward Apartments were built on a vacant lot in 1952. This well preserved apartment building serves as a good example of the continued growth of this neighborhood, as some lots were in-filled with multi-family homes. Rating: 3.

51. 1012 Grand Avenue (c. 1915): This one-and-a-half story, rectangular, Craftsman-style house has a hipped roof with unusually pronounced flared eaves and shed-roofed dormers on the east and west slopes. The exterior walls are sheathed in decorative wood shingles, with the lower two-thirds square shingles and the upper third diamond, fish-scale, and chamfered shingles. Knee braces and exposed rafter tails are evident beneath the eaves of the house. An open porch supported by two battered wood piers is centered in the façade. The porch has a replacement metal railing and is topped by a gabled roof with exposed rafter tails and open truss-work in the gable end. Evenly spaced between the original, wood front door and each corner of the façade is a large double-hung window. This unusual Craftsman-style house appears to be in close-to-original condition. Rating: 3.

Garage (c. 1920): A one-bay garage lies on the southwest corner of the property, facing west onto the alley. The front-gable roof is sheathed with wood shingles and the walls are sheathed with shiplap siding. The garage door is replacement vinyl. Rating: 2.

52. 1020 Grand Avenue (1900): This two-story, rectangular, Colonial Revival-style house has an eave-front gable roof with exposed rafter tails and knee braces. A shed-roofed wall dormer extends across the center of the façade. The walls are sheathed with asbestos siding. A shallow, shed-roofed porch supported by four classically inspired columns encompasses the west two-thirds of the façade. The second floor dormer has four

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symmetrically arranged, double-hung windows. All windows are original and wood. There is a small, east-projecting wing that was likely a later addition. Rating: 1.

53. 1102 Grand Avenue (1914): This one-and-one-half-story, Craftsman Bungalow has an eave-front roof with a small, shed-roofed dormer projecting from the center of its north (front) slope. A recessed, open porch supported by three classically styled columns occupies the western two-thirds of the façade. The exterior walls are sheathed in asbestos shingles. The original, wood front door is framed by detailed wood scrollwork. Windows are all original wood sash with leaded glass. The west elevation has a squared bay window topped by a shed roof. Exposed rafter tails and knee braces typical of Craftsman-style houses are evident beneath the eaves and in the gable ends. Rating: 2.

Garage (c. 1914): East of the house is a small, one-bay, front-gabled garage sheathed in asbestos siding, with an east-facing, original wood garage door. Rating: 1.

54. 1107 Grand Avenue (United Presbyterian Church) (1950): This Usonian-style church complex covers almost half a block. It is dominated by a large, south-facing nave which is connected by a wing to the two-story fellowship hall to the northwest. All of the buildings are red, combed brick with wood trim. The nave and fellowship hall both have gable roofs with the ridgelines aligned north-south. The connecting wing is also gable-roofed with a ridgeline running east-west and a clerestory. The nave section has a steeply pitched gable roof that extends down to the first story. A large bell tower at the southeast corner terminates in a gable. 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 ribbon of twenty-eight large, casement windows glazed with the same yellow frosted glass as the façade, and the west elevation has six of the same windows. A small tower is tucked into the corner at the junction of the nave and the wing. The wing is marked by layered, low gable roofs, with 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 Presbyterian congregation built this church in 1950 after they outgrew their old church at 520 Grand Avenue (Building No. 32). Rating: 3.

55. 1108 Grand Avenue (1922): This one-story, Craftsman-style cottage has intersecting gable roofs creating an "L" shape. The walls are sided with asbestos shingles. 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 in the front-gable section, which also houses the original, wood front door offset to the west. All the windows are original 1-over-1, double-hung sash with wood storm windows. Rating: 2.

Garage (c. 1922): Southeast of the house is a gable-roofed garage that faces east onto the alley and is also sided in asbestos shingles, and features exposed rafter tails and knee braces. The double-leaf, wood garage door is likely original. Rating: 2.

56. 1114 Grand Avenue (Baptist Student Ministries) (c. 1922): This one-story, gable-roofed, Craftsman-style house rests on a raised foundation of scored concrete, with exterior walls sheathed in asbestos shingles. An open, bell cast-gable-roofed porch supported by three square piers wraps around the northwest corner of the

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house. Knee braces and exposed rafter tails are found beneath the eaves and in the gable ends of the porch and house. The house has two 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. Windows are original and consist of wood double-hung and stationary sash. Rating: 2.

Garage (c. 1920): South of the house is a two-bay, gable-roofed garage with clapboard siding. The garage faces west onto the alley and has one original, three-leaf wood door with upper lights in each leaf, and one double-leaf, wood-plank hinged door. Rating: 2.

57. 1115 Grand Avenue (c. 1912): This small, one-and-a-half-story, vinyl-sided, Craftsman-style cottage has an eave-front gable roof with an intersecting gable-front entryway with flared eaves, and sits on a raised, scored-concrete foundation. Exposed rafter tails and knee braces are evident throughout. The glass-enclosed entryway occupies the east half of the façade. A tan brick exterior chimney is located at the south end of the west elevation. To the north of the chimney is a shed-roofed bay window. Rating: 1.

58. 1117 Grand Avenue (Price Residence) (1917): This two-story, Prairie-style house has a low, pyramidal hipped roof with wide eaves and a raised, scored-concrete foundation. 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 house is sided in clapboard. The second-story windows extend all the way to the soffit, a feature typical of the Prairie style. An open porch supported by two stout, square piers featuring paired, classically inspired columns occupies the west half of the façade. Above the porch is an open balcony with a low knee wall. The original, wood front door is offset to the east in the porch. The east bay of the façade projects slightly and has an intersecting low, hipped roof. There are triple-sash 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. 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. This house was designed by Wilbur Hitchcock for Dr. and Mrs. John Price in 1917. 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 (c. 1920): Located north of the house is a small, pyramidal hip-roofed garage that faces east onto 12th Street and has a replacement vinyl door. The garage is sided in shingles in a pattern matching the house. Rating: 2.

59. 1124 Grand Avenue (1940): This one-story, eave-front cottage is clad in asbestos shingles and rests on a raised, scored-concrete foundation. The house is starkly plain with almost no ornamentation; even the eaves are flush to the walls. A small, gable-roofed entryway projects from the front of the house. A white, combed-brick, exterior chimney is located on the west elevation. On the south elevation is an attached garage with a fiberglass garage door that faces east onto 12th Street. Rating: 1.

60. 1202 Grand Avenue (1948): This two-story, rectangular, stucco-sided, hip-roofed Colonial Revival-style house of minimal ornamentation rests on a raised, stuccoed foundation. The roof has cropped eaves. The main feature of the house is the large, swan's-neck pediment above the centrally located, six-panel original, wood

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front door. Fenestration is symmetrical, with a large, multi-paned stationary window on each side of the door on the first story, and three double-hung windows on the second story. Rating: 3.

Garage (c. 1948): Behind the house, a two-bay, stucco-sided, hip-roofed garage faces west onto 12th Street. A third bay has been added to the garage, probably in the 1970s. Rating: 1.

61. 1210 Grand Avenue (1924): This one-and-a-half-story, eave-front, gambrel-roofed, Dutch Colonial Revival-style house is sided with clapboard, has cropped eaves, and sits on a raised foundation of scored concrete. A small, pedimented, open porch supported by paired columns occupies the west bay of the façade. In the east bay is a paired, double-hung window. The upper story, separated from the first story by a pent roof, has three evenly spaced windows. Rating: 3.

Garage (c. 1925): South of the house and facing east onto the alley is a small, shiplap-sided garage with a gable roof sheathed in cedar shingles with exposed rafter tails. There is no garage door. Rating: 2.

62. 1214 Grand Avenue (1937): This small, roughly rectangular, one-story, Tudor Revival-style house has a front gable and wing, and features a small, gable-roofed entryway with a segmental-arched opening in the west bay of the façade. The raised foundation is red combed brick, while the walls are tan-colored, textured brick. A red brick exterior chimney dominates the east bay of the north façade. On each side of the chimney are tall, slender, double-hung windows with red brick lintels and sills. A one-bay, west-facing, attached garage is appended to the south elevation of the house. This house as well as 1218 Grand Avenue, 1222 Grand Avenue, 304 S. 13th Street, and 314 S. 13th Street are all designed in the Tudor Revival style, constructed of brick, and built between 1936 and 1938. Rating: 3.

63. 1218 Grand Avenue (1937): This small, roughly rectangular, one-story, Tudor Revival-style house features a clipped-gable roof and a large brick chimney which dominates the east bay of the north facade. 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. The original, wood front door has a large oval light. Windows are double-hung wood sash. A small attached, north-facing garage is appended to the rear of the west elevation and is topped with a low shed roof with a stepped parapet on its west end. The original, wood garage door consists of three hinged units. This is one of five brick, Tudor Revival-style houses on the block, built between 1936 and 1938. Rating: 3.

64. 1222 Grand Avenue (1938): This almost square, one-story, Tudor Revival-style house has a prominent front-gable roof sheathed in cedar shingles with a hipped-gable wing extending east and a small gable-roofed entry on the north façade. The house sits on a raised foundation of 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. A small, stationary window with wooden shutters and bricks that extend to hold a window box is located just west of the original, wood front door. On the south elevation is an attached brick garage. This is one of five brick, Tudor Revival-style houses on the block, built between 1936 and 1938. Rating: 3.

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65. 1300 Grand Avenue (Dr. R. M. Leake Residence) (1920): This one-and-a-half-story, rectangular, cross-gabled, Tudor Revival-style house features a prominent center gable on the north facade, with a smaller, offset, projecting, gabled entry. The walls are faced with tan brick. A raised deck extends across the west two-thirds of the façade, with the east third comprised of the front-gabled entry. A 3-foot-high knee wall of the same brick as the house surrounds the deck. The entry itself faces west, and consists of a wood door. The west elevation has a projecting bay with a shed roof above a triple, double-hung sash. The west wall extends south to incorporate an arcaded wing wall. A full-length, shed-roof dormer has been added to the rear (south) slope of the roof. This house was designed by Wilbur Hitchcock for Dr. Richard M. Leake, a Laramie physician. Rating: 2.

Garage (c. 1920): To the south of the house is a square, two-car garage with brick walls and a hipped roof. A wood-frame, shingled addition extends to the north. The garage has been converted to a living space, and both south-facing garage-door openings are in-filled with wood shingles and a single sliding window. Rating: 1.

66. 1303 Grand Avenue (also 213 S. 13th Street) (1952): This low, one-story, rectangular, brick, Commercial-style building rests on a concrete foundation and is topped by a low hipped roof with wide eaves. A hip-roofed projection extends from the south-facing façade, forming an entryway. The long west elevation consists of eight windows each comprised of a single light surrounded by glass blocks, interspersed with two wood doors. This building was built as an office for Dr. John R. Bunch, a physician and surgeon. Because of its commercial design and use, this building is noncontributing to the residential historic district. Rating: 0.

67. 1308 Grand Avenue (1905; remodeled 1960): This rectangular, Eave-front house has been extensively remodeled, with stuccoed walls, a large front dormer and concrete-block knee walls. The front slope of the roof extends to cover a full-length front porch supported by four wrought-iron posts. Centered on the porch is the main entryway with a wood door flanked by glass-block sidelights and topped by a glass-block transom. Rating: 0.

68. 1309 Grand Avenue (St. Andrew's Lutheran Campus Center) (1968): This red brick, contemporary religious building is comprised of two main blocks connected by a small hyphen that also acts as the entryway and foyer. The west block has a metal-clad pyramidal hipped-roof and houses the main sanctuary. The east block includes a small living quarters. The foyer connecting the two parts has a flat roof, with a triangular skylight which sits over a solarium. The church was designed by Laramie architect Peter Hanson. Noncontributing due to age. Rating: 0.

69. 1310 Grand Avenue (1959): This two-story, rectangular, hip-roofed, brick and stucco, Modern-style apartment building houses 12 units. The individual apartment entrances are located on the east and west elevations, with the side of the building facing Grand Avenue. Although this building meets the 50-year requirement for eligibility, its orientation and design are not in keeping with the historic district. Rating: 0.

70. 1312 Grand Avenue (George DeBerry Residence) (1923): This square Bungalow has an eave-front roof with a shed-roofed dormer. It rests on a full, poured concrete basement. The exterior walls are sheathed with

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wide-lap aluminum siding. The front slope of the roof extends to shelter a two-thirds-length porch supported by two slender piers and surrounded by a low knee wall. Rating: 1.

Garage/residence (1931): South of the house is a cross-gabled garage that was converted to a private residence. The building faces east and rests on a poured concrete foundation. The walls are sheathed with horizontal wood siding. Rating: 1.

71. 1320 Grand Avenue (1925): This two-story, stuccoed, Colonial Revival-style house has a low hipped roof. The façade has the appearance of a hip-roofed projection on the east half, made so by the west half being slightly recessed 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. It is topped by a segmental-arch pediment supported by two console brackets. Latticework surrounds the entryway. To the west of the door, spaced along the façade, are two French doors set in blind arches. On the second story, offset above the doorway, is a pair of 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. On the east elevation, an entrance matching that of the façade has a sign reading "Heywood Apartments." A small, two-story, gable-roofed projection with a second-story window accented by a balconette extends from the north end of the east elevation. The stucco appears to be a later addition, since it covers stringcourses and sills. Rating: 2.

Garage (1925): A two-bay, hip-roofed garage is located behind the house. The wood garage doors open south onto the alley. The walls are stuccoed to match the house. Rating: 2.

72. 1402 Grand Avenue (1941): This one-and-a-half-story, Tudor Revival-style house rests on a full basement. The steeply pitched gable roof with cropped eaves runs on an east-west axis, with an intersecting north-south gable and a second offset gable at the entrance. The front slope of the roof is sheathed with asphalt shingles, while the other slopes are sheathed with wooden shingles. Exterior walls are red brick with decorative, darker colored brick trim. The asymmetrical façade consists of three bays, with the overshot entrance gable in the center bay. The doorway is trimmed with ashlar stone of different sizes and is topped with a wooden lintel. To the east of the door is a massive brick chimney with a stone base of rock-faced ashlar, laid in regular courses. In the east and west bays of the façade are paired, wood, double-hung windows with red soldier-brick lintels and darker, rowlock-brick lug sills. A gable-roofed ell extends from the rear elevation of the house, and behind it extends an attached, one-bay garage with a wooden, overhead door. The lintels of the door opening match those of the house. The building retains all of its original Tudor Revival-style features. Rating: 3.

73. 1404 Grand Avenue (1923): This two-story, square, Dutch Colonial Revival-style house has an eave-front, gambrel-style roof sheathed with blue-painted wood shingles. Extended shed-roofed dormers project from both the front and rear slopes of the roof. The house is sheathed in clapboard siding. 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-style porch with iron railings. Paired wooden piers, connected by wooden trellis work, support a formal pediment. Trelliswork also connects the piers to the façade. To the east of the doorway are paired, 4-over-1, double-hung windows. Three symmetrically placed windows light the dormer. A rectangular ell extends at the rear of the

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house. This is one of three period revival houses built side-by-side in the 1400 block of Grand Avenue in the mid 1920s. Rating: 3.

Garage (c. 1923): A square-shaped garage located southeast of the house is built in a similar style to the house except with a gable-front roof with cornice returns. A one-bay, paneled wood door is centered in the façade. Rating: 3.

74. 1410 Grand Avenue (1926): This two-story, square-plan, Tudor Revival-style house rests on a low foundation faced with dark-colored brick, has a tan stucco finish with darker colored wood trim, and is topped by a steeply pitched, eave-front gable roof with the south slope overhung lower than the north. A shed-roofed dormer occupies most of the north (front) slope of the roof, butting up against a steeply pitched intersecting gable that forms 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. All roof surfaces are sheathed with flat shingles that appear to be metal, and eaves are cropped. The façade is asymmetrical with a central, Tudor-arched entrance. 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. To the west of the entrance is a triple casement-sash window. To the east of the entrance, the façade wall extends out in a bellcast gable to encompass a Tudor-style archway that leads to the back of the house. The east bay of the second floor contains a single tall, narrow window in the gable that has a Tudor-style arch and a lug sill of rowlock brick. A stuccoed chimney with dark brick trim extends from the north slope of the roof. Wood trim resembling half-timbering is found on the front and sides of the dormer and the east and west gable ends. Rating: 3.

Garage: A small, square-plan, steeply pitched gable-roofed garage is located southeast of the house. The garage retains its original 3-leaf garage door, with each leaf consisting of 6 lights above a single wood panel. Rating: 3.

75. 1412 Grand Avenue (1923; remodeled 1990): This square-plan, two-story, stuccoed, Colonial Revival-style house is topped by a medium-pitched, eave-front gable roof intersected on the north façade by three symmetrically placed, gable-roofed wall dormers, each of which contains a double-hung window. The gable ends have cornice returns reminiscent of the Greek Revival style. The façade is asymmetrical, with the doorway in the west bay. Two plain pilasters support a wooden pediment with cornice returns and an arched opening containing a recessed door. All windows appear to be vinyl or metal-clad replacement sash; all have plain wood trim and decorative shutters with a cut-out pine tree in each. Rating: 2.

Garage: To the south of the house is a two-bay, stuccoed, front-gabled garage with a single, overhead, Masonite garage door that faces south. Rating: 1.

76. 1420 Grand Avenue (Roach Residence; Alpha Gamma Rho House) (1941; Modification: 2006): The former Roach Residence is a two-story, irregular-plan, International-style house. It rests on a low, exposed foundation of poured concrete. 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 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. In spite of the irregular footprint of the house, it retains the appearance of order because it is made up of three intersecting rectilinear blocks of various heights and projections. The north

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façade consists of two blocks of almost equal width. The eastern block is the taller of the two and contains the main entrance which is sheltered by a streamlined, flat awning supported by two oak consoles. On either side of the replacement door are sidelights containing two columns of glass blocks. Above the awning is a three-part, glass-block window. The western block projects out to the north and is dominated by large, glass-block windows with curved corners arranged symmetrically at both corners of each floor. Like most window openings on the house, these windows have rowlock brick sills. The Greek letters alpha, gamma and rho of the Ag Fraternity are located between the two second-story windows. The east elevation of the northeast block of the house is dominated by a wooden bay window capped with a metal roof with three concave sides. 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 third block, which is lower and recessed, extends to the south (rear) of the house. Extending from the southwest corner of this block is a one-story, flat-roofed, attached garage that faces south. On the west elevation is an exterior chimney as well as several original windows and an original wood door.

This house was built in 1941 by Henry and Hilda Roach. Just before his death in 1967, Henry donated his home to the Laramie Plains Museum. It was sold in 1973 to Chi Omega Sorority, which in turn sold it to the Alpha Gamma Rho Alumni of Wyoming, also known as the Ag Fraternity. It has been used as a fraternity house ever since. The Roach Residence is distinctive for its modernist appearance that combines elements from the Art Deco, Moderne, International and Modern architectural styles. Rating: 3.

Garfield Avenue

77. 609 Garfield Street (Arthur W. Royer House) (1920; remodeled c. 1950): This one-and-a-half-story Craftsman Bungalow has an eave-front gable roof with an offset gable-roofed dormer. The exterior is sided with asbestos shingles. A gable-roofed, open porch supported by two square piers occupies the east half of the south-facing façade. The porch ceiling is gently arched, and the gable end is decorated with half-timbering. Exposed rafter tails and knee braces can be found throughout the building. In the west bay of the façade is a large picture window, which replaced an original bay window. A paired 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. Wilbur Hitchcock designed this house for Arthur Royer, who owned and managed the R & D Boot Shop in downtown Laramie. Exterior modifications include the removal of the front bay window, the replacement of the windows, and the replacement siding. Rating: 1.

78. 715 Garfield Street (1918): This single-story Craftsman Bungalow has an eave-front roof with a small, gable-roofed dormer centered on the south (front) slope. The walls are clad with stucco with half-timbering in the gable ends. A partially enclosed, inset porch extends the length of the façade. At each corner of the porch are three battered wood posts resting on brick bases. The wood front door is located in the enclosed portion of the porch. The east elevation has a shed-roofed bay window and a small, gable-roofed extension. Knee braces and exposed rafter tails are featured on the gable ends, eaves, dormer and roofs of the bay windows. An exterior chimney rises on the east elevation, and a second, internal chimney rises from the north slope of the

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roof. When the Albany County Public Library was constructed on this block in 1981, eleven older homes were demolished. This is the only home on the block to survive. Rating: 3.

Garage (c.1920): A square, two-bay garage west of the house features a salt box roof and shiplap siding. The garage has wood doors and two stationary windows on both the east and west elevations. All features on the garage are original. Rating: 2.

79. 1012 Garfield Street (1953): This rectangular, eave-front gable-roofed, one-and-a-half-story Cape Cod cottage rests on a scored, poured-concrete foundation. The walls are sheathed with aluminum siding. Two gabled dormers project from the north (front) slope of the roof. The three-bay façade has an enclosed central entry topped by a gable roof with a segmental arch springing from the cornice returns. The original wood door and sidelights as well as all the windows in the house are covered with aluminum storm sash. In the east and west bays of the façade are matching windows consisting of a central stationary sash flanked by narrow double-hung sash. A large, shed-roofed dormer has been added to the rear slope of the roof. Rating: 1.

Garage (1953): A gable-front, one-car garage lies to the south of the house, facing west. The walls are sheathed with flush-board siding. Rating: 1.

80. 1015 Garfield Street (1954; major façade renovation 2007): This one-and-one-half-story, Cape Cod cottage has two gable-roofed dormers projecting from the front (south) slope of the roof. The walls are clad in large wood shingles. The façade, including a full-length open front porch, was remodeled in 2007, and the windows and doors, including a three-part unit consisting of a door with square lights flanked by full-length, multi-light windows, are new. The original entrance remains in the central bay. A red-brick exterior chimney is located on the east elevation. The west elevation appears to be original. Rating: 1.

Garage: West of the house is a one-bay, front-gable-roofed garage with clapboard siding facing south onto Garfield Street. Judging from its design and materials, it appears to pre-date the house at 1015 Garfield. Rating: 2.

81. 1100 Garfield Street (1911): Situated on a corner lot with the façade facing north, this square Gable-on-hip Cottage rises one and a half stories and sits on a rock-faced ashlar stone foundation. The house is sheathed in clapboard siding. All the windows are wood-framed and original, and consist of double-hung sash with the upper sash leaded and colored glass; they are grouped singly, in pairs and in threes. A gabled dormer extends in each direction from the center of the roof, with the gable ends sheathed with wood shingles. Small shed roofs cover the valleys on the northwest and northeast slopes. The asymmetrical façade features three bays, the central of which is extended by an enclosed porch with a low, hipped roof and features the original 3-light wood door. The front dormer has a triple window topped by a protruding wooden beam supported by four evenly spaced blocks. The dormer eaves are boxed and terminate in boxed cornice returns. The east elevation is symmetrical and divided into three bays. A hip-roofed projection extends from the middle bay. This home was designed and built by local architect Wilbur Hitchcock for renowned botany professor and University of Wyoming President Aven Nelson. Rating: 3.

Garage (1910): A rectangular garage sheathed in clapboard and topped with a medium-pitched front-gable roof lies to the east of the house. The north façade features two large doors: one is the original three-part hinged

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wooden door and the other has been replaced with a modern garage door. The gable end is sheathed in shingles matching the main house; rafter tails are visible along the eaves. Rating: 2.

82. 1114 Garfield (1905): This one-story, Hip-roofed cottage has been significantly altered, including the enclosure of the front porch on the original (north) façade and the reorientation of the home's entrance to the east elevation. The house is sheathed in stucco (modern) and most of the windows have been replaced. Those that are original are wood-framed double-hung sash with leaded glass in the upper sash. Rating: 0.

Garage (after 1931): A gable-front, stuccoed garage sits to the east of the house; it is not original to the house and has a new garage door. Although possibly built during the period of significance, it has undergone significant remodeling. Rating: 0

83. 1115 Garfield Street (1920): This one-story, clapboard-sided, hip-roofed, Craftsman-style cottage features a hip-roofed, open porch supported by two classically inspired columns projecting from the east bay of the façade. The porch is enclosed by a clapboarded knee wall. The wood front door is original. In the west bay of the façade is a triple-sash window with the center sash wider than the flanking sash. On the west elevation, the roof rises slightly to accommodate a projecting bay window. To the south of the bay window are two small, leaded glass windows. This is one of three hip-roofed cottages with Classically inspired details on this block. Rating: 2.

Garage: A one-bay, hip-roofed garage faces south just east of the house. The siding and roof sheathing match that of the house, but the door has been replaced and the garage converted to a studio. Rating: 1.

84. 1117-1119 Garfield Street (1911; renovation 1994): This one-story, stucco-sided, Eave-front duplex cottage is split down the middle into two distinct, symmetrical units, each consisting of a central door with a three-part window towards the center of the façade and a single, double-hung window to the outside. All windows and doors are original and wood. This house was built as a duplex. Rating: 2.

85. 1118 Garfield (1910): This very plain, Pyramidal cottage is sheathed in asbestos-shingle siding. The doors and windows have all been replaced, and the north façade has been altered from its original design through the enclosure of the original porch, which ran the length of the façade. A rectangular, flat roofed addition projects off the entire south elevation. Due to substantial alterations, this building is noncontributing. Rating: 0.

86. 1200 Garfield Street (1924): This one-story, "L"-shaped, Gable-and-wing cottage is made up of two gable-roofed sections. The north-facing gable has a clipped gable front while the west-facing gable is a standard, medium pitched gable. The entrance faces northwest, towards the corner. A shed roof extends between the two sections, overhanging an enclosed entryway which is accessed by concrete steps with a low brick wall on either side. Brownish-grey stucco walls top the foundation, which is faced with red brick. Original wood double-hung windows and matching storm windows are found on all elevations. An exterior chimney rises along the west gable end. Rating: 3

Garage (1923): A one-bay garage is located south of the house. Its clipped-gable front holds an overhead garage door with upper lights above wood panels that opens to 12th Street. Rating: 2.

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87. 1203 Garfield Street (1918): This L-shaped, one-and-a-half-story, stucco-sided, Craftsman-style cottage has an intersecting gable roof. A concrete watertable, painted red and scored to look like brick, separates the raised basement from the first floor. The east slope of the front-facing gable extends to incorporate a fully enclosed entrance porch. The original wood door is flanked by sidelights and is located in the east bay of the façade, accessing the enclosed porch. The house features interestingly shaped exposed rafter tails and knee braces beneath the eaves and in the gable ends. All windows are original, 4-over-1 wood sash. An unusual two-sided bay window with a shed roof projects from the west bay of the façade. The bay window consists of four 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. 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. This house is notable as a unique Craftsman-style house with all of its original features. Rating: 3.
Garage (c. 1920): East of the house is a clapboard-sided, hip-roofed, two-bay garage with exposed rafter tails. The east-bay garage door is an original wood-panel and glass sliding door while the west-bay door is a replacement overhead wood door. Rating: 2.

88. 1210 Garfield Street (1924): This classic example of a Craftsman Cottage has a medium pitched gable-front roof and stuccoed walls. The east slope of the roof extends to incorporate a lower, front-gabled, enclosed porch which occupies the east bay of the facade. All the windows appear to be original Craftsman-style, double-hung windows with wood storm sash. Decorative knee braces adorn the gable ends. A brick chimney rises along the west elevation. At the rear of the building, an addition was built to enclose a garage and potting shed. An extension of this garage is used by and belongs to the owners of the house at 405 S. 12th Street. Rating: 3
Garage (1924): A small, flat-roofed, one-bay garage lies to the south and west of the house. The garage matches the house in its stucco and trim. The original, vertical-board overhead door has a 6-pane upper light. Rating: 3

89. 1211 Garfield Street (1913): This one-story, hip-roofed, Craftsman-style cottage is almost an exact match of 1115 Garfield Street. A hip-roofed, open porch enclosed by a clapboard knee wall and supported by two classically inspired columns projects on the east bay of the façade. Just east of the original wood door is a leaded-glass window. In the west bay of the façade is a triple-sash window with the center sash wider than the flanking sash. On the west elevation, the roof rises slightly to accommodate a bay window. To the south of the bay window are two small, leaded glass windows. On the east elevation is a hip-roofed projecting section with a door on its south elevation and a paired, 1-over-1, window on its east elevation. Rating: 2.

90. 1213 Garfield Street (1920): This one-story, rectangular, stucco-sided, Craftsman cottage has an eave-front gable roof intersected on the south slope by two front gables, one at each end of the façade. The house features exposed rafter tails, stepped knee braces, and tall, 3-over-1, double-hung windows in pairs, threes and fours. A small, enclosed entryway is located between the two gables on the façade. A square, shed-roofed bay window

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with a triple sash is centered in the eastern gable-roofed section. The western gable-roofed section has a four-sash window. The west elevation has a central projecting, gable-roofed bay with a triple sash. The house was designed by Wilbur Hitchcock for B.F. Early. It is an excellent example of the Craftsman style. Rating: 3.

Garage (c. 1920): North of the house is a gable-roofed, stucco-sided garage that faces south and has exposed rafter tails beneath the eaves. The garage door is replacement and vinyl. Rating: 2.

91. 1214 Garfield Street (1918): This Eave-front cottage rests on a scored concrete basement. The walls are red-painted stucco. The east and west bays each hold paired 6-over-1 windows. In the central bay, the roof extends to shelter an enclosed, projecting entryway. The rear of the house was added onto in saltbox fashion to provide an overhang to shelter a vehicle. A large, brick exterior chimney rises along the east elevation, and a second, smaller chimney rises from the south slope of the roof. Rating: 2.

Garage (1918): A one-bay garage lies to the south of the house, facing west. Its gabled front holds a wood-paneled overhead garage door that opens to the alley. Rating: 2.

92. 1221 Garfield Street (1932): This small, one-story, stucco-sided, rectangular, Clipped-gable-roofed cottage rests on a raised basement. The clipped-gable roof is hipped at the back and is sheathed in cedar shingles. 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 circular light and round-arch top. To the east of the door, beneath the entry porch, is a very narrow arched window. All of the windows are original, 6-over-6, double-hung sash. Rating: 2.

93. 1300 Garfield Street (1920; remodeled 2004): This rectangular, one-story, stucco-sided, Hip-roofed cottage sits on a raised basement and exhibits Craftsman-style features such as exposed rafter tails. The west bay of the three-bay façade features a paired set of 1-over-1 double hung windows, while the east bay features a similar, triple window flanked by decorative battered pilasters. The entrance, accessed by concrete steps, occupies the center bay. The west elevation is dominated by a projecting bay window. From 1926 to 1945 University of Wyoming professor Dr. Harriet Knight Orr (1877 – 1958) lived at this address. Rating: 2.

Garage (c. 1990): A newly constructed one-bay, gable-roofed garage is located south of the house facing onto the alley. Rating: 0.

94. 1305 Garfield Street (1931): This one-and-a-half-story, irregular-plan, Tudor Revival-style house has a wood-shingled roof and stuccoed walls. Extending from the main front gable are two smaller gabled projections, with the eastern one (containing the entryway) incorporated into the east slope of the main roof. The second projection, offset to the west, is taller and wider and projects further to the south, and contains a very tall, triple-casement window. An intersecting gabled wing that houses the garage extends from the north end of the central block's east elevation. The wing has an intersecting front-facing gable on its east portion, containing the wood garage door. This house appears to have undergone significant additions/remodeling; however, it retains the general form and style of a 1930s period house. Rating: 1.

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95. 1308 Garfield Street (1920; remodeled in 1980): This one-story, white stuccoed, Craftsman-style cottage has a low-pitched hipped roof with an intersecting gable to the north (front), with a second smaller gabled roof projection above it. Eaves are clipped and trimmed in wood. The entrance is centered on the façade. In the east bay is a picture window flanked by smaller windows, and in the west bay are three narrow, vertical, 5-light strip windows. The west elevation features a prominent stuccoed exterior chimney and a steeply pitched, gable-roofed bay window. Exterior modifications give the façade a modern look, but the house retains its overall Craftsman-era plan. This house is one of seven houses in the district built by the Laramie Home Builders Company following plans developed by architect Wilbur Hitchcock. Rating: 1.

Garage (c. 1950): A one-bay, gable-roofed garage lies east and to the rear of the house. The garage is covered with asbestos shingles and has a vinyl replacement door. Rating: 1.

96. 1310 Garfield Street (1918; remodeled in 1935): This one-story, light-brown brick, Eave-front cottage faces north. The west bay of the three-bay façade features a triple casement window of 4-light sash. The central doorway projects slightly and is framed in a Classical-style enframing with brick pilasters and a pediment topped by a small gable roof. The east bay has two small, symmetrically placed, 3-light casement windows with decorative brick corbelling below each sill. The façade is ringed by a low, red stone planter. The west elevation features a 12-light, rounded bay window topped by a hipped cap. A brick chimney rises to the north of the bay window. The house appears to be unchanged from its remodeling in 1935. Rating: 3.

Garage (1918): The gable-roofed, brick garage is just east of the house. The one-bay garage matches the house and has a 3-light wooden door. Rating: 3.

97. 1312 Garfield Street (1924): This Craftsman Cottage, clad in light brown stucco, has a complex roof consisting of a central hip with several intersecting gables. An eave-front gable extends to the west, and a front gable projects to the north (front), sheltering an open porch in the east bay of the façade, with square piers at the corners and a stuccoed knee wall. The gable-roofed ceiling of the porch is slightly arched. A third gable extends to the south. The west bay of the façade features a four-part, replacement, metal-clad window. The house shows Craftsman-style features such as exposed rafter tails and knee braces. The west elevation features a prominent light-brown brick chimney flanked by two small 3-light casement windows. Rating: 2.

Garage (1924): To the west of the house is a hip-roofed, two-bay, cast-stone garage. The garage doors are vinyl replacements. Rating: 2.

98. 1314 Garfield St. (1920): This one-and-a-half-story, Craftsman-style Cottage has an eave-front gable roof that extends out to cover a projecting front porch and curves up slightly at the eaves. The walls are sided in clapboard, with the gable ends covered with wooden shingles. The open porch with a clapboard knee wall occupies the west bay of the façade. The porch is supported by four small square piers and has Craftsman-style features such as exposed rafter tails and decorative knee braces. The east bay of the façade features a tall, Craftsman-style, triple window. The east elevation features a red-brick chimney and south of it a Craftsman-style bay window topped by a projecting gable roof. The exterior appears to be unaltered. This house is one of seven houses in the district built by the Laramie Home Builders Company following plans developed by architect Wilbur Hitchcock. Rating: 3

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Garage (1920): A front-gabled, one-bay garage is located west of the house. The garage has asbestos shingles on the walls and a vinyl overhead garage door. Rating: 2

99. 1315 Garfield Street (Dr. Fredric Hultz Residence) (1927): This one-and-a-half-story, multi-gabled, Tudor Revival-style house rests on a concrete foundation and has stuccoed walls. A large front gable dominates the west bay of the façade. In front of it and offset to the east is a smaller gabled projection with an overshot eave housing the entryway, which is topped by an ogee arch and trimmed in red soldier brick, with irregular sides mimicking stonework. A wide, prominent red brick chimney extends from behind the front gabled section. On the east bay of the façade, the wall extends to form a small wing wall. Windows are single, paired or triple casements. The east-elevation gable end is clipped. Wilbur Hitchcock designed and built this home for Dr. Fredric Samuel Hultz, author and head of the Department of Animal Production at the University of Wyoming. Rating: 3.

Garage (1927): A one-bay, front-gabled, stuccoed garage is located north of the house. It has a wood overhead garage door with six square lights. Rating: 3.

100. 1317 Garfield Street (Burns Residence) (1935): This one-story, rectangular, stucco-clad, Gable-front cottage features a prominent, stuccoed chimney on the south façade. The chimney is partially covered by a front-gabled entry that projects five feet from the main block. The west bay of the façade has a picture window with decorative shutters consisting of wood panels displaying white stencils of a bird in flight. Above the window, vertical boards of similar construction rise in a triangle shape, and feature a white stencil of a pine tree. In the east bay of the façade is a four-leaf, wood garage door with a decorative top matching that of the picture window. This house was built and lived in by Dr. Robert H. Burns, a professor in the University of Wyoming College of Agriculture who published books and articles on sheep ranching, including the comprehensive *Wyoming's Pioneer Ranches* (1955). The house retains distinctive "handyman" features. Rating: 3.

101. 1321 Garfield Street (1927; remodeled 2003): This one-and-a-half-story, Colonial Revival-style Cape Cod house has clapboard siding and rests on a concrete foundation. Two symmetrically placed, gabled dormers project from the south slope of the roof. The east bay of the south façade has a small, open entry porch with a shallow, hipped roof supported by two slender, unadorned columns. A triple set of double-hung windows occupies the west bay of the façade. A gabled ell projects from the east side of the north elevation and a small, hip-roofed wing extends off the northern portion of the west elevation. This is an excellent example of a Cape Cod cottage. The addition of the north wing in 2003 is discreet and appropriate to the original design and style. Rating: 3.

Garage (c. 1927): North of the house and facing east onto 14th Street is a one-bay, front-gabled garage. The garage matches the house with its clapboard siding and wood garage door. Rating: 3.

102. 1402 Garfield Street (1920): This rectangular, one-story Eave-front Cottage features a central open portico topped by an arch set within a broken pediment and supported by 2 slender columns at each corner. The walls are sheathed with vinyl siding. There are two Craftsman-style windows in the west bay of the façade, and a

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triple-sash Craftsman-style window in the east bay. A brick exterior chimney rises along the west elevation. Rating: 2.

103. 1405 Garfield Street (1931): This one-and-a-half-story, white-stuccoed, square-plan, Tudor Revival-style house is topped by a steeply pitched clipped-gable roof. An intersecting gable extends to the east and an irregular sloping roof projects from the west slope of the main roof. Eaves are cropped and trimmed in wood. The façade consists of three bays with the eastern two bays contained in a projecting gabled section. The central bay contains the doorway, topped by a very shallow gable. To the west of the door is a large, tapered, stuccoed, exterior chimney. The east and west bays of the façade have identical paired, double-hung windows with vertical upper lights. Towards the rear of the east elevation, a shed roof extends to enclose a one-bay garage with a wood, overhead door. The west elevation contains a large, centrally placed gabled wall dormer that is a later addition. Rating: 2.

104. 1406 Garfield Street (c. 1925; remodeled in 1944): The north-facing façade of this L-shaped, two-story, front-gable house consists of the original house with a massive addition to the west, all sheathed with vinyl siding. On the first floor of the west addition, there are two garage doors and a man door. The massive addition and replacement siding have compromised the original character of the building. Rating: 0.

Original house of 1408 Garfield (1920): The original house located on lot 8 of this property and formerly known as 1408 Garfield is located to the south of 1406 Garfield, facing east. It has undergone a massive addition and remodeling, rendering it noncontributing. This house is now included as part of the 1406 Garfield property. Rating: 0.

105. 1407-1409 Garfield Street (1913): This one-story, square-plan, Pyramidal cottage sits on a full basement faced with brick and has a medium-pitched hipped roof with wooden modillions under the eaves. The exterior walls are covered in replacement composite wood horizontal siding. The east bay of the façade consists of a recessed, open porch, and the west bay features a hip-roofed bay window which wraps around the corner to the west elevation. Rating: 1.

106. 1414 Garfield Street (1920): This front-gabled Craftsman cottage has stuccoed walls and an offset gable-roofed porch supported by open metal-work posts. The porch occupies the west bay of the façade, while a triple Craftsman-style window occupies the east bay. The west elevation has a bay window topped by an intersecting gable roof. Small Craftsman-style windows light the areas on either side of the bay window. This house is one of seven houses in the district built by the Laramie Home Builders Company following plans developed by architect Wilbur Hitchcock. Rating: 2.

Garage (1920): A one-bay, front-gable-roofed garage is located to the south of the house, facing south onto the alley. The garage has stucco walls, exposed rafter tails and brackets and a replacement vinyl garage door. Rating: 1.

107. 1415 Garfield Street (1925): This Craftsman Cottage sits on a full basement faced with grey-painted brick and has a medium-pitched, eave-front gable roof. The exterior walls are sheathed with horizontal lap siding, with the gable ends picked out with rougher, wider wood siding. Window and door trim is plain wood. An

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intersecting gable at the west end of the façade shelters the slightly projecting entrance with a central door flanked by identical Craftsman-style windows. The center and eastern bays contain identical, three-part windows, with the central, stationary sash slightly larger than the flanking sash. The front gable is decorated with knee braces. A red brick chimney with decorative corbelling extends from the north slope of the roof. Rating: 3.

108. 1420 Garfield Street (1922): This one-and-a-half-story house, with its bellcast, eave-front roof sheltering a full-length, inset front porch, Craftsman-style windows, brackets and knee braces is a classic example of a Craftsman Bungalow. The north (front) slope of the roof features a prominent, centrally located front-gabled dormer. The walls are sheathed with clapboard siding. The porch is banded by a low railing with lattice work below the deck. Segmental arches spring from the corner piers of the porch on all three sides. Stepped-brick piers with brick caps frame the stairs. The replacement door is offset slightly east of the center and is flanked by paired windows. The east elevation has a bay window with a shed-roofed awning with exposed rafter tails. An exterior chimney rises along the east elevation. Rating: 3.

Garage: A two-bay, gable-roofed garage with wood overhead doors lies to the south of the house, facing east. The garage has clapboard siding with shingles in the gable end. Rating: 2.

109. 1115 Custer Street (1932; remodeled 2000): This square, one-story Gable-and-wing cottage is sheathed in brown brick and has an intersecting gable roof. The windows are original, wood-framed, 6-over-6, double-hung sash in singles and pairs. They all have aluminum storm windows, brick slip sills and jack arches. The south façade features a small, enclosed gabled projection with a round arched doorway trimmed with rowlock-brick voussoirs. The front door is not original and the area around the door has been infilled with glass block sidelights and stucco. A front-gabled projection occupies the east bay and a bay window projects from the west bay. A gabled ell forms the northwest corner of the house, and an addition with a steeply pitched gable roof extends from the northeast corner. This was the home of UW Basketball Hall of Fame coach Everett Shelton and his wife Kathleen. Rating: 2.

110. 1201 Custer Street (1923): This hip-roofed Craftsman Cottage rests on a scored concrete foundation. Its exterior walls are sheathed with clapboard siding. A prominent gable-front porch with asphalt shingles in the gable end projects from the east bay of the south façade. The porch is accessed by wood steps and supported by wood posts. The west bay of the façade has a triple Craftsman-style window. The rest of the windows also appear to be original Craftsman-style windows including the protruding bay windows centered on the west elevation. There is also an exterior brick chimney on the west elevation. This house is structurally identical to 1207 Custer Street. Rating: 2

Garage (1923): A hip-roofed, two-car-garage is shared with the house to the east (1207 Custer Street). The garage is topped by a cupola and weathervane, and the two halves of the roof have different asphalt shingles, each matching those of the respective house. Doors are vertical-board, overhead doors. Rating: 2

111. 1207 Custer Street (1923): This hip-roofed Craftsman Cottage rests on a scored concrete foundation. Exterior walls are sheathed with clapboard siding. A prominent gable-front porch with shingles in the gable end

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projects from the east bay of the façade. The porch is accessed by wood steps and supported by wood posts. The west bay of the façade has a triple Craftsman-style window. The rest of the windows also appear to be original Craftsman-style windows including the protruding bay windows centered on the west elevation. There is also an exterior brick chimney on the west elevation. This house is structurally identical to 1201 Custer Street, but retains more original features. Rating: 3

Garage (1923): A hip-roofed, two-car-garage is shared with the house to the west (1201 Custer Street). The garage is topped by a cupola and weathervane, and the two halves of the roof have different asphalt shingles, each matching those of the respective house. Doors are vertical-board, overhead doors. Rating: 2

112. 1213 Custer Street (1923): This Craftsman Cottage has a medium-pitched, eave-front gabled roof and clapboard siding. Concrete steps lead to a partially-enclosed projecting porch occupying the west third of the façade, with the doorway facing west in the enclosed portion. The porch is topped with a gable roof with wood shingles in the gable end, supported by a wood post. A wood railing surrounds the open section. The house has original Craftsman-style windows and knee braces in the gables. There is a triple Craftsman-style window in the central bay of the façade and a single 6-over-1 window in the east bay. This is an excellent, well preserved example of a Craftsman Cottage. Rating: 3.

Garage (1923): A small, front-gabled, one-bay garage with original, hinged, 2-leaf doors, is located to the north and east of the house. The west-facing garage matches the house in its building material and trim. Rating: 3

113. 1219 Custer Street (1924): This Craftsman Cottage has a medium-pitched, eave-front roof gable roof and wood clapboard siding. The west third of the façade is dominated by a gable-front porch supported by thick brick piers decorated with corbelling and a pendant motif. Central to the façade, a gable-front dormer projects from the center of the south slope of the roof. All the windows appear to be original Craftsman-style, double-hung windows with glass storm sash. The prominent windows in the east bay of the façade have narrow 4-over-1 sash flanking a large single-pane window. Knee braces are evident beneath the gables and an exterior chimney is prominent on the east elevation. This is an excellent, well preserved example of a Craftsman Cottage. Rating: 3

Garage (1924): A front-gable-roofed, one-bay garage lies to the north and east of the house, facing east. The garage has been raised onto a tall, concrete-block foundation, and has a replacement wood overhead door. It matches the house in its building materials and trim. Rating: 2.

114. 1301 Custer Street (1920): This Craftsman Cottage has a front-gable roof that extends to the east to incorporate a lower, offset gable roof which shelters the open porch. The porch, which occupies the east half of the façade, is supported by two square piers and surrounded by a clapboard knee wall. The first story of the house is sided in clapboard and the gable ends are covered with wooden shingles. The west half of the façade features a large Craftsman-style triple window. Other prominent Craftsman-style features include exposed rafter tails and knee braces. The west elevation features a Craftsman-style bay window topped by a projecting gable roof. The only exterior modification appears to be the replacement of the front door. This house is one of seven houses in the district built by the Laramie Home Builders Company following plans developed by architect Wilbur Hitchcock. Rating: 3.

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Garage (c. 1960): A garage with an eave-front gable roof is situated east of the house. This garage is a later addition, and is noncontributing due to age. Rating: 0.

115. 1305 Custer Street (1920): This one-and-a-half-story, stucco-sided, eave-front gable-roofed Craftsman-style house has an asymmetrical façade consisting of a 2-bay section topped by a large, front-gabled dormer, and an extension with a lower, eave-front roof that makes up the easternmost bay. A large, Craftsman-style, triple window occupies the westernmost bay. In the center is an open, inset porch supported by two square piers, with a perimeter knee wall. Windows appear to be original, Craftsman-style sash, and features such as exposed rafter tails and knee braces are evident along the roofline. Exterior modifications include a new front door and probably new stairs and rails. Rating: 2

116. 1311 Custer Street (1948): This simple, one-story, Pyramidal cottage has tan brick walls and rests on a raised foundation faced with red brick. The west bay of the façade features an inset open porch supported by a square, brick pier and surrounded by a brick knee wall. A double-hung window flanked by decorative shutters occupies the south wall of the porch, with the door on the east wall (facing west). The east bay of the façade features a three-part picture window flanked by decorative shutters. Rating: 2.

117. 1317 Custer Street (1979): This is a one-story, L-shaped cabin, half-clapboard, half-log, with the part below the windows being made of logs and the rest of the house covered with clapboard. Unlike the rest of the houses on this block, this house is set back on the lot, adjacent to the alley. It is less than 50 years old. Rating: 0.

118. 1319 Custer Street (1920): This one-and-a-half story, tan brick Craftsman-style house with stuccoed gable ends has an eave-front gable roof with a prominent, intersecting gable that comprises the west bay of the south façade. A six-leaf, Craftsman-style window with the top one-quarter of each sash divided into 4 vertical lights runs the length of the west bay. The east bay of the façade features a triple Craftsman-style window and the entrance, which faces east and is covered by a shed roof projecting from the east bay. Centered on the south slope of the roof is a prominent shed-roofed dormer. The house has Craftsman-style features such as exposed rafter tails and knee braces. The east elevation features an exterior brick chimney and a hip-roofed bay window. The gable ends of the east elevation are decorated with half-timbering. Rating: 3.

Garage (1920): The two-bay, stuccoed, gable-roofed garage is situated north of the house and faces east. The garage has two wood, overhead doors, each with 4 lights. Rating: 3.

119. 1401 Custer Street (1920): This Craftsman Cottage has a front-facing gable roof with a smaller, offset gable roof sheltering a semi-enclosed front porch which occupies the east bay of the south façade. The walls are sheathed in clapboard. Concrete steps lead to the porch which is supported by two large, square piers and surrounded by a knee wall. The wooden door is original. A triple Craftsman-style window occupies the west bay of the façade. The west elevation has a gable-roofed bay window with Craftsman sash. The building retains all the original characteristics of a Craftsman Cottage. This house is one of seven houses in the district built by the Laramie Home Builders Company following plans developed by architect Wilbur Hitchcock. Rating: 3.

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Garage (1920): A front-gable-roofed, clapboard-sided garage is located directly northwest of the house, facing west. This two-bay garage has original hinged, wood, 3-leaf garage doors with each leaf having two rows of two lights each, over two vertical panels. Rating: 3.

120. 1403 Custer Street (1990): This eave-front apartment house with a steeply pitched gable roof replaced the original house at 1403 Custer. Unlike the rest of the houses on the block, it sits far back on the lot to accommodate parking spaces in front. Rating: 0.

Original house (1920): This one-story, gable-roofed house located to the north of the new building at 1403 Custer was the original house on this property. The construction of the apartment house (which today functions as the main building) completely compromises the original house's setting, location, feeling, and association. Rating: 0.

121. 1409 Custer Street (1919): This one-story, rectangular, eave-front cottage has a low pitched roof and walls covered in aluminum siding. The east bay of the south façade is occupied by a large, three-sash replacement window. On the west bay the roof extends to shelter an open front porch with knee walls and corner piers made up of three wooden posts each. The east elevation has a gable-roofed bay window that features Craftsman sash. Although there are a few remnant features of the Craftsman style, the integrity of this house has been compromised by the replacement siding and front windows. This house is one of seven houses in the district built by the Laramie Home Builders Company following plans developed by architect Wilbur Hitchcock. Rating: 1.

122. 1415 Custer Street (1940): This classic example of a Moderne apartment building features a south-facing façade with rounded corners and a prominent circular tower in the center. The walls display contrasting bands of light brown and dark red bricks from the foundation to the eaves. Wall surfaces are smooth and polished. The circular tower features narrow, vertical windows with dark brown slip sills that step up around the tower. The door is set in the southeast corner of the circular tower, surrounded by decorative brick work. On the first and second floor, there are big stationary windows on the east and west sides of the circular tower. In the basement are five narrow, vertical windows in the tower section, and 2-by-2 windows in the east and west bays. This building has remained in use as an apartment building since it was built more than 50 years ago. It is a rare example of the Streamline Moderne style applied to a residential building. Rating: 3

Garage (1940): A five-bay, one-story garage with a flat roof is located to the north of the house. Four out of five of the garage doors have been replaced with vinyl or wood overhead doors. Rating: 1.

123. 1417 Custer Street (1919): This Craftsman Cottage rests on a raised basement and has a front-facing gable roof which extends on its east slope to incorporate a smaller, offset gable roof sheltering a semi-enclosed front porch on the east bay of the south façade. The porch is supported by two square piers sheathed in clapboard siding and is surrounded by a knee wall. The wooden door is original. The exterior walls are clad in aluminum siding and a replacement picture window occupies the west bay of the façade. The west elevation has a gable-roofed bay window with Craftsman sash. In spite of replacement siding, this house retains the overall form of a Craftsman Cottage. This house is one of seven houses in the district built by the Laramie Home Builders Company following plans developed by architect Wilbur Hitchcock. Rating: 1.

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Garage (1919): A two-bay, front-gabled, aluminum-sided garage is located to the northeast of the house, facing east. It has two different doors: a wood panel door and an aluminum door. Rating: 1.

South 6th Street

124. 100 S. 6th Street (1890; addition 1907; remodeled 1959): This Gable-and wing cottage has a gable-front portion facing east, with an intersecting eave-front wing. The eave-front roof extends to shelter the front entryway, with a replacement door. The three bays of the gable-front portion have original 2-over-2, wood-frame windows with aluminum storm sash. The entire house has been converted for commercial use and is sheathed in wide lapped Masonite siding. The west elevation has an ADA accessible ramp leading to a back entrance. Because of extensive changes this building is noncontributing. Rating: 0.

125. 112 S. 6th Street (1912): This Craftsman-style house features a medium pitched hipped roof with large, gabled dormers on the south and north elevations and a prominent, projecting gable on the east façade, with a wide, Craftsman-style bay window in the south bay. The remainder of the façade north of the bay window is a recessed porch, the north half of which is screened. The porch is supported by paired, square wood posts rising to corbelled wood supports, and is surrounded by a shingled knee wall with portions of wood railing. The exterior walls are sheathed in wood shingles, and all windows are original Craftsman-style sash. The house features Craftsman-style details such as exposed rafter tails, square brackets and knee braces. On the south elevation is a red brick exterior chimney with stepped detailing, and a bay window beneath the dormer. Wilbur Hitchcock designed this house for Margaret Grow, the daughter of Mr. and Mrs. Edward Ivinson. Mrs. Grow's daughter and son-in-law, UW professor Mr. Beverly C. Daly, lived in the house until the late 1960s. The house is significant as an excellent and well preserved example of Craftsman-style architecture designed by Hitchcock, as well as for its association with the Ivinson family whose mansion across S. 6th Street is a notable Laramie landmark. Rating: 3.

Garage (1912): To the north of the house and set back on the lot is a two-bay garage sheathed in wood lap siding. The medium pitched hipped roof shows exposed rafter tails. Doors are replacement overhead units. Rating: 2.

126. 116 S. 6th Street (Stratford Annex) (c. 1890; moved and remodeled 1930): This rectangular-plan, two-story apartment building, which serves as a 10-unit annex to the Stratford Arms to the south, is eclectic in design, with contributions from Tudor Revival, Eastlake, and Queen Anne styles. The building, which dates from 1890, originally faced Ivinson Avenue. It was moved to the north and rotated to face S. 6th Street sometime between 1924 and 1930, to make way for the Stratford Arms Apartment building. At this time it was extensively remodeled by Wilbur Hitchcock in the Tudor Revival style, but remnants of its Eastlake and Queen Anne origins remain in the gable ends, irregular roofline and cutaway corner. The stuccoed building sits on a clinker-brick-faced foundation with hinged brick corners. The windows have half-timbering window surrounds. The east façade features four distinct bays. The south bay intersects the main eave-front roof with a medium pitched gabled roof. The upper portion of the gable end displays a lattice design characteristic of the Eastlake style, with a decorative barge board. The entryway is in the next bay and is sheltered by an extension of the eave-front

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roof. Clinker-brick stairs and a wrought-iron rail lead up to the door. The door itself is glass with wrought iron framing featuring an "S" insignia for Stratford. The door is surrounded by sidelights and is topped by a fanlight. There is a wrought-iron lamp fixture near the door, as well as a wrought-iron sign announcing "Stratford Annex." The next bay has a pedimented projecting wall dormer on the second floor with a Queen Anne-style sunburst motif in the pediment. The north bay features a clipped-gable, cut-away corner. The building is surrounded by a wrought iron fence with large brick piers on either side of the entrance. It retains all of the features from its c. 1930 move and remodeling. Rating: 3.

127. 310 S. 6th Street (Stryker Mortuary) (1912): This American Foursquare house features elements of both the Prairie and Colonial Revival styles. It has a shallow, hipped roof with flared eaves and a gable-front dormer with cornice returns extending its east slope. A hip-roofed porch with a knee-high railing and supported by six columns extends the length of the east façade. The first story of the house is laid in brick, while the second story is sheathed in horizontally laid wooden shingles. All windows are original double-hung, Craftsman-style windows. The first story of the façade has a paired window with cut sandstone lintels in the south bay and the entrance in the north bay. The second story has paired windows in both the north and south bays. The north elevation features a stained-glass window in the east bay, and the south elevation features a shallow projection topped by an intersecting pent roof. To the rear of the home are several attached garages.

Wilbur Hitchcock designed this house which served as both the home of the Stryker family and as Stryker Mortuary. John W. Stryker served Laramie as the undertaker from 1886 until his death in 1925. The mortuary remained at this location until at least 1979. It is now used solely as a residence. The several garages attached to the rear of the house are all original and were used in the mortuary business. Rating: 3.

128. 311 S. 6th Street (1900): This Pyramidal cottage is sheathed in asbestos-shingle siding. A hip-roofed porch supported by three Classically inspired columns, with a low, perimeter railing, runs the length of the west façade. The wood front door is offset to the north. To the north of the door is a wide, stationary-sash window, and to the south is a double-hung window of the same height. All of the windows are original wood sash. Rating: 1.

Garage: A one-bay, gable-roofed garage sheathed in shiplap siding is located directly east of the house. Wooden, hinged, double doors open onto the alley on the east elevation. Rating: 1.

129. 313 S. 6th Street (1900): This Hip-roofed cottage is sheathed in asbestos-shingle siding. Prior to the 15-foot addition to the rear, this house was similar in plan to its neighbor at 311 S. 6th Street, with a pyramidal roof 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 surrounded by a low, spindle railing, occupies the south bay of the façade. The wood front door and double-hung, wood-sash windows are original. Along with 311 S. 6th Street, this house provides a glimpse of the homes of the turn-of-the-century working class in Laramie. Rating: 1.

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130. 315 S. 6th Street (1923): This gable and hip-roofed, Craftsman-style cottage has a gabled front section encompassing the enclosed front porch, with a hip-roofed section behind it. A small, gable-roofed section projects to the south. The exterior walls are clad with asbestos shingles. 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. A brick exterior chimney is located on the south elevation and a squat chimney rises from the ridge toward the rear of the building. The north and south elevation windows are all original, double-hung wood sash with original wood storm sash. In the 1920s, this was the home of Guy R. Holliday, president of the W.H. Holliday Company, a prominent Laramie business. Rating: 1.

Garage (c. 1923): A pyramidal-roofed, two-bay garage located east of the house is sheathed in clapboard siding, with original wood, sliding-sash windows and original wood, overhead garage doors. Rating: 1.

131. 319 S. 6th Street (1919): This asbestos-sided, Craftsman-style cottage has an eave-front gable roof. Centered on the west façade is an open front porch topped with an intersecting gable roof supported by two square piers. The original wood door has three long, vertical lights, and single-light sidelights. To the south of the door is a large picture window that is likely a replacement, and to the north is a triple, Craftsman-style window. A bay window with a shed roof is located on the south elevation, with a tan brick exterior chimney rising to its west. A second brick chimney rises from the east slope of the roof. Craftsman-style features include knee braces in the gable ends, exposed rafter tails beneath the eaves, and windows. A small, front-gabled garage to the north 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. In 1877 this unimproved property was purchased by Edward Ivinson, who sold it in 1906. Rating: 2.

132. 320 S. 6th Street (1905): This two-story, brick, Free Classic-style house is roughly rectangular in plan and topped with a steeply pitched, hipped roof. The house has asymmetrical projections reminiscent of the Queen Anne style, and Colonial Revival detailing. The east-facing house features a full-length, shed-roofed front porch supported by columns and an entablature, and surrounded by a knee-high railing. The front door and all of the windows, including the large window in the south bay of the façade, appear to be original. The house rests on a rock-faced sandstone foundation, and red sandstone lintels and sills frame most of the windows. The front slope of the roof has an intersecting pent-roofed gable with an arched-top window above the south bay of the façade, and a pent-roofed dormer above the north bay. The dormer and gable windows have diagonal muntins forming a "Union Jack" motif. The north elevation features a two-story projection topped with an intersecting pent roof. The south elevation features a three-sided bay extension, also topped with an intersecting pent roof. This property was originally bought as an undeveloped lot by Edward Ivinson, who sold it soon after the house was constructed. The home served for awhile as the headquarters for the Cowboy Joe Club. Although the front porch and some of the windows are in poor repair, the house retains most of its original features. Rating: 2.

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133. 107 S. 7th Street (Trinity Evangelical Lutheran Church) (c. 1960): This long, rectangular Contemporary-style church has a continuous eave-front gable roof with three large, intersecting front gables. It faces west onto 7th Street, and is covered in red combed brick with half-timbering in the gable ends. A Lutheran church was located here as early as the 1920s. It was replaced by the current building. Noncontributing due to age. Rating: 0.

134. 209 S. 7th Street (1964): This rectangular, one-story, eave-front, gable-roofed Ranch-style house has exterior walls covered in large maroon bricks, and a front-facing garage incorporated under the gable roof. Noncontributing due to age. Rating: 0.

135. 312 S. 7th Street (c. 1930; remodeled c. 1960): The east-facing façade of this False Mansard-style church has been covered with a stone veneer while the rest of the building is stucco-sided. The building is topped with a cedar-shake roof. The central entrance consists of plain, two-leaf doors. Prior to the construction of the church, a much older house was located on this lot. The First Pentecostal Church was constructed on this site in the 1930s. The stone veneer and mansard roof were likely added in the 1960s. This building is currently vacant. Rating: 0.

136. 316 S. 7th Street (Parsonage) (c. 1930): This one-and-a-half-story, white stuccoed, Gable-front cottage is located southwest of the former First Pentecostal Church. The house has two similar entries, one on the east façade and the second on the north elevation. A small, projecting, gable-roofed entry on the north bay of the façade contains an arched doorway. The façade is augmented with two sets of paired windows with original wood, double-hung sash and wood lintels and lug sills, one to the south of the entry and the other centered in the gable end. The projecting entryway centered on the north elevation features arched windows on its east and west elevations. Rev. Dorsey E. Overturf of the First Pentecostal Church resided here as early as 1937. The parsonage has not undergone any significant alterations. Rating: 2.

137. 320 S. 7th Street (Herbert and Emilie King House) (pre-1890): This one-and-a-half-story, pyramidal-roofed, irregular, Free Classic-style house sits on a foundation of rough sandstone and has clapboard siding on the first story and wood shingles on the second story. 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. A projecting, open front porch occupies the north bay of the east façade. The porch has 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 wood front door is original. Directly to the south of the porch is a hip-roofed bay window, the north side of which is incorporated within the porch. 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. 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

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supported by tiny brackets. To the west of the south-facing gable is a recessed, shed-roofed open porch supported by slender, square posts.

This house was built for Herbert and Emilie King. 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 house was listed as the headquarters of "King Brothers Company, Wool Growers." In the late 1930s it became the property of Frank Bosler, a member of another prominent pioneer ranching family, who later purchased the King Brothers' Ranch. Both for its architectural value and its association with prominent Laramie ranching families, this building is a strong contributor to the University Neighborhood District. Rating: 3.

Garage (c. 1920): A two bay, pyramidal-roofed garage is located west of the house and has a single, wood-panel, overhead door that faces south. The garage is sheathed in shiplap siding. Rating: 2.

South 8th Street

138. 100 S. 8th Street (1902): This two-story, Cross-gable house is clad in vinyl lap siding on the first story and asbestos shingles on the second story and rests on a rock-faced sandstone foundation. Cornice returns in all the gable ends give the house a Colonial-Revival look. The east façade features a full-length open porch supported by three square posts. The entrance occupies the south bay, and in the north bay is a large picture window with a stained glass transom. A bay window and a combed-brick exterior chimney accent the north elevation. This house has been significantly altered, with new doors, new siding, many new windows, and a rear addition. Rating: 1.

139. 104 S. 8th Street (1917): This one-story, Hip-roofed cottage features a hip-roofed dormer centered in the front (east) slope of the roof, and a full-length, integrated front porch with a one-third-height wall and square piers. The doorway is offset slightly to the north, and a picture window flanked by double-hung windows occupies the south bay of the façade. 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. The walls are clad in asbestos siding. Small, gable-topped protrusions extend about two feet on the north and south elevations toward the rear of the house. Rating: 2.

Garage (c. 1917): West of the house is a one-bay, hip-roofed garage sheathed in shiplap siding. The garage door is replacement vinyl. Rating: 1.

140. 109 S. 8th Street (1885): This one-and-one-half-story, Gable-and-wing house has a small, shed-roofed porch in the northwest corner at the intersection of the two gabled sections. The original, wood front door with detailed molding is located beneath the porch, facing west. The walls are sheathed in asbestos siding on the first story, and wood shingles in the gable ends. A full-length, shed-roofed dormer extends from the south slope of the roof. The footprint of this house has not changed since it was built, although the exterior has been altered with replacement porch supports, asbestos siding, a dormer and replacement windows. Rating: 1.

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Backyard Barn (c. 1900): Located east of the house is a one-and-a-half-story, rectangular, shiplap-sided barn with two sliding, vertical-board doors that take up the entire south elevation. A vertical-board haymow door is located in the gable end of the east elevation. Rating: 2.

Shed (c. 1930): A small, gable-roofed, shiplap-sided shed is located west and in line with the backyard barn. The entrance is located on the south elevation. Rating: 2.

141. 111 S. 8th Street (Second McNiff Residence) (1922; renovation 2006): This Craftsman-style cottage has a medium-pitched, hipped roof and rests on a concrete-block foundation. All of the exterior walls are clad in clapboard siding, with corner boards, and windows and doors are trimmed with plain wood surrounds. The west façade is dominated by a front-gabled porch offset to the south that incorporates the doorway and southernmost window. The gable end of the porch is clad in wood shingles in alternating wide and slender bands. Two wood piers rise from a one-third-height knee wall. Exposed rafter tails and knee braces are visible at the eaves. This house was designed by Wilbur Hitchcock, for Laramie dentist Dr. Peter C. McNiff, who owned the entire northeast corner lot at 8th Street and Ivinson and had a larger residence at 803 Ivinson (Building No. 16) immediately south of this house. In spite of recent renovations, this house retains its overall shape and form as well as original clapboard siding, windows and front door. Rating: 2.

142. 205 S. 8th Street (1885; remodeled 1985): This one-story, L-shaped, Folk Victorian-style cottage is sheathed in clapboard siding. The five-bay, eave-front west façade is asymmetrical with a small, open porch spanning the second to fourth bays. The extended eave of the porch roof is supported by five turned wooden posts, and the ceiling is finished in bead board. A low balustrade with thin rails connects the posts on three sides of the porch. The windows are tall, double-hung wood sash and are topped with cornices. There is a bay window and a large, brick exterior chimney on the north elevation. To the east (rear) of the house is an intersecting gable-roofed ell. Rating: 2.

Garage (c. 1920): A one-bay garage is located outside of the fenced backyard and faces north onto Ivinson Street. It is sided with vertical boards and battens and has a gable roof. Rating: 2.

143. 207 S. 8th Street (1892): This one-and-a-half-story, Gable-and-wing house rests on a foundation of sandstone with concrete veneer and is clad in asbestos siding. A small open porch with a slightly flared shed roof supported by delicate turned posts is located in the corner created by the intersecting gables. The front-gabled section of the west façade is marked by double-hung and stationary windows with fixed wood shutters. Most of the windows on the other elevations are replacement, vinyl-clad windows. A large exterior chimney extends up the north elevation. Rating: 1.

North Garage (c. 1920): A square-plan, gable-roofed, one-bay garage is located on the northeast corner of the property and faces east onto the alley. The garage doors are original wood, hinged, double doors, and the walls are sheathed in shiplap siding. Rating: 2.

South Garage (c. 1920): A second one-bay, gable-roofed garage is located on the southeast corner of the property and faces east onto the alley. The garage door is wood and the walls are sheathed in aluminum siding. Rating: 1.

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144. 213 S. 8th Street (Qwest Building) (c. 1960): This large, flat-roofed, one-story, brick, modern industrial building occupies two city lots. It has no window openings and the doors are solid metal. Noncontributing. Rating: 0.

145. 301-303 S. 8th Street (Grand Avenue Dental Care) (1974): This one-story, square-plan, modern commercial-style building has a flat roof with a false mansard. The lower half of the building is sheathed in dark bricks while the upper half is stuccoed. Noncontributing. Rating: 0.

146. 309 S. 8th Street (1923): This two-story, rectangular-plan, gable-front house is sheathed in clapboard and has a symmetrical west-facing façade with a small, central, gable-roofed portico supported by paired wood posts connected to the façade by a wood trellis. The pediment has cornice returns framing an arch. Identical double-hung windows with decorative lintels and wooden slip sills flank the doorway. A plain wood sill course separates the two stories. The second story contains a central, paired window and the gable end above the window is finished with decorative, semi-circular wood shingles and diagonal siding. A small, one-story, eave-front, gable-roofed wing housing a side entrance, is located to the rear of the north elevation. A large ell protrudes from the rear of the house. This house is in excellent condition, and retains all of its original features. Rating: 3.

Garage (1923): Located northeast of the house, facing east onto the alley, is a square, hip-roofed, two-bay, shiplap-sided garage with paneled wood doors and a small, shed-roofed addition. Rating: 2.

Shed (c. 1990): A small, gable-roofed shed lies to the south of the garage. Rating: 0.

147. 310 S. 8th Street (Albany County Public Library) (1981): This one-story, brick, Contemporary-style building with two wings is topped by a metal roof, and rests on a foundation of poured concrete. The library and grounds occupy most of the block. Noncontributing due to age. Rating: 0.

148. 313 S. 8th Street (1930; remodeled 1962): This Craftsman-style cottage is finished in tan stucco with red-painted wood trim, and has a front (west)-facing gable roof with a smaller, offset gable in the south bay housing an enclosed entry porch. A band of seven windows runs around the porch. Windows on the west façade and side elevations are original Craftsman-style, double-hung sash. Rating: 2.

149. 315 S. 8th Street (Fred. E. Baillie House) (1928): This Craftsman-style cottage is similar in style to its neighbor at 313 S. 8th Street, with a front-gable roof with a smaller and offset gable housing an enclosed entry porch. The home is finished in tan stucco with blue-painted wood trim and rests on a raised concrete basement. 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. Rating: 2.

150. 319 S. 8th Street (Noah Wallis House) (c. 1887): This two-story, rock-faced ashlar sandstone, Italianate-style house consists of a main, square block with a pyramidal hipped roof and a gable-roofed ell extending approximately 20 feet to the rear (east). The four-bay west façade has a full-length wood portico supported by

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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 was added in 1935. The entrance is offset to the north and features a 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, double-hung, aluminum sash; however, the openings retain their Italianate-style form, and segmental-arched, sandstone voussoirs. There are two matching windows symmetrically placed in the second story of the façade. The south elevation features a rectangular bay window with a paired window in its south-facing elevation and single windows to the east and west. A gable-roofed, wood dormer projects from the south slope of the gable-roofed ell. Two major additions to the ell are a greenhouse added on the south elevation and a wood-framed mudroom extending to the east from the gable end. This house was built of local stone for Noah "Jack" Wallis, a rancher who also ran a furniture store, among other enterprises. This is one of only a few remaining Italianate-style homes in Laramie, and is also distinctive for its sandstone construction. Rating: 2.

Backyard Barn (c. 1887): A one-and-a-half-story, clapboard-sided backyard barn is located in the northeastern corner of the lot, facing south. The barn has a front-gable roof with the western slope extending to encompass a third bay. All three garage bays 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 the door facing east has been appended to the north end of the barn. The barn appears with the house on the 1894 Sanborn map. Rating: 2.

South 9th Street

151. 100 S. 9th Street (1916; remodeled 1985): This one-and-a-half-story, square, eave-front Colonial Revival-style house has a full-length, shed-roofed dormer extending from the front (east) slope of the roof, and clipped eaves. The walls are clad with stucco except the dormer and gable ends which are sheathed in shingles. The entryway in the south bay is recessed, with a classically inspired enframing consisting of simple pilasters supporting a plain entablature. Sidelights flank the original wood door. Rating: 2.

Garage (c. 1916): The small, west-facing garage is sheathed in clapboard siding with wood shingles in the gable ends. Exposed rafter tails and knee braces are evident beneath the eaves. The offset, one-bay garage door is wood. Rating: 2.

152. 110 S. 9th Street (Canterbury House) (c. 1960): This one-story, brick, Ranch-style house was built as a ministry for the Episcopal Church. It is a T-plan with the top of the T facing east and a wing projecting west. Noncontributing due to age. Rating: 0.

153. 210 S. 9th Street (1947): This small, one-story, shallow-pitched, gable-front cottage faces north just behind 822 Iverson Avenue and has an inset, open porch sheltering the door and four windows in a plain surround. This building was originally veterans' housing on the University of Wyoming campus and was moved to this location in 1947. Although it is more than 50 years of age, the setting and orientation as well as the materials, design and workmanship of this house are not compatible with the district. Rating: 0.

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154. 216 S. 9th Street (Erickson Apartments) (1923): This two-story, rectangular, Prairie-style building has a high, raised basement and a low, hipped roof that has wide overhangs supported by modillion brackets. Above the foundation and below the windows of the second floor, the building is sheathed in asbestos-shingle siding, with wood boards in a half-timbering motif applied directly on top of the 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 building. 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 doors and windows appear to be original, although some have been covered with plywood. This building has not been well maintained. Rating: 1.

155. 308 S. 9th Street (Walter F. Davis House) (1900): This one-and-a-half-story, Gable-front house has a steep roof and narrow, two-bay east façade with an open, full length porch with a hipped roof supported by Classically inspired columns. The porch is partially encircled with a wooden railing, and lattice work covers the area below the porch deck. The exterior is sheathed in asbestos shingles. A small, shed-roofed addition extends from the rear of the north elevation and a small ell is evident at the rear of the house. Rating: 1.

156. 309 S. 9th Street (Washington School; Washington Square Apartments) (1911; remodeled 1996): The former Laramie High School, an imposing Renaissance Revival-style building, has been converted to an apartment building. The building sits on a raised basement of rusticated stone, while the upper two stories are yellow brick. The west-facing façade has a central pedimented entrance pavilion. The doorway is set in a Classical enframement with Ionic columns with three-dimensional metal detailing on the capitals, topped by an entablature and cornice. The two-leaf doors appear to be replacements but are topped by an original half-circle fanlight set in a massive stone arch. The symmetrical façade is divided into three bays with the corners set off by square, rusticated brick piers topped by Doric capitals. Each two-story bay consists of three double-hung windows topped by a transom, except the central bay which has three windows centered in the second story. The upper story windows appear to be original. 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 hipped roof has been covered in standing-seam metal. The other three elevations match the façade in materials and detailing. 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 in-filled with brick, and a large, metal-clad dormer with two windows has been added to the south slope of the roof.

Washington School opened its doors to students in 1911. The building was sold by the school district in 1995. There have been significant changes to this building, including the metal dormer addition on the south elevation, the metal roof, and some replacement windows. Original details such as four prominent chimneys and a balustrade at the cornice have been removed, and all pressed metal architectural details have been painted green, which detracts from their stone-like appearance. The lot the building sits on has been completely paved

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over for parking. Nevertheless, this is an important example of Renaissance Revival style architecture and is one of the oldest remaining school buildings in Wyoming. It is also significant in this state as a rare example of adaptive use of an old school building. Rating: 2.

157. 312 S. 9th Street (1898; remodeled 1919, 1934, 1986): This two-story, Gable-and-wing house consists of a front-facing gable with a large intersecting gable to the north and a smaller one to the south. It is sheathed with horizontal aluminum siding. A shed-roofed porch runs the length of the west façade, supported by wide piers that have been covered with aluminum siding. A knee wall is also aluminum sided. An intersecting pediment marks the location of the front door in the north bay of the facade. The original 1898 house is now the rear portion of the current house. The front part was added in 1919. Most architectural features have been removed or covered up by replacement siding. Rating: 1.

Garage (c. 1920): A pyramidal hip-roofed garage located to the west of the house, on the alley, has a single, two-bay-wide, overhead garage door on the south elevation. The exterior is sheathed in aluminum siding. Rating: 1.

Shed: A small, gable-roofed shed is located to the southwest of the house. There is a door on the north elevation. The exterior walls and roof match those of the house and garage. Rating: 0.

158. 318 S. 9th Street (1892; apartments added 1978): This one-story, square-plan, Gable-and-wing house has undergone extensive remodeling. Changes include in-filling of the roof between the two intersecting gables, exterior stucco cladding with boards applied to resemble half-timbering and replacement aluminum windows. Most noticeable is the addition of a large gable-roofed, 6-unit apartment block extending from the west elevation of the house. Rating: 0.

South 10th Street

159. 200 S. 10th Street (Bode Residence; Ivinson Memorial Hospital Nurses' Dormitory) (1909): This two-story, hip-roofed Colonial Revival-style house has a symmetrical façade and asymmetrical side elevations. It rests on a foundation of locally quarried sandstone, and the walls are clad in red-painted wood shingles that are contrasted with white trim. The medium-pitched hipped roof has a pronounced flare and overhang at the eaves, which are supported by modillion blocks. The east-facing façade is dominated by a full-length, Classically inspired porch, with a flat roof decorated with modillions and supported by simple Doric columns at all four corners and at the entrance. A turned wooden railing encloses the porch. The front doorway is has an elaborate swan's neck pediment and sidelights flanking a paneled wooden door. Large, identical, three-part windows flank the doorway. Three windows are arranged symmetrically above the porch roof on the second story, with the central window a three-part sash resembling a simplified Palladian window.

A bay with a lower hipped roofline, a chimney, and a small screened porch projects from the south elevation. The north elevation contains five asymmetrically arranged windows, the most prominent of which is an oriel window located in the east bay of the first story. A false balconette decorated with stylized Grecian motifs caps the oriel window, and a small denticulated cornice acts as a sill. The window sash have diamond-shaped panes.

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This residence was built for Reverend Arnold G. H. Bode, who moved to Laramie between 1901 and 1906 to serve at St. Matthew's Episcopal Church. It was later purchased by Arthur Colley Jones, who was a director of the Iverson Memorial Hospital and Cathedral Home for Children, and on the board of trustees for the University of Wyoming. In 1916, when Iverson Memorial Hospital was constructed across the street, Jones rented the house to the hospital for use as a nurses' dormitory, a use that continued until around 1950. The Bode Residence is significant as an excellent example of the Colonial Revival architectural style designed by Wilbur Hitchcock, and for its associations with St. Matthew's Church and Iverson Hospital. The only noticeable change in the house since its construction is the removal of a second-story balcony from the roof of the front porch.

Rating: 3.

Garage (c. 1940): A two-bay, eave-front garage with a modern overhead garage door faces north between the main residence and the smaller residence at 914 Iverson. The garage is clad in red shingles with white trim.

Rating: 2.

160. 208 S. 10th Street (1938): This one-story, L-shaped, Gable-and-wing cottage is stucco sided, has an east-facing front gable and north-facing wing, and sits on a raised foundation. A shallow bay window with fixed sash dominates the front-facing gable. The recessed front door is located in the east elevation of the eave-front section. A vinyl-sided, shed-roofed rear addition extends to the west. Rating: 1.

Garage #1 (c. 1938): A small, stucco-sided garage located southwest of the house, facing east, has squared, parapeted sidewalls and a rear-sloping shed roof. Rating: 1.

Garage #2 (c. 2000): A new, one-and-a-half-story garage, located west of the original garage, has a saltbox roof and is sided in particle-board. The vinyl garage door faces west. Rating: 0.

161. 212 S. 10th Street (1910; remodeled 1959): This one-and-a-half-story, Gable-front house is composed of two square-shaped, gable-front sections abutted and slightly offset from each other. The east façade is plain, with three windows of varying sizes, two on the first story and one in the gable end. The only ornamentation is the cornice returns in the gable end. The front door faces east at the juncture of the two gabled sections. A small, south-facing, gable-roofed dormer is located near the west end of the front gable roof. Walls are sheathed in asbestos siding. Rating: 1.

162. 302 S. 10th Street (1929; remodeled c. 1970): This one-story, Tudor Revival-style house is roughly divided into two sections, a front-gabled section to the north and a hip-roofed section to the south. The house is faced in contrasting colors of brick, with dark brown brick used for the foundation, trim and chimney and yellow brick used for the walls. The east-facing, front-gable roof is overshot slightly to the south and contains the entrance with the door set within a brick arch and a tiny, arched window below the overshot section of roof. At the northeast corner of the house is a massive exterior, dark-brick, corner chimney which terminates above the roof line in a double stack of yellow brick. The south (hip-roofed) section of the façade has been modified with a French door and wood deck. A gabled dormer projects from the north slope of the gable roof and solar panels have been added to the south slope. Attached to the south end of the house is a one-bay garage topped by a parapeted flat roof, with the replacement overhead garage door facing east. The house is one of three

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similar-sized Tudor Revival-style homes (see also Buildings No. 45 and No. 46) on the corner of 10th Street and Grand Avenues. Rating: 2.

163. 310 S. 10th Street (“Holt’s Villa”) (1872): This irregular-plan, one-and-a-half-story, Gothic Revival-style house has a steeply pitched, cross-gable roof with the gable end of the north elevation overhung on the west slope. The perimeter of the roof is decorated with openwork, scrolled wood bargeboard and fascia. Gables are further decorated with spires and pendants. The walls are sheathed in clapboard siding. The house exhibits typical elements of the Gothic-Revival style in its irregular floor plan, porches, steep gables, dormers, label moldings and other decorative wood trim, which is painted white with brown highlights to contrast with the walls. All the doors and windows are wood. The asymmetrical façade contains three bays, with a prominent central bay topped by an intersecting gable. An open porch wraps around the first floor sheltering two symmetrically placed doors. 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.

This house is one of the oldest in Laramie and was built for Peter Holt, a Laramie grocer who purchased 10 acres for his house from the Union Pacific Railroad. The house originally faced Grand Avenue, but was turned to face 10th Street in 1928. In 1901 the house was purchased by Wilbur Knight whose wife Emma was Dean of Women at the University of Wyoming. Knight Hall on the UW campus was named in her honor. Their son Samuel Knight, who later owned the house, was also a well-known UW professor. This house is a rare Wyoming example of the “Carpenter Gothic” style. Rating: 3.

164. 312 S. 10th Street (c. 1910): This Pyramidal cottage has been covered with stucco trimmed with horizontal and vertical boards that follow the window side and lintel lines. The north two-thirds of the east (front) slope of the roof extend to cover a recessed, central porch and a triple window. The porch deck extends to the south end of the façade and has a perimeter wood railing. A pair of Doric columns marks the entrance. Most of the windows on the house are Queen Anne-style sash featuring small, diamond-shaped lights in the upper sash. A bay window extends from the south elevation. Exposed rafter tails are evident beneath the eaves. Rating: 2.
Garage (c. 1920): A clapboard-sided garage with a hipped roof with exposed rafter tails is located to the south of the house. 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. Rating: 2.

165. 315 S. 10th Street (1900): This one-and-a-half-story, irregular-plan, Pyramidal cottage with multiple additions consists of an original pyramidal-roofed block with a front-gabled addition to the front (west) and several additions to the side and rear. The house is sided in stucco. An open porch is recessed under the southwest corner of the gable-front section, supported by a single turned post and decorated with a spindlework valance and simple openwork brackets. Rating: 1.

Garage 1: On the northeast corner of the lot is a stucco-sided, east-facing garage topped by a gable roof. An original wood sliding door is mounted on a replacement door track. All window and door openings are boarded up. Rating: 1.

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Garage 2: Just west, and in line with garage #1, is another stucco-sided, west-facing, gable-roofed garage with an original wood garage door. Rating: 1.

Shed: On the southeast corner of the lot is an asphalt-sided, gable-roofed shed. Rating: 0.

166. 317 S. 10th Street (Sigma Alpha Epsilon Fraternity; Collegian Apartments) (1918): This two-story, irregular-plan, Prairie-style building consists of a rectangular main block with a shallow, two-story extension in the front. The austere-looking house is stucco-sided and topped with a low-pitched hipped roof with slightly flaring eaves and exposed rafter tails. The front door in the south bay of the west façade is flanked by narrow sidelights and topped by a flat, bracketed awning. The only remaining Prairie-style window is the double-hung window immediately north of the front door. Second-story windows are directly beneath the soffit as is typical in Prairie-style houses. Rating: 2.

167. 318 S. 10th Street (Grace Raymond Hebard House) (c. 1900; addition 1978): This one-and-a-half-story, Cross-gable house rests on a slightly raised sandstone foundation. The first story is sheathed in clapboard siding while the gable ends are sheathed in wood shingles. Gable ends terminate in cornice returns. An open porch supported by square, shingled piers and topped by an open deck with a wood balustrade occupies the north bay of the east façade, balanced by a wide, double-hung window in the south bay. Centered in the gable end, accessing the second-story deck, is a paired opening consisting of a window and a door. Appended to the rear of the house is a two-story apartment addition with a shallow-pitched gable roof, built in 1978. The four apartments have doors facing south onto a metal porch. This was the home of Grace Raymond Hebard, “mother” of Wyoming history whose collection of rare manuscripts about Wyoming is now part of the archives of the UW American Heritage Center. While the original house has seen no significant modifications, the rear addition greatly diminishes the feeling and association of the house. Rating: 1.

South 11th Street

168. 309 S. 11th Street (1921/1984): This one-story, Hip-roofed cottage was originally rectangular but has been added onto, creating an L-shape. The lower portion of the west façade is faced with thin, cut-sandstone slabs while the rest of the exterior is sheathed in aluminum siding. A pent-roofed porch added in 1984 projects to the west and contains the recessed entrance. The house has been significantly altered with new windows, new siding, and two new additions, leaving it with little or no historic integrity. Although the garages retain more integrity than the house, as ancillary buildings they do not individually contribute to the district. Rating: 0.

Garage 1: In the northeast corner of the lot is a one-bay, hip-roofed garage sided in shiplap siding. Rating: 0.

Garage 2: In the southeast corner of the lot is a square, two-bay, pyramidal-roofed garage sided in shiplap siding. Rating: 0.

169. 310 S. 11th Street (1917): This one-story, Hip-roofed cottage is clad in asbestos-shingle siding. The hipped roof is sheathed in green metal and flares upward at the eaves. A small, hip-roofed projection extends from the north half of the east-facing façade. The original wood front door is located on the south elevation of the front projection and has detailed, carved scrollwork. The south bay of the façade has a large, 120-over-1 window.

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The south elevation features an exterior brick chimney and original windows with multi-paned, leaded glass upper sash. Rating: 2.

170. 314 S. 11th Street (1920): This square, one-and-a-half story, stucco-sided, Craftsman-style bungalow is topped by a broad, eave-front roof which shelters a full-length open front porch supported by four sets of battered piers, with three piers at the corners and two piers on either side of the entrance. A low knee wall encircles the porch. Craftsman-style features include knee braces and exposed rafter tails beneath the eaves, and the central, shed-roofed dormer projecting from the front slope of the roof. The original, wood front door is located just north of center and is flanked by triple Craftsman-style windows. An exterior brick chimney rising along the south elevation is flanked by small, square, leaded glass windows. Rating: 3.

Garage: In the southwest corner of the lot facing west onto the alley is a one-bay, front-gabled garage with an original, wood overhead garage door, shiplap siding and cedar shingles on the roof. Rating: 1.

171. 315 S. 11th Street (Robert Gottschalk Residence) (1924): This Hip-roofed cottage has a full-length, open front porch integrated beneath the west slope of the roof, supported by four Classical columns. The house is sided in asbestos shingles, as is the knee wall of the porch. The original, wood front door is located just north of center and is flanked by original, large, double-hung, frosted and leaded glass windows. A bay window extends from the south elevation. This house was designed by Wilbur Hitchcock for Robert Gottschalk, president of the Laramie Printing Company. Although the plans were drawn up in 1914-18, the house was not built until 1924. Rating: 2.

Garage (c. 1924): Located east of the house and facing east onto the alley is a front-gabled, one-bay garage sided in asbestos shingles with a sheet metal roof and a fiberglass, replacement, garage door. Rating: 1.

172. 318 S. 11th Street (Charles C. Frizzier House) (1914): This one-and-a-half story, Craftsman-style bungalow is sided in clapboard and has an eave-front roof that extends and flares slightly on its east slope to encompass a full-length, open front porch supported by four large, square, clapboard-sided piers. Connecting each pier are gently sweeping arches, and a row of dentils wraps around the porch above the arches and below the roofline. The porch is encircled by a low, clapboard-sided knee wall. The original wood front door is located just north of center. A gable-roofed dormer extends from the front slope of the roof. Craftsman features evident throughout the house include exposed rafter tails, knee braces, windows with multiple vertical lights in the upper sash, and truss work in the gable end of the dormer. A red brick exterior chimney rises along the south elevation. Rating: 3.

173. 319 S. 11th Street (1916): This steeply pitched, Pyramidal-roofed cottage is clapboard sided and has a full-length, open front porch supported by Classical columns integrated into the west slope of the roof. The porch is ringed with a clapboard-sided knee wall. The original wood front door is centered on the façade flanked by original, double-hung, wood windows. Centered on the south elevation is a hip-roofed bay window. A lower, hip-roofed, one-bay garage is appended to the east elevation and faces south onto Garfield Street. The garage is sided in clapboard and has a replacement vinyl door. This house is very similar to its neighbor to the north. Rating: 2.

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174. 402 S. 11th Street (1906): This rectangular, two-story, Free Classic-style house is sheathed in clapboard siding with wood shingles in the gable ends and sits on a sandstone foundation. The eave-front gable roof is intersected at the center of the north façade by a prominent gable with cornice returns which tops the slightly projecting central bay. A front porch supported by six slender, Doric columns occupies the north two bays of the façade. The porch roof also serves as a balcony; both the porch and the balcony are surrounded with wood railings. Beneath the porch roof on the first floor is a triple-sash window and front door. Most of the windows and doors appear to be replacements. The south corner of the façade is cut away on the first floor. The north and south gable ends extend slightly and are bracketed, and are lighted with lunettes. This house appears to have been modified with new windows and doors and possibly other changes, but it retains the overall feel and many of the details of a Free Classic house. Rating: 2.

Garage (c. 1960): A front-gabled garage lies to the west of the house, facing north. It has wide-lap synthetic siding and appears to date from around 1960. Rating: 0.

175. 407 S. 11th Street (1910): The original portion of this one-story, west-facing, Hip-roofed cottage is square in plan with stuccoed walls. A hip-roofed dormer with a 2-light window extends from the front slope of the roof. A flat-roofed porch with two Doric columns and stuccoed knee walls marks the entrance to the house. The original door in the central bay has a single upper light with a square panel below it. In the north and south bays are Queen Anne style windows with wood storm sash. A battered brick chimney rises along the north elevation. A shed-roofed addition extends to the south, changing the symmetry of the façade. Behind it is a taller, eave-front, gable-roofed addition. The additions are sided with aluminum siding and have skylights in the roofs. Rating: 1.

Garage (1910): A rectangular, one-bay, hip-roofed garage lies to the rear (east) of the house on the alley. It has shiplap siding with corner boards. The wood overhead door faces north. Rating: 2.

176. 408 S. 11th Street (1923): This brick, Craftsman-style cottage is topped by a hipped roof with exposed rafter tails. A large intersecting gable projects from the north end of the east façade, forming an open porch that occupies the north two bays. The gable end of the porch is stuccoed with a half-timbering motif and an open truss at the eave. The porch is supported by two brick piers, and is surrounded by brick knee walls. The entrance is in the north bay, and triple, Craftsman-style windows occupy the central and south bays. Rating: 3.

Garage (1923): A hip-roofed, one-bay garage lies to the west of the house, facing east. The walls are sheathed with shiplap siding and it retains its original, wood overhead door, side door and windows. Rating: 3.

177. 412 S. 11th Street (1911): This square, Hip-roofed cottage rests on a foundation faced with stone. The cornices are boxed with bracketed soffits and the walls are replacement stucco. The south two bays are inset to form an open porch supported by three piers with stone facing matching that of the foundation. The centrally located wooden door is flanked by stained-glass sidelights. Windows appear to be original, Queen-Anne sash which do not match the modern stucco and stone facing. In spite of some fairly drastic modifications, this house retains its overall form and at least some of its original windows. Rating: 1.

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Garage (1911): A square, hip-roofed, one-bay garage lies to the west of the house, facing west onto the alley. The walls are sheathed with shiplap siding and it retains its original, wood overhead door, side door and windows. Rating: 3.

178. 415 S. 11th Street (1910): This one-story, square, Hip-roofed cottage is sheathed with wood shingles and rests on a poured concrete basement that has been painted black. The symmetrical, west-facing façade consists of three bays with a partially inset porch in the center bay. The porch is supported by two shingled piers and topped by a low hipped roof. All windows are unusual 20-over-20, double-hung wood sash. A triple-sash window occupies the center bay of the façade beneath the porch, while the door is offset to the south, and faces north. The north and south bays have matching paired windows. The side elevations also have 20-pane sash windows, and all are flanked by wood shutters, giving the house a Colonial Revival look. This house retains all of its original features and materials and is an unusual example of a Craftsman-era hip-roofed cottage with some Colonial Revival details. Rating: 3.

Garage (1910): A hip-roofed, one-bay garage lies to the east of the house, facing south. The walls are sheathed with wood shingles to match the house and the garage retains its original hinged two-leaf wood door. Rating: 3.

179. 419 S. 11th Street (1909): This two-story, Cross-gable house features gables that terminate in cornice returns and gable ends that project out to the cornice line and are supported by scrolled wood brackets. An enclosed porch topped by a shallow hipped roof runs the length of the west façade. The house is sheathed in aluminum siding, and all doors and windows are covered with aluminum storm sash. On the south elevation is a curved bay window with a hipped roof. Rating: 1.

Garage (1909): A front-gabled, two-bay, aluminum-sided garage lies to the east of the house, facing south. The garage retains one original, wood, three-leaf door. The second door is a replacement overhead wood door. Rating: 1.

180. 420 S. 11th Street (1895; 1987): This two-and-a-half-story, roughly square plan, clapboard-sided, Hip-roofed house rests on a stone foundation. The house has a mixture of original wood, 6- or 8-light, double-hung windows and replacement windows, with or without shutters. There are three gabled dormers, each sheathed with shingles. The front (east) dormer is a tall wall dormer that tops a slightly projecting, canted central bay. It has an elliptical window in the gable end. Dormers also extend from the north and south slopes of the steeply pitched, hipped roof. The façade is symmetrical with a central doorway with a Classical surround consisting of pilasters and a broken pediment. There are windows in each of the canted sides on the first floor, and in the second story. A wide, open porch that appears to be an addition extends the length of the façade and wraps around the two front corners. There is a bay window on the south elevation, and a large, two-story addition on the west (rear) elevation that resembles a tower. The house has been extensively modified but still retains integrity of location, setting, materials and association from the late 19th century. Rating: 1.

Garage (1960; 1989): A two-story, gable-roofed garage/residence lies to the west of the house. The west elevation has a double overhead garage door. The south elevation has two gable-roofed dormers, and a louvered cupola rises from the ridge. Rating: 0.

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South 12th Street

181. 309 S. 12th Street (1924): This two-story, eave-front, Colonial Revival-style house features three gable-roofed wall dormers evenly spaced along the west façade. In the south bay of the façade is a small arched entryway topped with a pediment with cornice returns. Sets of three classically inspired columns support the outer corners of the porch. Dentil courses run beneath the eaves of the porch roof, and the gable ends of the house have cornice returns. Exterior walls are clad in asbestos-shingle siding. Rating: 1.

Garage (c. 1925): Northeast of the house, facing east toward the alley, is a gable-roofed, shiplap-sided garage with hinged, wood garage doors. Rating: 1.

Shed (c. 1925): Southeast of the house, facing east toward the alley, is an arch-roofed, vertical-board-sided shed with hinged, vertical-board doors. Rating: 1.

182. 310 S. 12th Street (1938): This one-story, stuccoed, gable-and-wing house consists of a front-facing gable in the north, with an intersecting gable wing to the south. The only ornamentation is small cornice returns at the gable ends. Windows are vinyl-clad replacements. A large, red combed-brick exterior chimney is located on the façade at the intersection of the gable and wing. Connected to the south elevation is an original, gable-roofed garage with a fiberglass door. Rating: 1.

183. 312 S. 12th Street (1916): This front-gabled, asbestos-shingle-sided, Craftsman-style cottage has a projecting gable which occupies the southern two-thirds of the east façade, sheltering an open front porch supported by three square, wood piers. The front door is located in the south bay and a square, shed-roofed, bay window occupies the north bay. The south end of the porch is in-filled with three storm windows. An exterior chimney rises along the south elevation flanked by leaded-glass windows with a square, bay window to the west. A one-story, gable-roofed addition housing three rental units extends from the rear of the house. This was one of the first houses on the 300 block of 12th Street. Charles D. Spalding, once president of Albany National Bank, developed two or three of the other houses on the block. Rating: 2.

184. 315 S. 12th Street (1918): This eave-front, gable-roofed, Craftsman-style cottage is sided with aluminum siding with wood shingles in the gable ends. 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. This house was built by Frank and Laura Holliday. Rating: 1.

Garage (c. 1970): A new, vinyl-sided, gable-roofed garage is located east of the house. Rating: 0.

185. 405 S. 12th Street (1922; remodeled 1974): This rectangular, stuccoed, Pyramidal cottage features a hip-roofed porch supported by two stuccoed piers and surrounded by a knee wall extending from the north bay of the west façade. Almost all of the windows in the house are original, wood-framed, double-hung, Craftsman-style windows, although all are covered with aluminum storm windows. Exposed rafter tails are visible under the eaves. An exterior brick chimney rises on the south elevation. Rating: 2.

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Garage (1922): Northeast of the house is a one-bay, hip-roofed garage that is attached to the house next door at 1210 Garfield (through multiple additions to that house), but belongs to 405 S. 12th Street. The garage faces west, and it has a replacement garage door. Rating: 1.

186. 406 S. 12th Street (1908): This one-and-a-half story, Gable-front house rests on a raised, concrete-block basement and is sheathed in asbestos siding. All windows appear to be original double-hung, wood sash. The west façade has a full-length, hip-roofed porch surrounded by a low knee wall. The porch roof is supported by three four-by-four posts and is topped with a low railing, creating a balcony. Roofed cornice returns and a double-hung window decorate the gable end. The south elevation has a prominent shed-roofed dormer. Rating: 2.

Garage (1908): A one-bay, hip-roofed, asbestos-shingle-sided garage is located northwest of the house, facing south onto the alley. Rafter tails are visible under the eaves, the windows are original wood-framed, 4-light casements in singles and doubles and the door is a replacement. Rating: 2.

187. 412 S. 12th Street (1922): This Craftsman Cottage has a gable-front roof that extends to cover a full-length porch supported by two wood piers linked by shallow arches. The south bay of the east façade features a large, triple-sash, Craftsman-style window. Decorative brackets adorn the gable end. The walls, including porch knee walls, are sheathed in aluminum siding. The windows are a combination of replacement and original wood-framed, Craftsman-style double-hung sash. A gabled projection with a triple-sash original window extends from the center bay of the south elevation. The east bay of the elevation features an exposed chimney with decorative brickwork. Rating: 2.

Garage (c. 1931): A rectangular, eave-front, clapboard-sided garage is located northwest of the house. Although two bays wide, the building has only one garage door. The second bay appears to be a shop and has an original nine-light window and paneled wood door. Rating: 2

188. 413 S. 12th Street (1924; remodeled 1998) This eave-front, brick, Craftsman-style cottage features a projecting gable-roofed porch supported by battered brick piers in the north bay of the west façade. Shallow arches span between the piers and a brick knee wall surrounds the porch. The south bay has a wood-framed, triple-sash casement window with Craftsman-style detailing. Rafter tails are visible under all eaves. A shed-roofed solar room/winter garden addition projects along the entire south elevation. In spite of this substantial addition, the home maintains its overall integrity. Rating: 2.

Garage (c. 1931): Northeast of the house and facing west is a one-bay, brick, hip-roofed garage with an original, vertical-board, overhead door with two small, 4-light windows. Rating: 2.

189. 418 S. 12th Street (1910): This rectangular, one-and-a-half-story, Craftsman-style house has a hipped roof with hip-roofed projections extending on the north and south bays of the east façade. Walls are sheathed in asbestos shingles and most windows are wood-framed, double-hung Craftsman-style sash. The façade has three bays. The south projecting bay was originally a porch, but was later enclosed and the front door moved to the central bay. Each end bay has two sizeable windows, while the central bay features a replacement two-leaf door. A hip-roofed dormer extends from the roof above the center bay. An attached, flat roofed garage projects

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from the west elevation, with the garage door opening south. A shingled dormer consisting of two hip-roofed projections connected by a shed roofed hyphen extends from the west slope of the roof. The changes to the façade have significantly altered the building, which was designed by Wilbur Hitchcock. Rating: 1.

South 13th Street

190. 209 S. 13th Street (1925): This rectangular, clipped-gable, eave-front, Colonial Revival-style house has a prominent, clipped-gable entry with a wooden arch supported by four slender piers at the south end of the west façade. Decorative latticework fills the area between the piers and the house. In the north bay is a triple, double-hung window. The walls are clapboard sided, and all windows appear to be original. Rating: 3.

Garage (1925): North of the house facing west is a one-bay, front-gabled garage with clapboard siding and an original two-leaf, hinged, vertical-board garage door. Rating: 3.

191. 304 S. 13th Street (1937; 2007): This one-and-a-half-story, square, eave-front, Tudor Revival-style 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. The house features an original, wood front door and original metal, paired casement windows. Attached to the south elevation is a one-bay, brick garage with a parapeted flat roof and original three-leaf, hinged wooden doors, each with 4 lights over two panels. In 2007 a deck was constructed on top of the garage. This is one of five brick, Tudor Revival-style houses on the block constructed between 1936 and 1938. All are about the same size, but have slightly different designs. Rating: 2.

192. 313 S. 13th Street (1929): This one-story, rectangular, Hip-roofed cottage has tan brick walls with a red and tan brick geometric pattern highlighting the foundation. The west façade features a small, steeply pitched gable centered above the front door, with a triple set of casement windows in the south bay, and a double set in the north bay. Windows have rowlock brick sills. A very narrow, eave-front wing projects off the north end of the façade. A yellow-brick chimney rises along the south elevation and a parapeted flat-roofed garage with a two-leaf wood door is attached to the rear of the house. Rating: 3.

193. 314 S. 13th Street (1936): This one-and-a-half-story, Tudor Revival-style house is faced with multi-colored combed brick and topped by a steeply pitched, eave-front, gable roof. A projecting entryway with a steeply pitched, front-gable roof is centered on the east façade. The original wood front door is recessed in a Tudor arch. The house features original, metal casement windows, some with transoms or sidelights. In the south corner of the intersecting projection is a prominent brick chimney. Attached to the south elevation and facing east is a small, brick garage with a parapeted flat roof and three original wood hinged doors. This is one of five brick, Tudor Revival-style houses on the block constructed between 1936 and 1938. Rating: 3.

194. 321 S. 13th Street (1931): This two-story, Tudor Revival-style house features an eave-front central block with multi-level eaves and multiple front gables. Most of the central block is faced with red bricks, with intermittent bricks jutting out for a decorative touch. An intersecting gable with an exaggerated pent roof at the south end of the west façade extends on its north slope to incorporate the entryway, with a vertical-wood-plank,

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round-headed door. The gable end has horizontal, wood-plank sheathing at the top and a double-hung window set into the pent roof below. A second, smaller gable decorated with half-timbering intersects the roof in the north bay of the façade. Set back and extending to the north and east is an addition, a gabled wing with half-timbering on the second story. The second story appears to have been built over an original, attached, two-bay brick garage. An exterior brick chimney rises along the south elevation, and extending east off of the end of this elevation is an arcaded wing wall that leads into the back yard. The house was designed by Wilbur Hitchcock. Rating: 2.

195. 400 S. 13th Street (1924): This one-and-a-half story Bungalow has a medium pitched, eave-front gable roof incorporating a recessed front porch with perimeter knee wall which covers the north two-thirds of the façade. The south one-third has an intersecting gable-roofed section which houses the entrance in its north elevation and a triple-sash window in its east elevation. A gabled dormer rises from the east slope of the roof. The walls are stuccoed, and windows are Craftsman-style sash with an unusual arrangement of lights. The roofline features bargeboards with curved ends and decorative brackets in the gable ends. Rating: 3.

Garage (1924): A one-bay, gable-front garage with a modern overhead door is located south of the house. The stucco and trim match the house. Rating: 2.

196. 406 S. 13th Street (1919): This eave-front, stuccoed, Craftsman-style Cottage has a shed-roofed dormer protruding from the center of the east slope of the roof. The windows are 6-over-1, Craftsman-style sash, gable ends are decorated with knee braces, and exposed rafter tails are evident below the eaves. The entrance in the south bay of the east façade has decorative brick work surrounding the door. Rating: 2.

Garage (1919): A hip-roofed, stuccoed, one-bay garage with a wood overhead door is located to the south of the house. Rating: 2.

197. 413 S. 13th Street (1942): This rectangular, one-story, Gable-and-wing cottage consists of a front-gabled section which forms the north two bays of the façade, and an eave-front wing extending to the south. The walls are finished in stucco with wide horizontal lapped wood siding in the front gable end. Eaves are clipped and have cornice returns. The south slope of the front gable roof extends to create a small gabled hood with cornice returns and scalloped wood brackets above the entrance. The windows are a combination of new and original wood-framed, 6-over-6 double hung sash. A west-facing, eave-front, one-bay garage with a wood overhead door is attached to the south elevation. Rating: 2.

198. 414 S. 13th Street (1925): This Craftsman Cottage has clapboard-sided walls and is topped by a medium pitched, eave-front roof. A prominent intersecting gable on the north bay of the east façade tops an open porch supported by massive brick piers with a necklace and pendent motif. All the windows appear to be the original Craftsman-style windows with storm sash. The prominent window in the south bay of the façade consists of a 4-over-1, double-hung sash flanking a large stationary sash. Approximately at the center of the roof, an intersecting gable that extends west to the rear of the house has been altered to accommodate solar panels. Rating: 2.

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Garage (1925): Southwest of the house is a hip-roofed, two-bay garage which matches the house in its building materials but has replacement overhead garage doors. Rating: 2.

South 14th Street

199. 206 S. 14th Street (Abbott House Apartments) (1971): This T-shaped, False Mansard-style apartment building is faced with red and white brick. The south half and west wing are three stories and the north half is two stories. The building was designed by the firm of Hitchcock and Hitchcock, sons of Wilbur. Rating: 0.

200. 315 S. 14th Street (Duncan Johnston House) (1929; remodeled 1998): This one-story, eave-front, Tudor Revival-style house is clad in red brick with the gable ends finished in tan-colored stucco with half-timbering. The façade is asymmetrical with three bays. In the north bay projects a small, gable-roofed entryway with a rowlock-brick-arch door surround within which is rectangular trim of rowlock brick. The central bay has a triple, 12-over-1, double-hung window, and the south bay contains a similar paired window. Rating: 3.

Garage (1929): A one-bay 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 an original wood-plank garage door. Rating: 3.

201. 321 S. 14th Street (1930): This one-story, Eave-front cottage 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. An intersecting front-gabled section occupies the south bay of the west façade, with 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 doorway is recessed. The north and south bays contain paired windows. All of the windows are replacement sash. A large, exterior, red brick chimney with tan brick trim is located on the south elevation. Rating: 2.

Garage (1930): Northeast of the house and facing west is a one-bay, front-gable garage that matches the house in style and materials, with a wood, overhead garage door. Rating: 2.

202. 407 S. 14th Street (1951; addition 1959): This roughly rectangular, one-story, Ranch-style house with attached two-story garage and living quarters addition has an original section (1951) with an eave-front gable roof with the front slope extending to incorporate an open front porch. The original part has brick walls, while the attached 1959 addition is sheathed in aluminum siding. The east addition is occupied by a double-bay garage with living quarters above. Although this house is more than 50 years of age, the large, front-facing attached garage addition is not in keeping with the character of the neighborhood. Rating: 0.

203. 414 S. 14th Street (1926): This rectangular-plan, one-story, Front-gabled, stuccoed cottage exhibits some Craftsman-style features such as exposed rafter tails and knee braces. The entrance is in the south bay of the east façade; in the north bay is a double-hung Craftsman-style window. All windows are flanked by decorative shutters. Rating: 1.

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204. 415 S. 14th (1937): This one-story, eave-front cottage has two projecting front gables on its west façade, with the entrance in the north gable. Between the two gables is a 12-light window with shutters. The south projecting section has a corner window with shutters. The shutters are wood with small cut-out pine trees. The exterior is sheathed with aluminum siding. Rating: 1.

South 15th Street

205. 318 S. 15th Street (Thurman Arnold House) (1922; 2008): This one-story, Colonial Revival-style, Cape Cod cottage consists of a central block with a small south wing and a north wing which connects the house to a large, eave-front garage. The walls are sheathed with wide wood shingles. The overall appearance of the central block, two wings and garage is of one long, continuous house. Elements of the Colonial Revival style include the wood-shingle siding, cornice returns, chimneys, lunette and tall, 6-over-6 wood windows. The main entrance is in the south elevation of a new gable-roofed, wood-shingled addition that projects from the central block. A Palladian-motif window occupies the east (front) elevation. Four large, double-hung windows flank the central entry, two on each side. The north wing has a second entrance in its north bay. The garage has three windows on the east elevation, giving it the appearance of living quarters. White brick chimneys rise from both ends of the central block. The south elevation, which faces Garfield Street, is comprised of the offset gable ends of the central block and the south wing.

This house was built for Thurman Arnold, a prominent Laramie attorney who 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. The house was designed by Cheyenne architect Frederick Hutchinson Porter, who designed several buildings on the University of Wyoming campus. Although the house has undergone extensive additions and renovations, it retains the feeling and association of its original design. Rating: 1.

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TABLE OF BUILDINGS

BLDG #	Address	Architectural Style	Date	Rating	Outbuilding	Rating2
1	512 University Av.	Craftsman	1920	1	N/A	N/A
2	716 University Av.	Ranch	1959	0	N/A	N/A
3	802 University Av.	Gable-and-wing Cottage	1931	2	Garage	2
4	804 University Av.	Two-story Cube	1915	0	N/A	N/A
5	812 University Av.	Craftsman	1920	2	Garage	2
6	515 Ivinson Av.	Tudor Revival	1930	3	N/A	N/A
7	603 Ivinson Av.	Queen Anne	1892	3	Carriage House; Virginia Cottage; Log Cabin	3; 3; 0
8	700 Ivinson Av.	Italianate	1878	2	N/A	N/A
9	703 Ivinson Av.	Tudor Revival	1883; 1920	3	N/A	N/A
10	709 Ivinson Av.	Tudor Revival	1929	2	Garage	2
11	710 Ivinson Av.	Mission Revival	1937	3	Garage	3
12	715 Ivinson Av.	Craftsman Bungalow	1909	2	Garage	2
13	716 Ivinson Av.	Eastlake	1897	3	Studio 1; Studio 2; Garage	0; 0; 1
14	718 Ivinson Av.	Folk Victorian	1888	3	Carport	0
15	719 Ivinson Av.	Craftsman Bungalow	1910	3	Garage	2
16	803 Ivinson Av.	Tudor Revival	1919	3	N/A	N/A
17	805 Ivinson Av.	Queen Anne Cottage	1892	3	Garage	2
18	812 Ivinson Av.	Craftsman	1924	3	Garage	3
19	815 Ivinson Av.	False Mansard	1972	0	N/A	N/A
20	816 Ivinson Av.	Colonial Revival	1915	3	N/A	N/A
21	819 Ivinson Av.	Colonial Revival	1924	3	N/A	N/A
22	906 Ivinson Av.	Tudor Revival	1923	3	N/A	N/A
23	910 Ivinson Av.	Gable-front Cottage	1923	2	Garage	2
24	914 Ivinson Av.	Colonial Revival	1909	2	Shed	1

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BLDG #	Address	Architectural Style	Date	Rating	Outbuilding	Rating2
25	1108 Ivinson Av.	Modern Apartment	1972	0	N/A	N/A
26	1116 Ivinson Av.	Usonian	1958	3	Garage	1
27	1120 Ivinson Av.	Craftsman Cottage	1906	2	Garage	2
28	1306 Ivinson Av.	Tudor Revival	1937	3	N/A	N/A
29	1314 Ivinson Av.	Contemporary	1971	0	N/A	N/A
30	1316 Ivinson Av.	Tudor Revival	1929	3	Garage	2
31	514 Grand Av.	Modern Commercial	1993	0	N/A	N/A
32	520 Grand Av.	Gothic Revival Church	1906-1907	3	N/A	N/A
33	608 Grand Av.	Modern Commercial	1964	0	N/A	N/A
34	612 Grand Av.	Craftsman Bungalow	1920	2	Studio; Garage	2; 1
35	618 Grand Av.	Queen Anne	1891	3	Garage/ apartment	0
36	703 Grand Av.	Contemporary Religious	1970	0	N/A	N/A
37	709 Grand Av.	Folk Victorian	1894	1	N/A	N/A
38	715 Grand Av.	Folk Victorian	1892	1	Garage	1
39	719 Grand Av.	Free Classic	1886	3	Garage 1; Garage 2	3; 2
40	812 Grand Av.	Eastlake	1894	3	Backyard Barn	2
41	814 Grand Av.	Folk Victorian Cottage	1920	2	N/A	N/A
42	815 Grand Av.	Cross-gable House	1886	3	Garage	1
43	816 Grand Av.	Gable-front House	1900	1	N/A	N/A
44	817 Grand Av.	Free Classic	1900	2	Garage	2
45	909 Grand Av.	International style	1949	0	N/A	N/A
46	911 Grand Av.	Gable-and-wing Cottage	1945	0	N/A	N/A
47	914 Grand Av.	Tudor Revival	1929	3	N/A	N/A
48	916 Grand Av.	Tudor Revival	1929	2	N/A	N/A
49	919 Grand Av.	Craftsman	1913	3	N/A	N/A
50	1010 Grand Av.	International	1952	3	N/A	N/A
51	1012 Grand Av.	Craftsman	1915	3	Garage	2
BLDG #	Address	Architectural Style	Date	Rating	Outbuilding	Rating2

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52	1020 Grand Av.	Colonial Revival	1900	1	N/A	N/A
53	1102 Grand Av.	Craftsman Bungalow	1914	2	Garage	1
54	1107 Grand Av.	Usonian-style Church	1950	3	N/A	N/A
55	1108 Grand Av.	Craftsman Cottage	1922	2	Garage	2
56	1114 Grand Av.	Craftsman	1922	2	Garage	2
57	1115 Grand Av.	Craftsman Cottage	1912	1	N/A	N/A
58	1117 Grand Av.	Prairie	1917	3	Garage	2
59	1124 Grand Av.	Eave-front Cottage	1940	1	N/A	N/A
60	1202 Grand Av.	Colonial Revival	1948	3	Garage	1
61	1210 Grand Av.	Dutch Colonial Revival	1924	3	Garage	2
62	1214 Grand Av.	Tudor Revival	1937	3	N/A	N/A
63	1218 Grand Av.	Tudor Revival	1937	3	N/A	N/A
64	1222 Grand Av.	Tudor Revival	1938	3	N/A	N/A
65	1300 Grand Av.	Tudor Revival	1920	2	Garage	1
66	1303 Grand Av. (also 213 13th St.)	Hip-roofed Commercial	1952	0	N/A	N/A
67	1308 Grand Av.	Eave-front House	1905; 1960	0	N/A	N/A
68	1309 Grand Av.	Contemporary Religious	1968	0	N/A	N/A
69	1310 Grand Av.	Modern Apartment	1959	0	N/A	N/A
70	1312 Grand Av.	Bungalow	1923	1	Garage/Residence	1
71	1320 Grand Av. (also 304 14th St.)	Colonial Revival	1925	2	Garage	2
72	1402 Grand Av.	Tudor Revival	1941	3	N/A	N/A
73	1404 Grand Av.	Dutch Colonial Revival	1923	3	Garage	3
74	1410 Grand Av.	Tudor Revival	1926	3	Garage	3
75	1412 Grand Av.	Colonial Revival	1923	2	Garage	1
76	1420 Grand Av.	International	1941	3	N/A	N/A
BLDG #	Address	Architectural Style	Date	Rating	Outbuilding	Rating2
77	609 Garfield St.	Craftsman Bungalow	1920	1	N/A	N/A

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78	715 Garfield St.	Craftsman Bungalow	1918	3	Garage	2
79	1012 Garfield St.	Cape Cod Cottage	1953	1	Garage	1
80	1015 Garfield St.	Cape Cod Cottage	1954	1	Garage	2
81	1100 Garfield St.	Gable-on-hip Cottage	1911	3	Garage	2
82	1114 Garfield St.	Hip-Roofed Cottage	1905	0	Garage	0
83	1115 Garfield St.	Craftsman Cottage	1920	2	Garage	1
84	1117-1119 Garfield St.	Duplex Cottage	1911	2	N/A	N/A
85	1118 Garfield St.	Pyramidal Cottage	1910	0	N/A	N/A
86	1200 Garfield St.	Gable-and-Wing Cottage	1924	3	Garage	2
87	1203 Garfield St.	Craftsman	1918	3	Garage	2
88	1210 Garfield St.	Craftsman Cottage	1924	3	Garage	3
89	1211 Garfield St.	Hip-roofed Cottage	1913	2	N/A	N/A
90	1213 Garfield St.	Craftsman Cottage	1920	3	Garage	2
91	1214 Garfield St.	Eave-front Cottage	1918	2	Garage	2
92	1221 Garfield St.	Gable-roofed Cottage	1932	2	N/A	N/A
93	1300 Garfield St.	Hip-roofed Cottage	1920	2	Garage	0
94	1305 Garfield St.	Tudor Revival	1931	1	N/A	N/A
95	1308 Garfield St.	Craftsman Cottage	1920	1	Garage	1
96	1310 Garfield St.	Eave-front Cottage	1918	3	Garage	3
97	1312 Garfield St.	Craftsman Cottage	1924	2	Garage	2
98	1314 Garfield St.	Craftsman Cottage	1920	3	Garage	2
99	1315 Garfield St.	Tudor Revival	1927	3	Garage	3
100	1317 Garfield St.	Gable-front Cottage	1935	3	N/A	N/A
101	1321 Garfield St.	Colonial Revival	1927	3	Garage	3
102	1402 Garfield St.	Eave-front Cottage	1920	2	N/A	N/A
103	1405 Garfield St.	Tudor Revival	1931	2	N/A	N/A
BLDG #	Address	Architectural Style	Date	Rating	Outbuilding	Rating2
104	1406 Garfield St.	Front-gable House	1925	0	Original house	0
105	1409 Garfield St.	Pyramidal Cottage	1913	1	N/A	N/A

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106	1414 Garfield St.	Craftsman Cottage	1920	2	Garage	1
107	1415 Garfield St.	Craftsman Cottage	1925	3	N/A	N/A
108	1420 Garfield St.	Craftsman Bungalow	1922	3	Garage	2
109	1115 Custer St.	Gable-and-Wing Cottage	1932	2	N/A	N/A
110	1201 Custer St.	Craftsman Cottage	1923	2	Garage	2
111	1207 Custer St.	Craftsman Cottage	1923	3	Garage	2
112	1213 Custer St.	Craftsman Cottage	1923	3	Garage	3
113	1219 Custer St.	Craftsman Cottage	1924	3	Garage	2
114	1301 Custer St.	Craftsman Cottage	1920	2	Garage	0
115	1305 Custer St.	Craftsman-Style House	1920	2	N/A	N/A
116	1311 Custer St.	Pyramidal Cottage	1948	2	N/A	N/A
117	1317 Custer St.	Log Cabin	1979	0	N/A	N/A
118	1319 Custer St.	Craftsman-style House	1920	3	Garage	3
119	1401 Custer St.	Craftsman Cottage	1920	3	Garage	3
120	1403 Custer St.	Eave-front house	1990	0	Original house	0
121	1409 Custer St.	Eave-front cottage	1919	1	N/A	N/A
122	1415 Custer St.	Moderne	1940	3	Garage	1
123	1417 Custer St.	Craftsman Cottage	1919	1	Garage	1
124	100 S. 6th St.	Gable-and-wing Cottage	1890; 1959	0	N/A	N/A
125	112 S. 6th St.	Craftsman-style House	1912	3	Garage	2
126	116 S. 6th St.	Eclectic	1930	3	N/A	N/A
127	310 S. 6th St.	American Foursquare	1912	3	N/A	N/A
128	311 S. 6th St.	Pyramidal Cottage	1900	1	Garage	1
129	313 S. 6th St.	Hip-roofed Cottage	1900	1	N/A	N/A
130	315 S. 6th St.	Craftsman Cottage	1923	1	Garage	1
BLDG #	Address	Architectural Style	Date	Rating	Outbuilding	Rating2
131	319 S. 6th St.	Craftsman Cottage	1919	2	N/A	N/A
132	320 S. 6th St.	Free Classic	1905	2	N/A	N/A
133	107 S. 7th St.	Contemporary Religious	1960	0	N/A	N/A

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134	209 S. 7th St.	Ranch	1964	0	N/A	N/A
135	312 S. 7th St.	False Mansard Church	1930; 1960	0	N/A	N/A
136	316 S. 7th St.	Gable-front Cottage	1930	2	N/A	N/A
137	320 S. 7th St.	Free Classic	1890	3	Garage	2
138	100 S. 8th St.	Cross-gable House	1902	1	N/A	N/A
139	104 S. 8th St.	Hip-roofed Cottage	1917	2	Garage	1
140	109 S. 8th St.	Gable-and-wing House	1885	1	Backyard Barn; Shed	2;2
141	111 S. 8th St.	Craftsman Cottage	1922	2	N/A	N/A
142	205 S. 8th St.	Folk Victorian Cottage	1885	2	Garage	2
143	207 S. 8th St.	Gable-and-wing House	1892	1	North Garage; South Garage	2; 1
144	213 S. 8th St.	Modern Industrial	1960	0	N/A	N/A
145	301-303 S. 8th St.	Modern Commercial	1974	0	N/A	N/A
146	309 S. 8th St.	Gable-front House	1923	3	Garage; Shed	2; 0
147	310 S. 8th St.	Contemporary	1981	0	N/A	N/A
148	313 S. 8th St.	Craftsman Cottage	1930	2	N/A	N/A
149	315 S. 8th St.	Craftsman Cottage	1928	2	N/A	N/A
150	319 S. 8th St.	Italianate	1887	2	Backyard Barn	2
151	100 S. 9th St.	Colonial Revival	1916	2	Garage	2
152	110 S. 9th St.	Ranch	1960	0	N/A	N/A
153	210 S. 9th St.	Gable-front Cottage	1947	0	N/A	N/A
154	216 S. 9th St.	Prairie	1923	1	N/A	N/A
155	308 S. 9th St.	Gable-front House	1900	1	N/A	N/A
156	309 S. 9th St.	Renaissance Revival	1911, 1996	2	N/A	N/A
BLDG #	Address	Architectural Style	Date	Rating	Outbuilding	Rating2
157	312 S. 9th St.	Gable-and-wing House	1898	1	Garage; Shed	1; 0
158	318 S. 9th St.	Gable-and-wing House	1892	0	N/A	N/A
159	200 S. 10th St.	Colonial Revival	1909	3	Garage	2

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160	208 S. 10th St.	Gable-and-wing Cottage	1938	1	Garage; Garage	1; 0
161	212 S. 10th St.	Gable-front House	1910	1	N/A	N/A
162	302 S. 10th St.	Tudor Revival	1929	2	N/A	N/A
163	310 S. 10th St.	Gothic Revival	1872	3	N/A	N/A
164	312 S. 10th St.	Pyramidal Cottage	1910	2	Garage	2
165	315 S. 10th St.	Pyramidal Cottage	1900	1	Garage 1; Garage 2; Shed	1; 1; 0
166	317 S. 10th St.	Prairie	1918	2	N/A	N/A
167	318 S. 10th St.	Cross-gable House	1900	1	N/A	N/A
168	309 S. 11th St.	Hip-roofed Cottage	1921	0	Garage 1; Garage 2	0; 0
169	310 S. 11th St.	Hip-roofed Cottage	1917	2	N/A	N/A
170	314 S. 11th St.	Craftsman Bungalow	1920	3	Garage	1
171	315 S. 11th St.	Hip-roofed Cottage	1924	2	Garage	1
172	318 S. 11th St.	Craftsman Bungalow	1914	3	N/A	N/A
173	319 S. 11th St.	Pyramidal Cottage	1916	2	N/A	N/A
174	402 S. 11th St.	Free Classic	1906	2	Garage	0
175	407 S. 11th St.	Hip-roofed Cottage	1910	1	Garage	2
176	408 S. 11th St.	Craftsman-style Cottage	1923	3	Garage	3
177	412 S. 11th St.	Hip-roofed Cottage	1911	1	Garage	3
178	415 S. 11th St.	Hip-roofed Cottage	1910	3	Garage	3
179	419 S. 11th St.	Cross-gable House	1909	1	Garage	1
180	420 S. 11th St.	Hip-roofed House	1895	1	Garage	0
181	309 S. 12th St.	Colonial Revival	1924	1	Garage; Shed	1; 1
182	310 S. 12th St.	Gable-and-wing House	1938	1	N/A	N/A
183	312 S. 12th St.	Craftsman Cottage	1916	2	N/A	N/A
BLDG #	Address	Architectural Style	Date	Rating	Outbuilding	Rating2
184	315 S. 12th St.	Craftsman Cottage	1918	1	Garage	0
185	405 S. 12th St.	Pyramidal Cottage	1922	2	Garage	1
186	406 S. 12th St.	Gable-front House	1908	2	Garage	2
187	412 S. 12th St.	Craftsman Cottage	1922	2	Garage	2

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188	413 S. 12th St.	Craftsman Cottage	1924	2	Garage	2
189	418 S. 12th St.	Craftsman-style House	1910	1	N/A	N/A
190	209 S. 13th St.	Colonial Revival	1925	3	Garage	3
191	304 S. 13th St.	Tudor Revival	1937	2	N/A	N/A
192	313 S. 13th St.	Hip-roofed Cottage	1929	3	N/A	N/A
193	314 S. 13th St.	Tudor Revival	1936	3	N/A	N/A
194	321 S. 13th St.	Tudor Revival	1931	2	N/A	N/A
195	400 S. 13th St.	Bungalow	1924	3	Garage	2
196	406 S. 13th St.	Craftsman-style Cottage	1919	2	Garage	2
197	413 S. 13th St.	Gable-and-Wing Cottage	1942	2	N/A	N/A
198	414 S. 13th St.	Craftsman Cottage	1925	2	Garage	2
199	206 S. 14th St.	False Mansard Apartment	1971	0	N/A	N/A
200	315 S. 14th St.	Tudor Revival	1929	3	Garage	3
201	321 S. 14th St.	Eave-front Cottage	1930	2	Garage	2
202	407 S. 14th St.	Ranch House	1951	0	N/A	N/A
203	414 S. 14th St.	Front-gable Cottage	1926	1	N/A	N/A
204	415 S. 14th St.	Eave-front Cottage	1937	1	N/A	N/A
205	318 S. 15th St.	Colonial Revival	1922	1	N/A	N/A

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Narrative Statement of Significance

Laramie's University Neighborhood Historic District is eligible for the National Register of Historic Places under Criteria A and C, with significance in community planning and development and architecture. The district is significant for its association with and representation of the development of Laramie, a city of 27,000 in southeastern Wyoming. A railroad town by birth and a ranch town by proximity to open grazing land, Laramie quickly grew to distinguish itself as Wyoming's only university town, giving it a far greater stability than most communities in the state. The district's growth and development parallels that of the University of Wyoming, from which it takes its name. The district illustrates the growth of Laramie from the railroad west to the University, and the development of the city's early platted neighborhoods whose generous planting strips eventually resulted in the nickname "Tree Area."

The district is also eligible for the National Register under Criterion C, for its collection of well preserved residences dating from 1872 until the mid-20th century. The district includes several individual architecturally significant buildings but is noted as well for its collection of late 19th and early 20th-century vernacular residences. In addition the district is significant for its large concentration of houses designed by Laramie's premier early 20th century architect, Wilbur Hitchcock. The period of significance for the district begins in 1872, when construction started on its earliest house, and ends in 1958, the date of the last significant, University-related house to be built on an unoccupied lot in the district (1116 Ivinson Avenue, Building No. 26).

Historical overview

Laramie's early history: 1868 - 1889

Laramie began as an "end-of-tracks" town on the Union Pacific Railroad. In February 1868, the Union Pacific Railroad Company began surveying what would become Laramie City, and began selling town lots a few months later. The legislature of Dakota Territory approved the charter for Laramie City and created Albany County with Laramie designated as the county seat.

The oldest house in the district, and Laramie's only Gothic Revival-style residence, was built by entrepreneur Peter Holt, who came from New York in 1869 and started a grocery business on Front Street. He soon began building his house, known as "Holt's Folly" (310 S. 10th St., Building No. 163) on 10 undeveloped acres east of downtown. Another early entrepreneur, Edward Ivinson, arrived in Laramie in 1868 and immediately began several enterprises, including selling ties to the Union Pacific and starting the First National Bank. In 1870 Ivinson bought and developed several blocks in what is now the University Neighborhood District.

From the beginning, efforts were made to create a civilized, comfortable community in Laramie. The first school was built in 1869, and a newspaper, *The Laramie Sentinel*, began publication the same year. Edward Ivinson planted trees in the block which later would become his home and allowed people to use it as a park.

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From 1868 to 1872, Episcopal, Methodist, Baptist, Catholic, and Presbyterian congregations were established and churches began to be built. The community also organized a literary and library society in 1870.

Industries soon followed the railroad into town. In September 1874, the first rolling mill west of the Mississippi was opened along the railroad tracks, employing about 150 people. By the 1880s, Laramie was known as the most industrialized city in Wyoming. In addition to the rolling mill, there were several factories operating along and near the railroad tracks, including a glass factory, flour mill, tannery, cigar factory, and chemical factory which produced lye, soda ash, caustic soda, and salt cake from raw materials found in the nearby soda lakes. In addition, Laramie was a shipping point for Wyoming's growing cattle industry.

Early residents of the district were Union Pacific Railroad employees and local businessmen. For example, Alonzo Dunn, a conductor for the Union Pacific Railroad and mayor of Laramie from 1881-1883 built his house at 700 Iverson Avenue (Building No. 8) in 1878. Other Union Pacific conductors, as well as engineers and firemen, also resided in the district. J.T. Holliday, a partner in his brother's construction and furniture company known as the W.H. Holliday Company, built his house at 719 Grand Avenue (Building No. 39) in 1886. J.T. Holliday was the only local architect in Laramie from the mid 1880s until about 1900.

In 1886, the Ninth Legislative Assembly of the Territory of Wyoming passed a bill founding the University of Wyoming. The University officially opened its campus on 9th Street and what is now University Avenue on September 6th, 1887, with one building (now known as "Old Main"), seven faculty, and forty-two students. With the opening of the University, development of Laramie's residential area gradually moved east from the railroad tracks. The John D. Conley House (Building No. 14) at 718 Iverson Avenue, built in 1888, reflects the early history of the University of Wyoming. John Conley, the original owner, was one of the first seven faculty members of the University and was also UW's acting president from 1890-1891.

Laramie's population multiplied more than sevenfold between 1870 and 1890, from 828 residents in 1870 to 6,388 in 1890. Nine houses in the district date from 1872 to 1889. All of these are located between 7th and 10th Streets, showing the early residential development of the city just a few blocks from the railroad tracks. These houses represent several American architectural styles, including Gothic Revival (Building No. 163); Italianate (Building Nos. 8 and 150; and Folk Victorian (Building Nos. 14 and 142).

Early town planning

Most of the University Neighborhood District falls within the Original Town plat, which was officially platted by the Union Pacific Railroad Company in 1868. The district also includes all of the 1888 Union Pacific Fourth Addition and the Grand Avenue Addition of 1908.

The Original Town and Fourth Addition were platted by the Union Pacific in a generic manner common to most railroad towns, with streets running parallel to and perpendicular to the railroad tracks, and labeled with either a letter or number. Sometime between 1887 and 1890, the east-west street names were changed to commemorate

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Laramie and U.S. history. University Avenue, originally named Centre Street, was likely planned to be the main thoroughfare, running from the railroad tracks to the city park, which later became the University. The early plats gave the district its uniform street width and spacing. Blocks are evenly sized, with alleys running through the centers. However, the direction of the alleys changes from north-south to east-west with the 1908 addition. Because the early plats were aligned with the railroad tracks, they are slightly askew from the cardinal directions.

Landscaping was another feature of Laramie's early town planning. In 1870, the town was described as "completely treeless," but soon the tree strips between the sidewalk and the street were planted with cottonwood trees, giving this area the nickname "Tree Area." By the end of the 19th century the area was reported to be well-developed with homes having groomed lawns. The first city park was established between 1870 and 1873 when prominent citizen Edward Iverson planted trees on the site of his future home (603 Iverson).

Laramie's utilities developed along with the city. In 1868, water from the Laramie River was provided to the town by a combination of private and community-owned systems. By the early 1870s, water for irrigation flowed through the town in ditches on either side of the street. In 1874, the city paid for a piped water system to be installed by the Union Pacific Rolling Mill Company. The 12-inch pipeline provided water for both the rolling mill and municipal use. Potable water was available in pipes on either side of Grand Avenue and the main intersections. Owners eventually paid to gain ownership and each street formed a company for distribution. In 1907, a new 14-inch pipe was laid to 9th and Grand Avenue, and a second 12-inch pipe was placed at the intersection of 2nd and Grand. Telephone service was available by 1882 and electric lights in 1896.

Wyoming becomes a state, and Laramie becomes a University town: 1890 – 1909

Laramie's industry never quite recovered from the economic depression of the 1890s. The glass factory had closed in 1889 and the flour mill and cigar factory closed in 1891. The severe winter of 1886 had already decimated the cattle industry, and low prices for agricultural products continued throughout the decade. Many local businesses went bankrupt and unemployment increased. However, thanks to the territorial legislature, Laramie had a new industry, education, that would give it a stable economy for the next 100 years or more.

Although the university grew slowly, by 1900 more than 150 students were enrolled, and that number increased to 174 by 1910. During its first twenty years, the university did not have dormitories, so faculty helped students find places to live in the neighborhood. Many houses originally built as single-family homes were modified (often by the addition of basement apartments) to accommodate the growing population of university students, staff, and faculty. The social norm of the time required women students to live with "respectable families," so many homes were opened up as boarding houses for female students (Williamson). The construction of the university's first dormitory for women, Merica Hall (1908), followed eight years later by the construction of Hoyt Hall, helped to alleviate some of the pressure of housing students in the early decades of the 20th century, although the first dormitory for men was not constructed until 1928.

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Although Laramie was well connected to the outside world by the railroad, within the city travel was limited to horses, buggies and wagons. Public transportation was much discussed throughout the years, but was never developed. An electric street car company was incorporated but quietly closed before it placed the first foot of rail. Laramie was destined to become an automobile city, and in fact the first automobile in Wyoming was built by Elmer Lovejoy, who opened Lovejoy Novelty Works in 1893. In 1902, Lovejoy built and drove Laramie's first steam-driven automobile.

By 1910, Laramie had grown to a population of 8,200, and this population growth is reflected in the district as well. The period 1890 – 1909 saw continued growth in the University Neighborhood District, with 33 buildings dating from this period: 13 from the 1890s and 20 from the 1900s. Houses built during this period continued to be concentrated between 6th and 9th Streets, in the blocks south and west of the University, with significant infill of lots between Ivinson and Garfield Avenues. A few scattered houses were built in the Union Pacific 4th Addition (Grand to Custer and 11th to 13th Streets; platted 1888).

Significant additions to the district during this period include the fine Queen Anne-style houses built by local businessman and civic leader Edward Ivinson and his wife Jane on Ivinson Avenue (Building No. 7) and by prominent businessman Edward Lehman on Grand Avenue (Building No. 35). Both of these houses are individually listed on the National Register of Historic Places. Walter Ware, architect of the Ivinson Mansion, also designed an Eastlake-style house on Grand Avenue for local attorney Constantine Arnold (Building No. 40). The Arnold family occupied the house until around 1980.

Expansion and Growth, 1910 – 1929

The 1916 discovery of oil on lands set aside by the state legislature for the benefit of the University provided royalties that allowed the University to grow. This growth was barely slowed by World War I, since the University took an active role during the war years as an armed forces training camp. The first steps towards campus planning were taken around 1910, and by the early 1920s the University had developed a master plan for development of buildings, landscaping, walkways, roads and utilities. The plan established a quadrangle of buildings surrounding an open space that later became known as Prexy's Pasture. The plan was a collaborative effort involving Laramie architect Wilbur Hitchcock and the Denver landscape architecture firm of McCrary, Cully and Cathart. Hitchcock also worked with noted New York architect Raymond Hood to develop building design guidelines that reflected the local landscape and used local materials. The plan, which was followed through the 1960s, resulted in a complementary collection of native sandstone buildings representing a range of architectural styles.

The fact that the new plan called for the campus to develop to the east had major implications for the University Neighborhood District, since it allowed the area to the south of campus to remain a residential neighborhood. The efforts to landscape and beautify the campus during this period undoubtedly increased the value of this neighborhood and led to corresponding efforts by neighboring property owners.

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During the early 1900s, banks began offering mortgage loans with low down payments and reasonable monthly payments, allowing many more families with moderate income to purchase a home. Laramie had one of the strongest building and loan associations in the state of Wyoming. In 1924, the Albany County Mutual Building and Loan Association capitalized \$8,000,000 and offered the “most practical system known for the home-seeker of limited means to own a home or even a business property” (Laramie Council of Industry 1924). Laramie’s three banks, Albany County National Bank, First National Bank of Laramie, and First State Bank, participated in this practice and likely were partly responsible for the growth of the district during the early 20th century.

Prospective homeowners also benefitted from the efforts of at least one local development company. In April 1919, several prominent Laramie businessmen, including L.H. Holliday, lumber company owner W.H. Holliday, University of Wyoming Professors Aven Nelson, and B.F. Early, formed the Laramie Home Builders Company (LHBC) to create homes in a place “where people should want to stay” (Holliday Family Papers). The group partnered with prominent Laramie architect Wilbur Hitchcock to build affordable homes, seven of which remain in the University Neighborhood District (Building Nos. 95, 98, 106, 114, 119, 121 and 123).

Steady monthly payroll was an important factor in buying a house. The railroad continued to be the major employer, but other industries contributed to the prosperity in southern Wyoming during this period. The Standard Oil Company operated two refineries in Laramie, and in the 1920s the oil industry was “booming and monthly payroll was large” (Mason). The natural resources in the Laramie area also provided materials for brick and tile factories, plaster mills and a cement factory. In 1924 three of the four plaster mills in Wyoming were located in Laramie, the annual plaster production of which varied between 35,000 and 40,000 tons (Laramie Council of Industry 1924). In addition, Laramie’s tie treating plant was treating 1,250,000 ties annually.

In 1913, the first transcontinental automobile route, the Lincoln Highway, was routed along 2nd Street in Laramie. Soon after, garages became a common feature of properties in the district, and the neighborhood still retains a high percentage of relatively intact, detached, single-car garages from the early automobile era.

The 20-year period from 1910 to 1929 saw the greatest growth in the district’s history, with 105 residences (more than 50% percent) dating from this period. By the end of the 1920s, the population of Laramie had grown to 8,600, with a student population of more than 1,000. While the area to the west and south of the university continued to fill in during this period, by far the greatest growth was in the two newer additions directly south of the university between 9th and 15th Streets and Grand and Garfield. The overwhelming majority of houses built during this period are modest-sized Craftsman and vernacular cottages, reflecting the new opportunities for home ownership offered by local banks and housing companies. Several apartment buildings (Building Nos. 10, 20 and 22) were built during this period, reflecting the continued need for housing for students and faculty.

Other significant additions to the district during this period include the Renaissance Revival-style Laramie High School (later Washington School, Building No. 156); Virginia Cottage (Building No. 7), a girls’ dormitory

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added to the grounds of the Ivinson Mansion after it became the Ivinson School for Girls; and several prominent houses designed by Wilbur Hitchcock such as the Colonial Revival style Bode Residence (No. 159), the Craftsman Bungalow Nydegger House (No. 15), the Prairie-style Price House (No. 58), and John D. Stryker's home and mortuary (No. 127).

Depression and World War II: 1930 - 1945

Like the rest of the country, Laramie and Wyoming suffered during the great Depression. Retail business in the state declined by 46 percent between 1929 and 1933. Oil revenues plummeted, and farming and livestock suffered from several years of drought in addition to the Depression. The University of Wyoming started the Depression years with a cushion due to oil profits, and in 1930 hired Wilbur Hitchcock to draw up plans for the development of Fraternity Park, the first development to the east of 15th Street in what became known as the "East Campus." The first sorority house on the east campus was built in 1931. However, the University eventually joined the rest of the country in making major budget cuts. Most construction projects, including further development of Fraternity Row, were put on hold, funding for many activities was cut, and vacancies were left unfilled. Enrollment dropped slightly in the fall of 1929, and hit a low point in 1934, but then began a steady increase that continued until World War II.

New Deal programs instituted in the early 1930s provided much needed funds for construction and boosted local employment. Several campus buildings as well as the Albany County Courthouse were constructed with funds provided by the Public Works Administration. Several of the schools surrounding the historic district, including the Nellie Iles School and the East Side High School, also received New Deal funding for major additions. A camp for indigent transients was set up in Laramie, and the National Youth Administration provided jobs for needy University of Wyoming students.

In spite of the Depression and the war, Laramie's population continued to grow, from 8,609 in 1930 to 10,627 by 1940. The district grew too, adding 28 buildings during the period from 1930 to 1945, including four substantial apartment buildings. The Stratford Arms and Annex (Buildings No. 6 and 126) were designed in the Tudor Revival style, while the apartment at 710 Ivinson (Building No. 11) is Mission Revival and the apartment at 1415 Custer (Building No. 122) is an unusual example of Streamline Moderne. Also during this period an International-style home was built on the corner of 15th and Grand (Building No. 76) and five small, Tudor Revival-style houses were built on adjacent lots at 12th and Grand (Nos. 62, 63, 64, 191 and 193). A Tudor Revival-style house on Ivinson Avenue designed by Wilbur Hitchcock but not constructed until after his death (Building No. 28) served as the University of Wyoming President's residence from 1945 to 1987. Buildings from this period are found scattered throughout the district, with the greatest concentration in the southeast corner of the district.

Post World War II: 1946 – 1958

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During the 1940s and 1950s, Laramie experienced a 6.9% average annual growth rate, making this the period of greatest growth in the city's history. The end of World War II brought six million veterans home to the United States, and the 1944 Serviceman's Readjustment Act, or G.I. Bill, provided for educational stipends as well as loan guarantees for mortgages. University enrollments bounced back, from a low of 662 in 1944 to 3,722 by 1960, thus increasing demands for University employees and services.

While the university flourished after the war, Laramie's other major employer, the Union Pacific, began to steadily decline in economic importance. The transition of train engines from steam to diesel power decreased the demand for Wyoming coal, at the same time that modernization of trains reduced the number of employees needed by the railroad.

In spite of the growth of Laramie and the university during this period, construction in the University Neighborhood District was modest, with just eleven buildings built between 1946 and 1958. The neighborhood was largely built out by this time, so development during this period occurred on vacant lots throughout the district, resulting in post-war houses scattered among the older houses in the neighborhood. A major addition to the district during this period was the Ward Apartment Building (Building No. 50) at 1010 Grand Avenue, built on a vacant lot on a prominent corner in 1952. This three-story International-style apartment building provided much needed housing for the growing university population. Another major addition was the new church built in 1950 for the United Presbyterian congregation. This Usonian-style church reflects the influence of Frank Lloyd Wright's later works, and resembles many churches built in Denver and other cities during this period. A University of Wyoming professor built a similar-styled house on a vacant lot at 1116 Ivinson Street in 1958 (Building No. 26), marking the last addition to the district during its period of significance.

The recent past

An ambitious university construction effort in the 1960s resulted in the addition to the campus of five large dormitories as well as apartments for married students and several additional fraternities and sororities. At the same time, Laramie developed major subdivisions on the outskirts of town. This development took pressure off of the University Neighborhood District, and probably resulted in the preservation of many of the homes that exist today.

Although some newer apartment buildings were constructed in the district, especially on Ivinson Avenue near the university, major construction projects within the neighborhood were limited to the construction of the Albany County Public Library on Grand Avenue and 8th Street in 1981, which resulted in the demolition of eleven historic houses, and the construction of a Safeway store occupying an entire block between Grand and Ivinson and 6th and 7th Streets (outside the district boundaries). A total of 17 buildings were constructed within the district from 1960 to the present. Most of these replaced earlier houses.

In the 1970s, a preservation movement began in Laramie with the rescue from demolition of the Ivinson Mansion and its subsequent restoration as a house museum by the Laramie Plains Museum. This was followed

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in the early 1980s by a successful campaign to save the Cooper Mansion (15th and Grand Avenue) from demolition by the University of Wyoming, and the listing of several individual properties and the downtown historic district on the National Register of Historic Places. As early as the 1980s, residents of Ivinson Avenue initiated discussions with the Wyoming State Historic Preservation Office about listing their neighborhood on the National Register. This awareness of preservation in Laramie has contributed to the integrity of the district today.

Architectural significance (Criterion C)

Laramie's University Neighborhood Historic District is significant for its collection of houses and apartment buildings dating from 1872 to 1958 and representing a range of American architectural styles and vernacular traditions. Major styles represented in the district include Gothic Revival, Italianate, Queen Anne, Eastlake, Prairie, Craftsman, Colonial Revival, Tudor Revival, Dutch Colonial Revival, Mission Revival, Renaissance Revival, International, Usonian and Moderne. These styles reflect the gradual development of the neighborhood from a railroad boomtown to a thriving university town.

The earliest houses in the district are the Gothic Revival style house at 310 S. 10th St. (Building No. 163) and two Italianate style houses (Nos. 8 and 150). The remaining houses from the 1870s and 1880s are Folk Victorian or Free Classic in style. These styles continued into the 1890s and even the early 1900s. Several houses from the 1890s exhibit more architectural sophistication and attention to detail. Most prominent among these is the Ivinson Mansion (Building No. 7, 1892, NR), designed by architect W. E. Ware for local businessman Edward Ivinson and his wife Jane, and constructed by local contractor Frank Cook. The house is an excellent example of the Queen Anne style, with an irregular plan, towers and other projections, and a mix of exterior materials including stone, wood clapboard and wood shingles. Also built by Cook in the Queen Anne style is the Lehman-Tunnel House (Building No. 35, 1891, NR). The district also includes two examples of the Eastlake style (Nos. 13 and 40), each with an abundance of flat, machine-made, applied ornamentation.

By the early 1900s, the district was beginning to see new styles imported from both the west and east coasts. From the west came the Craftsman movement, inspired by architects Greene and Greene. From the east came Colonial Revival, followed quickly by period revivals of all kinds including Dutch Colonial, and Tudor. Craftsman-style bungalows and cottages are the most prevalent house styles in the district. With their distinctive low-pitched, gabled or hipped roofs, wide eaves, exposed rafters tails, decorative brackets and knee braces, distinctive multi-paned upper sash, and large front porch usually supported by piers, the Craftsman style houses give the district a strong flavor of the early 20th century. The fifty Craftsman-style homes in the district were built between 1906 and 1930, with the majority dating from the 1920s. The popularity of the Craftsman style in Laramie (and elsewhere in the United States) can be attributed in part to the availability of house designs published in books and magazines in the first part of the 20th century and the availability of complete, factory cut homes, which could be ordered by mail from several illustrated catalogs. Architect Wilbur Hitchcock (see below) also helped to popularize the style, designing a total of sixteen Craftsman-style houses and cottages in the district.

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University Neighborhood Historic District. Laramie, Albany County, WY

Period revivals in the district date from 1909 to 1948, and include twenty-two Tudor Revivals, twelve Colonial Revivals, two Dutch Colonial Revivals and one Mission Revival. Many of the best examples of these were designed by architect Wilbur Hitchcock (see below). Although Colonial Revival as a style expanded over five decades (1890-1940), most of the Colonial Revival houses in the district were constructed in the 1920s. These houses feature symmetrical facades with elaborate entryways and door surrounds, often with fanlights and sidelights, and symmetrical window openings on either side of the entrance (usually in pairs or in triplets). Side porches with piers are also common additions, a characteristic which is prominent in the Dutch Colonial house at 1404 Grand Avenue (Building No. 73).

Tudor Revival-style houses in the district were built between 1919 and 1941 and feature steeply pitched roofs, large decorative gable ends, prominent chimneys, often dominating the façade, narrow multi-paned casement windows, half-timbering and brick or stucco walls. Many of the Tudor Revival-style residences are small cottages.

Only a few of the contributing buildings in the district represent the modern styles. There are two International-style buildings, one house (Building No. 76) and one apartment building (Building No. 50), a Moderne apartment house (Building No. 122) and two Usonian-style buildings, a church built in 1950 (Building No. 54) and a house built in 1958 (Building No. 26).

Wilbur Hitchcock

Architect Wilbur Hitchcock left his mark throughout the University Neighborhood Historic District. According to a brief biography written by his daughter-in-law, Elizabeth Hitchcock, Wilbur Hitchcock was born in 1886 in Springfield, South Dakota. He arrived in Laramie in 1908 and enrolled at the University of Wyoming. In 1912 he graduated with a Bachelor of Science degree and taught civil engineering at UW until 1915, when he moved to Boulder, Colorado, to earn his professional engineering degree from the University of Colorado. He then returned to Laramie, where he taught engineering for several years.

While still an undergraduate, Hitchcock began designing buildings in Laramie, and eleven of these early endeavors are in the historic district, including former University of Wyoming President Aven Nelson's home at 1100 Garfield (Building No. 81), local dentist Dr. Charles Nydegger's Craftsman-style bungalow at 719 Ivinson (Building No. 15) and a Colonial Revival-style music studio used by Arnold Bode, Reverend at St. Matthew's Episcopal Church at 914 Ivinson (Building No. 24). Built between 1909 and 1910, these varied buildings showcase Hitchcock's eclectic talent in architectural design.

In 1921 Hitchcock opened an architectural office and ran his design business while a professor at the University of Wyoming. In 1922, he won the competition to design a new library for the University, the first of many buildings he would design for the UW campus.

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During the 1920s through 1930, Hitchcock designed twenty-one buildings in the historic district, including the seven houses built by the Laramie Home Builders Company. At least three, and possibly more, additional Hitchcock-designed houses were either demolished or moved to make way for the Albany County Public Library. In total, Hitchcock designed and built 32 buildings (31 homes and one church) in the University Neighborhood Historic District.

An extremely prolific architect, Hitchcock appears to have been equally comfortable designing institutional buildings, commercial buildings and residences all in a variety of architectural styles. Within the district, Hitchcock-designed buildings include sixteen Craftsman, seven Tudor Revival, three Colonial Revival, one Prairie, one American Foursquare and four without distinguishing stylistic features. The Prairie and Colonial Revival-style homes were designed during the 1900s and 1910s, Hitchcock's early years as an architect. He constructed the majority of the Craftsman-style buildings from the late 1910s through the early 1920s, while his later houses are dominated by the Tudor Revival style. His first Tudor Revival-style house was built in 1919 (Building No. 16) and the last was constructed after his death in 1937 (Building No. 28).

Features that distinguish Hitchcock-designed homes include an acute attention to detail and building materials. Hitchcock was trained as a carpenter by his father and enjoyed woodworking, something that is particularly evident in the detailing on the homes. While keeping with the style in which he was designing, he employed fine decorative aspects, like slender Tuscan columns for Colonial Revival and creative shingle patterns for sheathing on Craftsman-style homes. His interest in decorative detail extended into masonry and many of his Tudor Revival-style homes feature creative brickwork, such as the chimney at 1315 Garfield (Building No. 99). Some of his buildings, such as 1100 Garfield (Building No. 81), feature rough-faced stone foundations, made from local sandstone.

Hitchcock's progression as an architect and his growing willingness to experiment are particularly evident in his Craftsman-style homes. His early buildings from 1910 show a mastery of the style, each exhibiting the characteristic "heavy feeling" of low roofs, substantial porches and such decorative features as brackets and exposed rafter tails. However, the last Craftsman-style house he designed in the district, at 812 Iverson (Building No. 18), has no real porch, but rather a small gabled hood over the front door, which is supported by Tuscan columns. While the design of the home is definitely Craftsman, the Colonial Revival-like columns add a touch that is uniquely Hitchcock.

Conclusion

Laramie's University Neighborhood Historic District is significant in community planning and development (Criterion A) and architecture (Criterion C). The district illustrates the growth of Laramie's residential area, with its earliest houses located in the Original Town plat just east of the railroad tracks and downtown, and later houses extending east to the University of Wyoming. The district maintains its original pattern of wide streets, sidewalks and a generous tree strip, with landscaped front lawns. The district has a strong connection with the University of Wyoming, which is reflected in the physical development of houses and apartment buildings

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surrounding the university, and in the social history of the neighborhood, which after 1890 became increasingly populated with university-related residents. University presidents and professors built houses in the district, property developers built apartments for students and staff to live in and homeowners earned extra money by taking in boarders and converting basements into apartments.

The district also represents nationwide trends of the early 20th century. The introduction of the automobile is evidenced by the many detached single-car garages. The development of building and loan associations offering low interest home mortgages and home building companies building moderately priced homes on speculation is represented by the modest Craftsman cottages and bungalows built in the Grand Avenue Addition in the 1910s and 1920s.

The district is significant in architecture for its collection of well preserved residences dating from 1872 until the mid-20th century, including both architect-designed and vernacular houses representing a range of architectural styles, and for its concentration of houses designed by Laramie architect Wilbur Hitchcock.

Laramie's University Neighborhood Historic District has grown with the University of Wyoming. Today, many of the district's residents have ties with the university as students, faculty, staff and retired professors. In spite of its proximity to an ever-growing campus, the district has managed to maintain its residential character and the feeling and association of a late-19th to early-20th-century neighborhood. Residents of the district exhibit an understanding of the historic value of their properties, and a desire to keep them historic. Therefore a majority of buildings in the district retain integrity of design, materials and workmanship. Eighty-four percent of the main buildings in the district are contributing to the historic district. The significance of the district in the history of Laramie and the University of Wyoming and the quality of its historic architecture make it eligible for listing on the National Register of Historic Places.

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Geographical Data

UTM Coordinates (see attached map)

1: 13	450606E	4573627N
2: 13	450974E	4573595N
3: 13	450965E	4573490N
4: 13	451074E	4573480N
5: 13	451065E	4573376N
6: 13	451199E	4573364N
7: 13	451208E	4573469N
8: 13	451293E	4573461N
9: 13	451284E	4573357N
10: 13	451417E	4573345N
11: 13	451426E	4573459N
12: 13	451511E	4573442N
13: 13	451508E	4573399N
14: 13	451482E	4573404N
15: 13	451476E	4573341N
16: 13	451611E	4573328N
17: 13	451596E	4573143N
18: 13	451119E	4573185N
19: 13	451127E	4573290N
20: 13	450580E	4573338N
21: 13	451587E	4573418N
22: 13	451762E	4573403N
23: 13	451773E	4573532N
24: 13	451599E	4573547N

Verbal Boundary Description

Beginning at Point 1 at the intersection of the south curb of University Avenue and the east edge of the alley between S. 5th and S. 6th Streets, proceed east along the south curb of University Avenue to the southwest corner of University Avenue and S. 9th Street (Point 2). Turn south and proceed along the west curb of S. 9th Street to the southwest corner of S. 9th Street and Ivinson Avenue (Point 3). Proceed east along the south curb of Ivinson Avenue to the southwest corner of Ivinson Avenue and S. 10th Street (Point 4). Proceed south along the west curb of S. 10th Street to the southwest corner of S. 10th Street and Grand Avenue (Point 5). Proceed east along the south curb of Grand Avenue to the southeast corner of Grand Avenue and S. 11th Street (Point 6). Proceed north along the east curb of S. 11th Street to the southeast corner of S. 11th Street and Ivinson Avenue

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(Point 7). Proceed east along the south curb of Ivinson Avenue to the southwest corner of Ivinson Avenue and S. 12th Street (Point 8). Proceed south along the west curb of S. 12th Street to the southwest corner of S. 12th Street and Grand Avenue (Point 9). Proceed east along the south curb of Grand Avenue to the southeast corner of Grand Avenue and S. 13th Street (Point 10). Proceed north along the east curb of S. 13th Street to the southeast corner of S. 13th Street and Ivinson Avenue (Point 11).

Proceed east one block along the south curb of Ivinson Ave to the southwest corner of S. 14th Street and Ivinson Ave (Point 12). Proceed south one-half block along the west curb of S. 14th Street to the alley between Ivinson Avenue and Grand Avenue (Point 13). Proceed west about ¼ block along the alley to a point even with the west property line of 214 S. 14th Street (Point 14). Proceed south along the property line separating 1309 Grand Avenue and 214 S. 14th Street and an extension of that line to the south curb of Grand Ave (Point 15). Proceed east along the south curb of Grand Avenue to the southwest corner of S. 15th Street and Grand Avenue (Point 16).

Proceed south along the west curb of S. 15th Street to the northwest corner of S. 15th St. and Custer Street (Point 17). Proceed west along the north curb of Custer Street to the east edge of the alley between S. 11th Street and S. 10th Street (Point 18). Proceed north along the east edge of the alley to its intersection with the north curb of Garfield Street (Point 19). Proceed west along the north curb of Garfield Street to the east edge of the alley between S. 5th Street and S. 6th Street (Point 20). Proceed north one block along the east edge of the alley to its intersection with the south curb of Grand Avenue (Point 21). Proceed east along the south curb of Grand Avenue to the southeast corner of Grand Avenue and S. 7th Street (Point 22). Proceed north to the northeast corner of S. 7th Street and Ivinson Avenue (Point 23). Proceed west along the north curb of Ivinson Avenue to the east edge of the alley between S. 5th Street and S. 6th Street (Point 24). Proceed north along the east edge of the alley to Point 1.

Boundary Justification

The boundaries of the University Neighborhood Historic District were drawn to include the highest concentration of contributing historic buildings associated with the residential growth and development of Laramie around the University of Wyoming campus. Most of the buildings in the district were constructed as private homes during the period of significance (1872-1958) and reflect a range of architectural trends characteristic of that time period. This district stands out as an established neighborhood which encapsulates the social, economic, and cultural history of Laramie and has close ties with the University of Wyoming. The setting is marked by uniform blocks, sidewalks, tree strips with mature trees, landscaped yards and a lack of fences.

The district is contained in a 24-block area roughly bounded by 15th street on the east, 5th street on the west, Custer and Garfield streets on the south, and University and Ivinson Avenues on the north. The district boundaries encompass three town plats, including a large portion of the Original Town plat (1879) and all of the Union Pacific Fourth Addition (1888) and the Grand Avenue Addition (1908). In addition to plat lines,

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boundaries were determined by visual aspects, differentiated patterns of development, integrity of resources, and extent of change since the period of significance. University of Wyoming properties were excluded from the district.

The eastern boundary of the district is 15th Street, a major north-south street that separates the east and west campuses of the University of Wyoming and presents a visual and physical barrier in the campus area. Fifteenth Street divides the Grand Avenue Addition (1908) and the Grand Avenue Third Addition (1921), where there is a change in the street layout and block size. At the northeast corner of the district the boundary jogs west to 14th Street to exclude two University of Wyoming-owned properties, both of which are already listed on the National Register of Historic Places (Cooper Mansion, NR, 1980; and William Goodale House, NR, 1991).

The western boundary abuts the downtown commercial area, much of which is already listed on the National Register as Laramie Downtown Historic District (NR, 1988). The boundary is drawn along the alley between 5th and 6th streets to include seven contributing buildings on the west side of 6th Street. Although there are some residential properties west of the boundary, in general there is a marked physical change between 5th and 6th streets, in use, type of building, landscaping and setback. The area to the west of the alley is largely comprised of commercial buildings and contains few homes. It forms a buffer between the residential district and the downtown commercial district. The boundary jogs east between Grand and Ivinson avenues to exclude a large shopping center and surface parking lot.

The northern boundary of the district separates the district from the University of Wyoming campus along Ivinson Avenue at the east end. At several points between 10th Street and 15th Street the northern boundary jogs to the south to exclude properties owned by the University of Wyoming, large noncontributing buildings, and surface parking lots. At 9th Street the boundary jogs to the north to include 3 ½ blocks between Ivinson and University Avenues with a high concentration of contributing buildings, including the Ivinson Mansion (NR, 1972).

The southern boundary is drawn at the north curb of Custer Street from 15th Street to the alley between 10th and 11th Streets. This boundary coincides with the south boundary of the Union Pacific No. 4 and the Grand Avenue Additions. While the area to the south of Custer Street remains residential and dates primarily from the period of significance, as one goes south the concentration of contributing resources diminishes. Between 11th and 10th Streets the boundary jogs to the north to exclude a large, noncontributing apartment building between 11th and 10th Streets, and five blocks that lack the overall integrity of the historic district. South of the district boundary between 8th and 6th Streets are two historically significant buildings, the Laramie Plains Civic Center (formerly the East Side School; NR, 1981) and Saint Paul's Evangelical Church (NR, 1983).