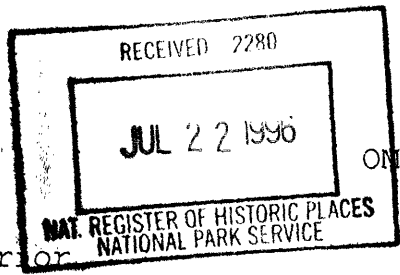


NPS Form 10-900
(Rev. 10-90)



OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

=====

1. Name of Property

=====

historic name Lakeview Historic District

other names/site number N/A

=====

2. Location

=====

street & number Roughly bounded by Warren Avenue, not for publication N/A
Seymour Avenue, East 28th Street,
and East 22nd Street

city or town Cheyenne vicinity N/A
state Wyoming code 56 county Laramie code 21 zip code 82001

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide locally. (___ See continuation sheet for additional comments.)

John J. Keck _____ 7/2/96
Signature of certifying official Date

State or Federal agency and bureau

Number of Resources within Property

Contributing	Noncontributing
<u>181</u>	<u>53</u> buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>181</u>	<u>53</u> Total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling
multiple dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Cat: LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/
Sub: Bungalow/Craftsman, Classic Cottage, Foursquare
Cat: LATE VICTORIAN Sub: Queen Anne, Italiante
Cat: LATE 19TH AND 20TH CENTURY REVIVALS Sub: Tudor Revival

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Materials (Enter categories from instructions)

foundation	<u>stone, poured concrete</u>
roof	<u>wood asphalt shingles</u>
walls	<u>brick, stone, wood, stucco, aluminum, vinyl</u>
other	<u>_____</u>

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE
OTHER/neighborhood development

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Period of Significance 1880 to 1945

Significant Dates _____

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder _____

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

9. Major Bibliographical References

=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

=====

10. Geographical Data

=====

Acreage of Property 56.65 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1.	13	515260	4554610	3.	13	515680	4554460
2.	13	515540	4554740	4.	13	515780	4554500

X See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====
11. Form Prepared By
=====

name/title Robert G. Rosenberg, Historian; Ellen Ittelson (1987)
organization Rosenberg Historical Consultants date 8/1/95; revised 2/96
street & number 739 Crow Creek Road telephone (307)632-1144
city or town Cheyenne state WY zip code 82009

=====
Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage
or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====
Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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7. Description

Lakeview is one of the several historic neighborhoods that comprise the Original City of Cheyenne, which was was platted in September 1870. Immediately to the west of the proposed Lakeview Historic District is the Capitol North National Register Historic District and the State Capitol Complex, and to the south is the Rainsford National Register Historic District. The Lakeview Historic District continues the architectural and historical developments represented in both the Capitol North and Rainsford Districts. While those two districts contain houses of Cheyenne's more affluent residents of the late nineteenth and early twentieth centuries, Lakeview represents the architectural traditions of Cheyenne's more modest working class residents. Many of the same styles--Italianate, Queen Anne, American Foursquare, Bungalow, the revivals--are represented in Lakeview but as smaller, simpler examples.

Thus Lakeview Historic District presents a full array of the more modest houses that are so prevalent throughout historic Cheyenne. Because of the similarity of house size and its entirely residential character, Lakeview has excellent visual cohesiveness.

Methodology

An in-depth survey of the district was conducted wherein each building was described and ranked for level of contribution. After individual descriptions had been completed, significant and typical structures within the district were selected to represent each block on each street. Because of the size of the district, the number of buildings involved and because of the similarities of style and design, group descriptions were prepared for the dominant architectural styles. A listing of all properties included in the district contains the address, date of construction, architectural style, exterior material, and rating for each building. It is important to note that these categories were selected as a means of simplifying the nomination process by grouping the buildings by dominant types, rather than reflecting strict textbook examples of a particular style. During the first review of this nomination by the state review board there were objections to identifying the buildings with particular style names because of their predominately plain style. The overall character of the district can best be

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described as vernacular adaptation of a variety of styles using a multitude of elements. The term vernacular is used to identify structures that share a common building style.

Dates of construction are based on research conducted during the original survey and verified by records at the Tax Assessor's office. In case of discrepancy, dates based on City Directory information and Sanborn Fire Insurance maps were considered more accurate than those found at the Tax Assessor's office.

Contributing Ratings

Buildings in the Lakeview District were rated according to architectural integrity. A rating of 3 was given to those buildings that retain their integrity and have not experienced major or insensitive exterior changes. Some buildings rated 3, or Major Contributors, have aluminum storm doors and a few have storm windows, but these additions have not in any way damaged the building's integrity. Those buildings that received a rating of 2 or Contributing, have experienced some minimal alterations that, while not seriously damaging the integrity of the building, have altered the appearance enough to be noted--buildings that have been covered with siding are rated within this category. Those buildings with a rating of 1 are Noncontributing Nonintrusive structures, which have been exposed to numerous exterior changes. These buildings do retain integrity as residential structures but do not retain the integrity of design, style, feeling and association necessary to be listed as contributing. Some of these buildings also have potential to become contributing with sensitive rehabilitation. A few buildings have been given a rating of 1 with the category Noncontributing by date. These are apartment buildings or residences constructed less than fifty years ago that retain integrity and should be reevaluated for tax act certification upon reaching fifty years of age. A rating of 0 or Intrusive is given to modern structures within the district that lack residential character or sensitivity.

A total of 234 structures are included in the building count for the district; all but two are residential, and all but a few are single-family residences. Of the 234 structures, 181 (78 percent) are considered contributing, and the remaining 53 structures (23 percent) are considered noncontributing. Fewer than one-half of the residences have very small detached garages that do not meet the test of size and scale to be included

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in the resource count. These are identified on the map. In most cases they are no longer functioning as garages but rather as tool and storage sheds. All of the buildings included in the district are listed at the end of Section 7. (Note that the building numbers on the list and sketch map run up to 233; however No. 121A accounts for the additional building, for a total of 234.)

Lakeview, named for the cemetery that forms the eastern boundary of the district, is characterized by small simply detailed houses set regularly along its wide streets. Houses in the area generally date from 1880 to 1945. Although the character of the neighborhood was well established by 1900, a majority of the houses were constructed in the first four decades of the twentieth century. In general, residences are more modest in the northern portion of the Lakeview District.

Only two structures in the district are known to pre-date 1890. The Moreton Frewen House at 506 East 23rd Street is already enrolled in the National Register because of its association with this wealthy and flamboyant rancher. While most of his peers preferred the Rainsford Historic District, Frewen chose to build his house in this as yet undeveloped area. Because of its early date of construction, the Frewen house has a greater setback than was common later. The house is a relatively small and simple example of the Italianate, not unlike those constructed in the next decade. The remaining houses on this block were constructed in the late 1910s and early 1920s. According to an early resident, prior to this later construction the entire block served as stables for the Frewen House.

The second of the very early structures was built in 1879 as a stable for the horsedrawn trolley company. This building, located in the alley behind 2510 Maxwell Avenue, was a simple stone building topped by a gable roof with dormers. The stable has been converted into a residence and is located at 512-1/2 East 25th Street.

Italianate and Vernacular Styles

Development in the early 1890s is documented by Sanborn Fire Insurance Maps that show clusters of development at two locations: 24th Street and Evans Avenue, and 25th Street and Maxwell Avenue. In both areas, these pre-1894 houses represent the Italianate or vernacular styles. The Italianate

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style houses tend to be ell-shaped in plan with an intersecting gable roof with a porch in the ell with a mansard roof, such as the house at 502 East 25th Street (No. 127). The house at 512 East 25th Street (No. 124) is somewhat more elaborate, with etched lintels over the windows and a more rambling layout. Most of the vernacular structures have simple square plans with hipped roofs, wood frame or masonry construction, and few other distinguishing features, such as the building at 2508 Maxwell Avenue (No. 122). Both types set the tone for the modest but attractive houses built in Lakeview over the years.

Queen Anne Style

From about 1890 to 1910, the Italianate style continued to be popular, but this time period also witnessed the introduction of the Queen Anne style. Unlike examples of Queen Anne homes elsewhere in Cheyenne, those in Lakeview are relatively small and simple. The general characteristics of this style include vertical orientation, asymmetrical massing, corner towers and bays, prominent decorative porches, projecting gables, and contrasting materials, particularly brick and wood. The vernacular Queen Anne homes are generally less ornate, but usually feature the shingled gables, asymmetrical massing, and some decorative detailing.

Although many wood frame houses were built in Lakeview during this period that contain some elements of this style, they are best classified as vernacular. The house at 222 East 25th Street (No. 86), one of four identical houses, is typical with its intersecting gable roof, pediments, and spindle post porch. Several later examples, such as 408 East 23rd Street (No. 180) and 206 East 25th Street (No. 90), display the simpler broad forms associated with a later phase of the Queen Anne, the Shingle Style. However, none of these examples truly represent either the high style or vernacular Queen Anne, and are therefore categorized as vernacular.

The dwellings at 412 East 24th Street (No. 154) and 2422 Evans Avenue (No. 162) are more in keeping with the vernacular Queen Anne style. They are rather small wood frame buildings but have the abundant detailing, asymmetrical massing, and prominent decorative porches associated with this style.

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American Foursquare and Classic Cottage Styles

All of the examples of these styles, regardless of their date of construction, have their basis in nineteenth century architectural traditions. By 1900, a second architectural tradition, resurgence of the Classical styles, was becoming evident in Lakeview as well as in the rest of Cheyenne. This Classical tradition is reflected in two styles found in the area, the American Foursquare and the Classic Cottage. The former is typified by a square or rectangular house with two stories, a hipped roof with prominent cornice, symmetrical facade, and a one-story Classic-columned porch. The house at 2419 Evans Avenue (No. 148) is an excellent example of American Foursquare and features Ionic columns rather than the more common Doric columns. The house at 2323 Evans Avenue is also a fine example of this style with its hipped-roofed dormer centered above the full facade porch, and it also features canted corners.

The Classic Cottage style, of which there are abundant examples in Lakeview, is most frequently one or one-and-one-half stories tall with an elongated hipped roof with central dormer, and a front porch with thick posts, or round, simplified Doric columns supporting the porch roof. Ornamentation is minimal and generally limited to window surrounds and flared eaves on the dormer. Most examples are constructed of wood frame or brick. This style differs from the American Foursquare in two respects: it is considerably smaller, and it is more likely to have an asymmetrically arranged facade. Many examples of the style have full facade porches, most commonly supported by Doric columns. The houses at 2519 House Avenue (No. 103) and 2515 House Avenue (No. 102) have square columns with panel detailing. A third type has a similar form with a corner inset porch, such as the house at 300 East 26th Street (No. 70). This house also illustrates that, although many examples of the style do not have symmetrical facades, the facades are well balanced. In this case, the corner porch is balanced by a bay window. In other cases a slightly off-center porch may be balanced by a large double-hung window with leaded glass in the upper sash.

One of the most notable groups of houses in the district are four similar stone buildings at 2420, 2416, and 2410 Van Lennen Avenue (Nos. 150, 151, 152), and 420 East 24th Street (No. 153). The similarity of form, detail, and orientation is unusual. All have gable roofs with shingled ends, double-hung windows with stained glass upper sashes, and Doric-columned porches across the south elevations. All four houses were built between 1900

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and 1905 by the Bradley Construction Company, an established local firm well known for its stone work. W.G. Bradley lived in two of the houses at various times. These attractive homes are not easily classified as to a particular style and are best described as vernacular.

Bungalow/Craftsman Style

The final architectural tradition represented in Lakeview is that of the Bungalow style. This style was originally developed in reaction to the revivals, but in Lakeview, the Classic Cottage and Bungalow styles were built concurrently and share many features.

The Bungalow style, the most frequently represented style in Lakeview, has the most variations and was popular for the greatest length of time. The typical Bungalow features a broadly pitched gable roof with exposed rafters and beams and knee braces along the eaves, a partial facade porch with a similarly detailed gable roof supported by square columns resting on square bases, and double-hung windows often with vertical muntins in the upper sashes. Many examples also have a three-light front window composed of a larger center light flanked by narrower lights. Most examples of the Bungalow are similar to this with greater or lesser articulation of the facade. The house at 504 East 24th Street (No. 145) is an excellent if somewhat more elaborate example, with half-timbering in the gable ends and battered brick column bases. The house at 204 East 26th Street (No. 78) also has half-timbering in the gables. The inset porch has paired square columns resting on each base. The house at 2212 Seymour Avenue (No. 216) is simpler in detail but similar in form.

Some of the later examples, such as 604 East 23rd Street (No. 207), constructed in 1930, have the Bungalow form, but the entrance is marked only by a gable and inset door. Other of these later examples also have detailing, albeit minimal, that reflects the Tudor Revival style with brick construction and more steeply pitched roofs. For example, the house at 2212 Maxwell Avenue (No. 228) has an extending gable, corner deck, and quoin-like detailing in dark-colored brick.

As is illustrated above, the Lakeview Historic District presents a full array of the residential styles found in Cheyenne. What sets the district apart and gives it unique character is the relatively small size of all the houses, regardless of the style, and the resulting cohesiveness. Lakeview

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well represents the housing of the railroad workers, clerks, and small business owners who comprised the majority of Cheyenne's citizens.

The district as a whole and the structures within it retain a high degree of architectural integrity. As is to be expected, alterations have taken place over the years. Most common among these are the enclosing of porches and the covering of exterior walls with aluminum, vinyl, or asbestos siding. In both cases, changes generally have been made in a complementary manner. The major change to the district as a whole has been construction of new houses, and most of these are of a similar size and scale to the pre-1945 houses.

REPRESENTATIVE SIGNIFICANT AND TYPICAL BUILDINGS (See Sketch Map)

Block 49

2) 305 East 28th Street: typical Bungalow; this is a one-story brick gable-roofed building without basement that was constructed in 1928 and has received only minor exterior modifications. It features a front slope corbeled chimney, brackets under the eaves, shingled gable ends, a glassed-in gable-roofed porch, and three over one-light and five over one-light double-hung windows.

6) 2714 Evans Avenue: significant Bungalow; this is a one-story hipped-roofed, brick building with a basement constructed in 1934. It has an enclosed projecting gable-roofed corner porch on the facade (east elevation). The gable end is covered with wood lap siding. Windows are four over one-light double-hung units that are often paired. Architectural accents include exposed rafters and beams, contrasting dark brick window sills, and decorative brick borders along the water table. This is a well maintained example of a brick bungalow with several architectural accents.

10) 306-308 East 27th Street: significant Bungalow; this is a one and one-half story brick building with a gable roof constructed in 1926. It features a shed dormer the length of the south elevation, a projecting center gable, and two small porches with gable roofs and brick piers. Unfortunately, the dormer area has been covered with permastone. This is an unusual adaptation of the Bungalow style as a multi-family apartment building in this neighborhood.

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12) 2711 House Avenue: typical Bungalow; this is a one and one-half story gable-roofed wood frame building with a basement that was constructed in 1927. It has an open gable-roofed porch centered in the west elevation that has square columns. There is also a shed dormer. The exterior walls are covered with asbestos shingles that are old but probably not original. Windows are typically one over one-light double-hung units covered with aluminum storm windows.

Block 50

15) 2721 Evans Avenue: elements of Bungalow; this is a one and one-half story gable-roofed wood frame structure with a basement that was constructed in 1912. It has simple lines with few architectural embellishments. It has large gable-roofed dormers, a pent roof spanning the west gable end, and an open hipped-roofed porch with square tapered wooden columns. Windows are typically one over one-light double-hung units, and there is leaded glass above the porch window. The exterior walls are covered with aluminum lap siding covering the original fabric.

19) 2714 Van Lennen Avenue: typical Bungalow; this is a one-story hipped-roofed brick building with a basement that was constructed in 1928. It has an enclosed hipped-roofed porch with brick posts and hipped-roofed addition. There is also an attached garage. Windows are generally double-hung units but some have been replaced with metal casement windows. The brick house is articulated with stone or concrete sills and water table.

21) 418 East 27th Street: significant Bungalow; this is a one-story, gable-on-hip wood frame building with a basement constructed in 1928. It has an open gable-roofed porch with columns covered with clapboard siding. The exterior walls are also covered with clapboard siding. Windows are typically four over one-light double-hung units with vertical upper lights. This building has received few exterior modifications and is a good example of the simple Bungalow style prevalent in this portion of the neighborhood.

25) 400 East 27th Street: significant Bungalow; this is a one-story gable-on-hip brick building with a basement constructed in 1927. The roof is covered with wood shingles. The building features elaborate brackets in the eaves supporting a gable-roofed overhang and a dark contrasting brick water table. Windows are typically paired one over one-light double-hung units covered

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with aluminum storm windows. This is a neat, well-preserved example of the Bungalow style with several modest architectural embellishments.

Block 51

29) 2721 Van Lennen Avenue (in rear): typical Bungalow; this is a one-story clipped gable-roofed wood frame building that was constructed in 1927 and moved in from another location in 1969 for storage. The roof is covered with rolled roofing, and the exterior walls are clad with clapboard siding with a decorative wood belt course. There is an open clipped gable-roofed porch on the west elevation. Windows are one over one-light double-hung units. There is a detached gable-roofed one-car garage located southwest of the building.

31) 2716 Maxwell Avenue: significant Bungalow; this is a one-story hipped-roofed wood frame structure with a basement constructed in 1920. The roof is covered with wood shingles, and the exterior walls are clad with clapboard siding. There is a projecting enclosed gable-roofed porch with wood shingles in the gable end. The windows are typically four over one-light double-hung units with vertical upper lights. Other features includes a side slope corbeled chimney and braces in the eaves. This is a well-preserved example of the simple Bungalow style that is prevalent in the neighborhood.

38) 500 East 27th Street: typical Bungalow; this is a one-story hipped-roofed wood frame structure with a basement constructed in 1927. The exterior walls are clad with vinyl siding covering the original material. The roof is covered with asphalt shingles, and there is a side slope brick chimney. There is a projecting enclosed gable-roofed porch on the south elevation that contains the main entrance. It is either recent or it has been remodeled. There is a bay window on the west elevation. The remainder of the windows are four over one-light double-hung units with vertical upper lights.

39) 2711-2715 Van Lennen Avenue: significant Bungalow; this is a one-story gable-roofed wood frame structure with two tranverse gables at each end (north and south). It was constructed in 1923. The roof is covered with wood shingles, and the exterior walls are clad with clapboard siding. The windows are typically four over one-light double-hung units with vertical upper lights. The building was a single family unit until about 1935, and then was divided into three residences. It is not known what exterior modifications were completed at that time.

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Block 74

44) 2622 Maxwell Avenue: typical Bungalow; this is a one-story gable-roofed wood frame structure with basement constructed in 1926. There is an open clipped gable-roofed porch with square columns. Windows are four over one-light double-hung units with vertical upper lights. This building has received few exterior modifications and therefore has good physical integrity.

48) 522 East 26th Street: typical Bungalow; this is a one-story gable-roofed wood frame structure with a basement constructed in 1935. The roof has gable returns and is covered with asphalt shingles. The exterior walls are covered with asbestos shingles. There is an enclosed gable-roofed porch built onto the south elevation that contains the main entrance. It also features gable returns. Windows and doors are covered with aluminum awnings. Windows are typically one over one-light double-hung units covered with aluminum storm windows. This house has received several exterior modifications, but they are considered minor, and the original scale, proportions, and modest architectural details are still evident.

50) 508 East 26th Street: significant Bungalow; this is a one-story gable-roofed wood frame structure with a basement constructed in 1925. The roof is covered with asphalt shingles and features exposed beams and rafters. The exterior walls are covered with clapboard siding. There is an open gable-roofed porch with battered columns built onto the south elevation. Windows are five over one-light double-hung units with vertical upper lights. This house has been well maintained with only minor exterior modifications.

53) 2615 Van Lennen Avenue: typical Bungalow; this is a one and one-half story gable-roofed wood frame structure with two gable-roofed dormers constructed in 1925. The roof is covered with wood shingles, and there are two corbeled chimneys protruding from the roofline. The walls are clad with shingles. An open shed-roofed porch with wrought iron supports has been added. Windows are multi-light double-hung units. The building has received several exterior modifications, but it has retained its essential proportions and some of its original architectural elements.

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Block 75

55) 2622 Van Lennen Avenue: significant Bungalow; this is a one-story gable-on-hip brick structure constructed in 1927. It has an open inset gable-roofed corner porch with brick balustrade and piers. The windows are four over one-light double-hung units with vertical upper lights. This building is nearly identical to the next house to the south (2618 Van Lennen) and is in good condition with very few exterior modifications.

60) 410 East 26th Street: typical vernacular style; this is a one and one-half story gable-roofed wood frame structure with gable-roofed dormers constructed in 1908. The front projecting gable features a pent roof and lunette window. There is an enclosed hipped-roofed porch with square posts. The exterior is clad with clapboard siding and wood shingles in the gable ends. It also appears that aluminum lap siding has been added to portions of the exterior. Windows are typically one over one-light double-hung units.

63) 2617 Evans Avenue: typical Bungalow; this is a one-story hipped-roofed wood frame building with a basement constructed in 1927. It has a shallow enclosed gable-roofed porch that contains the main entrance, which is flanked by sidelights. The eaves are accented with exposed purlins. The exterior walls are clad with aluminum lap siding. There is also a shallow gable-roofed addition on the south elevation built to resemble a bay window. Windows are typically paired or triple four over one-light double-hung units with vertical upper lights. Although this building has received some exterior modifications, its essential character remains and some of its simple architectural elements are still apparent.

Block 76

64) 301 East 27th Street: typical Bungalow; this is a one-story hipped-roofed brick building with a basement constructed in 1927. It has an enclosed hipped-roofed corner porch that contains the main entrance. Windows are typically paired or triple six over one-light double-hung units. The upper lights are arranged in an interesting geometric pattern. There is a dark contrasting brick string course that circles the building at window sill level. A side slope brick chimney protrudes from the roof line. This building is nearly identical to the home to the east at 303 East 27th Street. The building has been well maintained with very few exterior modifications

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and is a good example of the simple and clean lines of the modest bungalows in this neighborhood.

67) 322 East 26th Street: significant vernacular; this is a one and one-half story gable-roofed wood frame building constructed in 1908. The roof is covered with asphalt shingles, and the exterior walls are clad with clapboard siding. The house features eave returns, large gable-roofed dormers, a corbeled brick chimney, and an open full facade porch with Doric columns and pediment. There is a bay window with arched window units on the east elevation. Windows are typically double-hung with diagonal muntins dividing the upper lights. It is well maintained with few exterior modifications.

71) 2611 House Avenue: significant Classic Cottage; this is a one-story hipped-roofed wood frame building with a basement constructed in 1917. The roof is covered with asphalt shingles, and the exterior walls are clad with clapboard siding and wood shingles below. The building features exposed rafters, a hipped roofed dormer, and a porch that has been enclosed on the south elevation. Leaded glass has been used in the upper light of two large windows in the west elevation. The main entrance is flanked by narrow sidelights. Other windows are typically one over one-light double-hung units. The detached hipped-roofed garage has a hipped-roofed dormer and two original doors and is contemporary with the house. The house is well maintained with few exterior modifications.

Block 77

73) 2623 Warren Avenue: typical Bungalow; this is a one-story gable-roofed wood frame building constructed in 1912. The roof is covered with wood shingles, and the exterior walls are clad with wood shingles. The building has exposed rafters, an inset corner porch with square columns, a front bay window with leaded glass in the center window, and stucco covers the gable ends. The windows are typically one over one-light double-hung units. This is a well-maintained example of the Bungalow style with few exterior modifications.

76) 2616 House Avenue: significant Bungalow; this is a one and one-half story gable-roofed wood frame building constructed in 1912. The roof is covered with asphalt shingles, and the exterior walls are clad with clapboard siding. There is an open porch covered by an extension of the roof with doric columns

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on the east elevation facing the street. The building also features a gable-roofed dormer centered above the porch, exposed rafters, and a hipped-roofed bay window in the south elevation. Windows are typically one over one-light double-hung units, and there is leaded glass in transoms of the windows on the east elevation. The porch and dormer have a bellcast to the gables.

78) 204 East 26th Street: significant Bungalow; this is a one and one-half story gable-roofed wood frame building resting on a brick foundation constructed in 1916. The exterior walls are clad with clapboard siding. It has an open inset porch in the south elevation facing the street with paired square columns with brick bases. There are gable-roofed dormers, exposed rafters and purlins and brackets; half timbering and stucco cover the gable ends. Windows are double-hung units. This building is in good condition and is a well detailed example of the Bungalow style in this district.

81) 2611 Warren Avenue: typical vernacular wood frame; this is a one and one-half story, gabled "L" wood frame building resting on a stone foundation constructed in 1918. There is an open hipped-roofed porch with doric columns in the ell facing the street. The building also has a bay window covered with wood shingles. The building lacks sufficient architectural detailing to assign a specific style.

Block 110

87) 218 East 25th Street: significant vernacular wood frame; this is a one and one-half story intersecting gable-roofed wood frame building constructed in 1901. The exterior is clad with asbestos siding and is not original. It has an open porch with a pediment and spindle posts and balustrade. Other features include a corbeled brick chimney, gable-roofed dormer, and a bay window. Exterior modifications are limited to the asbestos siding, but the original architectural elements are still intact and visible. This is one of four similar residences in a row on this block.

90) 206 East 25th Street: significant vernacular wood frame; this is a one and one-half story intersecting gable-roofed, wood frame building constructed in 1904. The upper half of the building is clad with wood shingles; the lower half has been covered with asbestos shingles that are not original. The building features an open gable-roofed porch, a front bay window, a shed-roofed dormer, a corbeled brick chimney, and gable returns.

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Block 111

94) 2522 Evans Avenue: typical vernacular wood frame; this is a one-story gabled "L" stucco covered building constructed in ca. 1890. It has an enclosed wood frame shed-roofed porch that was either enclosed or added at a later date. It also has an ornate front bay window. It is one of the few buildings in the Lakeview District that is depicted on the 1894 Sanborn Map, indicating that it is one of the oldest.

96) 2510 Evans Avenue; typical vernacular wood frame; this is a one and one-half story gabled "L" building with a basement constructed in ca. 1908. It has gable-roofed dormers, an open hipped-roofed porch, a gabled overdoor, a bay window, and one over one-light double-hung windows. The exterior is clad with asbestos shingles.

98) 316 East 25th Street: typical, vernacular wood frame; this is a one story hipped-roofed building without a basement constructed in ca. 1890. The exterior is clad with clapboard siding. A hipped-roofed porch was enclosed at a later date. Windows are typically one over one-light double-hung units.

102) 2515 House Avenue: significant Classic Cottage; this is a one and one-half story bellcast hipped-roofed, wood frame building with a basement constructed in 1907. The exterior walls are clad with shingle siding. It features a hipped-roofed dormer, an open full facade porch with a hipped-roof and square columns with panels, and one over one-light double-hung windows. The building has been well maintained with few significant exterior modifications.

Block 112

106) 2522 Van Lennen Avenue; typical Bungalow; this is a one-story clipped gable-roofed brick building with a basement built in 1928. It has an enclosed clipped gable-roofed porch, exposed rafters, and four over one-light double-hung windows. It has a detached wood frame garage that employs the same architectural style elements. The building is in good condition and has received few exterior modifications with the possible exception of enclosing the porch.

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112) 408 East 25th Street: typical Classic Cottage; this is a one and one-half story wood frame building with a bellcast hipped roof resting on a cast stone foundation. It was built in 1908. The exterior walls are clad with aluminum lap siding. It has an enclosed full facade porch, a bellcast hipped-roofed dormer centered above the porch, a bay window in the west elevation, and a cast stone retaining wall running along the front or south side of the property.

114) 2511 Evans Avenue: typical vernacular wood frame; this is a one-story Gabled "L" wood frame building resting on a stone foundation built in 1908. It has a mansard-roofed open porch in the ell with spindle posts. The exterior walls are clad with clapboard siding. Windows are typically one over one-light double-hung units, and one of the windows in the front or west elevation has been replaced.

Block 113

117) 513 East 26th Street: significant vernacular stone; this is a one-story gable-on-hip roofed stone building constructed in 1890. The walls are constructed with rubble masonry. It has an enclosed hipped-roofed wood frame porch. The windows are one over one-light double-hung segmental arched units. This building is identical to the residence to the east (515 East 26th Street) but has better physical integrity. The building material is unique in this neighborhood, and it represents one of the oldest properties in Lakeview.

121A) 512-1/2 Maxwell Avenue: significant vernacular masonry; this is a one and one-half story stone building with an elaborate truncated hipped roof with dormers that is located in the alley behind 2510 Maxwell Avenue. The building dates to as early as 1879 and was first used as a stable for the horse drawn trolley. The building has been rehabilitated, and one portion is used as the residence and the remainder contains a two-car garage with rooms above.

125) 510 East 25th Street: significant vernacular brick; this is a one-story gable-on-hip brick building. It has an open hipped-roofed porch with square posts, and the lower one-third is covered with shingles. The windows have stone lintels and sills and are typically one over one-light double-hung units. Stained glass is used in the upper portion of the windows in the

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facade or south elevation. The building is in good condition, and there have been no significant exterior modifications. It is also one of the older buildings in the district, dating from around 1890.

130) 2517 Van Lennen Avenue: significant Bungalow; this is a one-story gable-roofed brick building. It has an enclosed clipped gable-roofed porch with four over one-light double-hung windows with vertical upper lights. The remaining windows in the residence are similar. The gable ends are covered with wood shingles. This is a modest example of the Bungalow style and has been well maintained with few exterior modifications. The residence at 2521 Van Lennen (next house north) is identical and was constructed by the same contractor, W.W. Vosler, in 1928.

Block 135

131) 2422 Seymour Avenue: twentieth century Commercial; this is a one-story flat-roofed brick commercial building. Metal tile coping encircles the top of the building. Brick piers extend above the roof line. The east elevation has an accented main entrance flanked by display windows on either side. There is a marble signboard area centered above the door, and a modern signboard is suspended from the corner pier. The building was constructed in 1923 for a monument business and has always been related to the adjacent Lakeview Cemetery. It is one of the few commercial buildings in the Lakeview District.

134) 614 East 24th Street: significant vernacular stone; this is a one-story hipped-roofed stone building. It has an open hipped-roofed porch with paneled stone columns. The walls are constructed with random, quarry-faced stone that shows high quality craftsmanship. Windows are typically one over one-light double-hung units. The main entrance has a transom. The building was constructed in about 1900 and occupied by a stone cutter.

Block 136

141) 2420 Maxwell Avenue: typical Bungalow; this is a one and one-half story gable-roofed wood frame/stucco building. It features exposed rafters, a gable-roofed dormer, and a full facade open porch with battered wood posts and stucco piers. Windows are typically one over one-light double-hung

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units. There is a more recent gable-roofed addition on the south elevation that serves as a two-car garage and a business. This is a rather large example of the Bungalow Style in the district.

145) 504 East 24th Street: significant bungalow; this is a one and one-half story gable-roofed brick building with a basement built in 1917. The roof is covered with wood shingles. There is a gable-roofed dormer, and the gable ends feature half timbering and brackets. There is an inset open porch on the facade or south elevation with a low brick wall and battered wood posts with arches between. Windows are typically double-hung units, and there is a triple front window. The residence is in good condition, and there have been few exterior modifications. It is a well detailed example of the Bungalow style and one of the best representatives of that style in the district.

147) 2415 Van Lennen Avenue: significant Bungalow; this is a one and one-half story gable-roofed wood frame building constructed in 1923. It features open rafters and brackets, a gable-roofed dormer centered in the facade or west elevation, and an open inset porch. The exterior walls are clad with clapboard siding. Windows are typically five over one-light double-hung units with vertical upper lights. The residence is well maintained and has received few exterior modifications. It is a good example of the Bungalow style in a wood frame house.

Block 137

148) 2419 Evans Avenue: significant American Foursquare; this is a two and one-half story hipped-roofed wood frame building. It has a hipped-roofed dormer centered in the facade or west elevation with a full facade open porch with Ionic columns below. The porch extends beyond the house to create the appearance of a wrapped porch. The exterior walls are clad with clapboard and shingle siding. Windows are typically one over one-light double-hung units. There are stained glass lights in the facade windows. This house is well maintained and has received few exterior modifications. It is an excellent example of the American Foursquare style in this district.

151) 2416 Van Lennen Avenue: significant vernacular stone; this is a one and one-half story gable-roofed stone building. It has a shed-roofed dormer and two open porches with Doric columns on the south elevation. The gable ends

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are shingled with a pent eave. Windows are typically one over one-light double-hung units with stained glass upper lights. The walls are constructed with coursed quarry-faced stone. This is one of four similar stone houses in a row along Van Lennen Avenue that were constructed by R.W. Bradley, a Cheyenne contractor, in about 1904-1905. This house is a well preserved example with few exterior modifications.

154) 412 East 24th Street: significant Queen Anne; this is a one and one-half story mansard-roofed wood frame building constructed in 1904. It has projecting overlapping gables, and the gable ends are covered with wood shingles. The exterior walls are clad with clapboard siding. It features a gable-roofed dormer, an open corner wrap porch with spindle posts, and a bayed front. The windows are one over one-light double-hung units. Stained glass has been used in some of the transoms. This turn-of-the-century house is a good representative of the Queen Anne style that is not common in the Lakeview District.

156) 400 East 24th Street: typical vernacular wood frame; this is a one and one-half story crossed gable wood frame building constructed in 1900. It features gable returns, an open hipped-roofed front porch with square Doric columns, and double-hung windows. The exterior walls are clad with clapboard siding. Additions have been made to the north and east elevations, and the attic window has been replaced in the facade or south elevation.

Block 138

162) 2422 Evans Avenue: significant Queen Anne; this is a one-story gable-roofed building with projecting gables with shingled ends. The exterior walls are clad with clapboard siding. It has an open curved porch; however, the posts have been replaced with brick piers. The facade or east elevation is bayed, and there is a bay window in the south elevation. Both of these bays are paneled. This is a good example of the Queen Anne style dating from about 1890 that has retained most of its architectural detailing.

166) 2404 Evans Avenue: typical vernacular wood frame; this is a one and one-half story gable-roofed wood frame building. The exterior walls have been clad with contrasting dark and light aluminum lap siding. There are enclosed porches at the corners. The building has a bayed facade (east elevation) with bargeboards and a side bay window (south elevation). The windows are

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one over one-light double-hung units generally in pairs. This is one of three adjacent houses that were identical, but have now been altered to varying degrees. It is also one of the earlier homes in the District dating from about 1890.

170) 2415 House Avenue: significant Dutch Colonial Revival; this is a one and one-half story gambrel-roofed wood frame building with a basement built in 1908. The exterior walls have been clad with aluminum lap siding. The facade or west elevation has two gable overdoors. It appears that the house once had an inset porch that has subsequently been enclosed. There are also shed-roofed dormers that have probably been added. Windows are one over one-light units with wood shutters. This house is an altered example of the Dutch Colonial Revival style and the only one of its kind in the District.

Block 174

172) 2323 Evans Avenue: typical American Foursquare; this is a two and one-half story hipped-roofed wood frame building constructed in 1912. The roof is covered with wood shingles, and the exterior walls are clad with clapboard siding. The building has an open hipped-roofed full facade porch with a solid brick balustrade and battered posts. There is a hipped-roofed dormer centered above the porch. The building also features canted corners. Windows are typically one over one-light double-hung units. This is a large simple example of the American Foursquare, of which there are several in the District.

177) 2316 Van Lennen Avenue: significant Bungalow; this is a one and one-half story hipped-roofed wood frame building constructed in 1912. The exterior walls are clad with clapboard siding. It has a hipped-roofed dormer and an open full facade inset porch with clapboard covered piers and paired wood posts. The front triple window has diamond-patterned panes. Otherwise the windows are typically four over one-light double-hung units. The house is well maintained with few exterior changes except that the dormer window is boarded over.

180) 408 East 23rd Street: significant vernacular wood frame; this is a two and one-half story hipped-roofed wood frame building with a basement constructed in 1915. It has a small hipped-roofed dormer, a bayed front wing, and an open hipped-roofed corner porch with a clapboard balustrade and

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paired square columns. The exterior walls are clad with shingle siding on the second story and clapboard siding on the first story. There is also an exterior brick chimney and a side bay window (east elevation). Windows are three over one-light double-hung units.

Block 175

186) 509 East 24th Street: significant Bungalow; this is a one-story clipped gable-roofed brick building with exposed rafters built in 1928. It has an open clipped gable-roofed porch with brick piers. There is a rectangular bay window on the east elevation. Windows are grouped in threes and are six over one-light double-hung units. There is a dark brick sill course that contrasts with the lighter brick walls. The building is in good condition and has received few exterior modifications.

190) 522 East 23rd Street: significant Bungalow; this is a one-story gable-roofed wood frame building with a partial basement built in 1920. The roof is covered with asphalt shingles, and the exterior walls are clad with clapboard siding. The south elevation of facade has an inset corner porch with a wood pier covered with clapboard siding. The building also features a rectangular bay window, exposed rafters with decorative ends, exposed beams, and an exterior corbeled brick chimney. Windows are double-hung units with multi-paned upper lights. This is a good example of a wood frame bungalow in the district and has been well maintained.

193) 506 East 23rd Street: significant Italianate; this is a one-story gable-roofed brick building. It was constructed by English cattle baron Moreton Frewen in 1880 and is one of the two earliest buildings constructed in the district. The exterior walls were covered with stucco in about 1918-1920. The house originally had a full facade open porch and two bay windows. There were also two bay windows located in the west elevation. The open porch has been removed and replaced with an enclosed shed-roofed porch. The porch enclosed the western bay, which was removed and replaced with French doors. A bedroom and bath were added in an ell formed by the kitchen, which extended beyond the building line on the north elevation. The Frewen House is currently enrolled on the National Register of Historic Places.

195) 2313 Van Lennen Avenue: significant Bungalow; this is a one-story hipped-roofed brick building constructed in 1921. There is an enclosed

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gable-roofed porch on the facade or west elevation with contrasting dark brick piers. The building features exposed rafters and beams and an exterior brick chimney. Windows are typically six over one-light double-hung units with three over one-light windows filling the front porch. The building is in good condition and has received few exterior modifications.

Block 176

197) 2321 Maxwell Avenue: typical Bungalow; this is a one-story gable-roofed brick building with a basement built in 1935. It has an enclosed gable-roofed porch in the west elevation and a shed-roofed addition in the resulting ell with a set of four windows that may have been added at a later date. Windows are typically one over one-light double-hung units with six over one-light double-hung units in the addition. Architectural accents include exposed rafters and beams, bargeboards, and dark brick surrounds and water table course.

207) 604 East 23rd Street: significant Bungalow; this is a one-story hipped-roofed brick building constructed in 1930. The main entrance is marked with a gable roof, arched doorway, and cheek walls, but there is no porch. The building has a gable-roofed wing or addition to the east of entrance with a triple front window with three over one-light double-hung units and an exterior brick chimney.

210) 2315 Maxwell Avenue: significant Bungalow; this is a one-story gable-roofed brick building with a basement constructed in 1931. It has an inset corner porch with a brick pier. There is a group of four three over one-light double-hung window units to the north of the entrance. This area has been covered with an aluminum awning, the only major exterior modification. The building also has exposed rafters and a contrasting brick sill course.

Block 197

213) 605 East 23rd Street: significant Bungalow; this is a one-story gable-roofed wood frame building resting on a concrete foundation built in 1924. The exterior walls are clad with clapboard siding. There is an enclosed gable-roofed porch on the facade or north elevation. The building features exposed rafters and brackets. Windows are one over one-light double-hung

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units, and the porch is enclosed with four over four-light double-hung units. This simple example of the bungalow style has been well maintained with few exterior modifications except aluminum storm windows and doors.

216) 2212 Seymour Avenue: significant Bungalow; this is a one-story gable-on-hip roofed brick building constructed in 1935. It has an open gable-roofed porch on the facade or east elevation with brick piers. The gable ends are shingled and are accented with bargeboards. Windows are three over one-light double-hung units with elongated upper lights. Other architectural details include dark brick quined window surrounds and a patterned base in the area of the water table. This house is well preserved and has received few exterior modifications other than aluminum storm doors and windows.

221) 608 East 22nd Street: significant American Foursquare; this is a two and one-half story hipped-roofed wood frame building constructed in 1914. It has a hipped-roofed dormer centered in the facade or south elevation. There is a full facade enclosed ground level porch with square doric columns. The exterior walls are covered with clapboard siding. Windows are typically one over one-light double-hung units. It is likely that the porch was originally open; otherwise the building has received few exterior modifications.

225) 2219 Maxwell Avenue: typical Tudor Revival elements; this is a one-story crossed gable-roofed brick building with a basement built in 1936. It has a small tower-like enclosed entry and a side bay window with a conical roof. Windows are three over one-light double-hung units with elongated upper lights and dark brick sills. Stucco covers the gable ends not facing the street. This house has elements of the Tudor Revival style with its entry which hints at being a tower.

Block 198

226) 2221 Van Lennen Avenue: significant vernacular brick; this is a one and one-half story truncated hipped-roofed brick building with a cast stone foundation built in 1908. The facade or west elevation has an open gable-roofed porch with a pediment and doric columns. There is a hipped-roofed dormer on the north elevation. Windows are one over one-light double-hung units with shutters, and the windows in the facade have transoms. This is a rather unique house in the district with its bellcast roof, bellcast gable-roofed porch, and bellcast dormer. It is well maintained and has received

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few exterior modifications.

228) 2212 Maxwell Avenue: typical Tudor Revival; this is a one-story gable-roofed brick building with a basement constructed in 1931. There is a broadly sweeping gable-roofed projection on the facade with an arched main entrance. The entrance is accented with dark brick quoin-like surrounds, as are the building corners. There is a corner deck that has been covered with an aluminum awning. Windows are three over one-light double-hung units with vertical upper lights. This is a small simple example of the Tudor Revival style found in this district.

Block 199

232) 417 East 23rd Street: typical vernacular wood frame; this is a one-story truncated hipped-roofed wood frame building resting on a stone foundation. The exterior walls are clad with shiplap siding. It has an open shed-roofed porch with battered wood posts and a solid shingled balustrade on the facade or north elevation. A handicapped ramp has been added to the porch. There is a side bay window on the east elevation. Windows are five over one-light double-hung units. Records indicate that the building may have been constructed as early as 1885, then substantially remodeled after 1900.

233) 2216 Van Lennen Avenue: significant Prairie; this is a two-story hipped-roofed wood frame building. The exterior walls are clad with clapboard siding. It has a full facade open hipped-roofed porch with battered wood piers and solid clapboard balustrade. It is topped by a deck with balustrade. Access to the deck is gained via a centered hipped-roofed addition on the second floor that resembles a dormer. Windows are twelve over one-light double-hung units in pairs and threes. This is a well-preserved and simple example of the Prairie style.

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LIST AND CLASSIFICATION OF PROPERTIES IN THE LAKEVIEW HISTORIC DISTRICT

Contributing = 181
Noncontributing = 53
Total = 234

Rating System

- 3 = major contributors
- 2 = contributing
- 1 = noncontributing nonintrusive or
noncontributing by date
- 0 = intrusive

<u>No.</u>	<u>Address</u>	<u>Date/Style</u>	<u>Material</u>	<u>Rating</u>	<u>Significance</u>
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Block 49

1.	301 E.28th	1928/Bungalow	brick	2	contributing
2.	305 E.28th	1928/Bungalow	brick	2	contributing
3.	319 E.28th	1930/Bungalow	wood frame	2	contributing
4.	2722 Evans	1930/Bungalow	wood frame	2	contributing
5.	2716 Evans	1934/Bungalow	stucco	2	contributing
6.	2714 Evans	1934/Bungalow	brick	3	maj contrib
7.	2712 Evans	1925/vernacular	wood frame	2	contributing
8.	2700 Evans	1926/vernacular	wood frame	2	contributing
9.	312 E. 27th	1975/modern	brick	0	intrusive
10.	306-08 27th	1926/Bungalow	brick	2	contributing
11.	300 E. 27th	1929/Bungalow	wood frame	2	contributing
12.	2711 House	1927/Bungalow	wood frame	2	contributing
13.	2715 House	1925/Bungalow	brick	2	contributing
14.	2717 House	1929/vernacular	wood frame	1	noncontrib- nonintrusive

Block 50

15.	2721 Evans	1912/Bungalow	wood frame	2	contributing
16.	2722 Van Lennen	1940/vernacular	brick	2	contributing
17.	2720 Van Lennen	1937/vernacular	wood frame	2	contributing
18.	2716 Van Lennen	1938/vernacular	wood frame	1	noncontrib- nonintrusive

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<u>No.</u>	<u>Address</u>	<u>Date/Style</u>	<u>Material</u>	<u>Rating</u>	<u>Significance</u>
19.	2714 Van Lennen	1928/Bungalow	brick	2	contributing
20.	420 E. 27th	1936/vernacular	wood frame	2	contributing
21.	418 E. 27th	1928/Bungalow	wood frame	3	maj contrib
22.	416 E. 27th	1926/Bungalow	wood frame	3	maj contrib
23.	410 E. 27th	1930/Bungalow	brick	3	maj contrib
24.	404 E. 27th	1945/vernacular	brick	2	contributing
25.	400 E. 27th	1927/Bungalow	brick	3	maj contrib
26.	2715 Evans	1928/Bungalow	brick	3	maj contrib
27.	2719 Evans	1920/Bungalow	wood frame	2	contributing

Block 51

28.	2721 Van Lennen	1924/Bungalow	wood frame	1	noncontrib- nonintrusive
29.	2721 Van Lennen (in rear)	1927/Bungalow (moved)	wood frame	1	noncontrib- nonintrusive
30.	2722 Maxwell	1924/Bungalow	wood frame	2	contributing
31.	2716 Maxwell	1920/Bungalow	wood frame	3	maj contrib
32.	2712 Maxwell	1924/Bungalow	wood frame	2	contributing
33.	2710 Maxwell	1924/Bungalow	wood frame	1	noncontrib- nonintrusive
34.	520 E. 27th	1949/Bungalow	brick	1	noncontrib- by date
35.	512 E. 27th	1937/Bungalow	wood frame	1	noncontrib- nonintrusive
36.	508 E. 27th	1924/Bungalow	wood frame	1	noncontrib- nonintrusive
37.	504 E. 27th	1927/Bungalow	wood frame	2	contributing
38.	500 E. 27th	1927/Bungalow	wood frame	2	contributing
39.	2711-15 Van Lennen	1923/Bungalow	wood frame	2	contributing
40.	2719 Van Lennen	1924/Bungalow	wood frame	1	noncontrib- nonintrusive

Block 74

41.	501 E. 27th	1934/Bungalow	wood frame	1	noncontrib- nonintrusive
42.	503 E. 27th	1918/Bungalow	wood frame	2	contributing

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43.	511 E. 27th	1928/Bungalow	wood frame	1	noncontrib- nonintrusive
44.	2622 Maxwell	1926/Bungalow	wood frame	2	contributing
45.	2618 Maxwell	1926/Bungalow	wood frame	2	contributing
46.	2614 Maxwell	1926/Bungalow	wood frame	1	noncontrib- nonintrusive
47.	2612 Maxwell	1935/Bungalow	wood frame	1	noncontrib- nonintrusive
48.	522 E. 26th	1935/Bungalow	wood frame	2	contributing
49.	512 E. 26th	1925/Bungalow	wood frame	2	contributing
50.	508 E. 26th	1925/Bungalow	wood frame	3	maj contrib
51.	504 E. 26th	1954/Bungalow	brick	1	noncontrib- nonintrusive
52.	500 E. 26th	1922/Bungalow	wood frame	2	contributing
53.	2615 Van Lennen	1925/Bungalow	wood frame	2	contributing

Block 75

54.	2619 Evans	1926/Bungalow	wood frame	2	contributing
55.	2622 Van Lennen	1927/Bungalow	brick	3	maj contrib
56.	2618 Van Lennen	1928/Bungalow	brick	3	maj contrib
57.	2614 Van Lennen	1946/Bungalow	wood frame	1	noncontrib- nonintrusive
58.	422 E. 26th	ca.1900/Bungalow	wood frame	2	contributing
59.	416 E. 26th	1922/Bungalow	wood frame	2	contributing
60.	410 E. 26th	1908/vernacular	wood frame	2	contributing
61.	402 E. 26th	1962/vernacular	brick	0	intrusive
62.	2615 Evans	1928/Bungalow	wood frame	2	contributing
63.	2617 Evans	1927/Bungalow	wood frame	2	contributing

Block 76

64.	301 E. 27th	1927/Bungalow	brick	2	contributing
65.	303 E. 27th	1928/vernacular	brick	2	contributing
66.	2618 Evans	1914/vernacular	wood frame	2	contributing
67.	322 E. 26th	1908/vernacular	wood frame	3	maj contrib
68.	314-16 E. 26th	1908/Bungalow	wood frame	2	contributing

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69.	306-08 E. 26th	1917/vernacular	wood frame	1	noncontrib- nonintrusive
70.	300 E. 26th	1908/Classic Cottage	wood frame	3	maj contrib
71.	2611 House	1908/Classic Cottage	wood frame	3	maj contrib
72.	2615 House	1920/Bungalow	wood frame	2	contributing

Block 77

73.	2623 Warren	1912/Bungalow	wood frame	2	contributing
74.	2622 House	1901/Classic Cottage	wood frame	2	contributing
75.	2618 House	1901/Classic Cottage	wood frame	2	contributing
76.	2616 House	1912/Bungalow	wood frame	3	maj contrib
77.	2608 House	1965/modern apt.	brick	0	intrusive
78.	204 E. 26th	1916/Bungalow	wood frame	3	maj contrib
79.	2603 Warren	1911/Bungalow	wood frame	3	maj contrib
80.	2607 Warren	1911/Bungalow	wood frame	2	contributing
81.	2611 Warren	1918/vernacular	wood frame	3	maj contrib
82.	2615 Warren	1908/Bungalow	wood frame	2	contributing
83.	2617 Warren	1909/vernacular	wood frame	3	maj contrib

Block 110

84.	2515 Warren	1977/commercial	concrete	0	intrusive
85.	2510 House	1908/vernacular	wood frame	1	noncontrib- nonintrusive
86.	222 E. 25th	1901/vernacular	wood frame	2	contributing
87.	218 E. 25th	1901/vernacular	wood frame	3	maj contrib
88.	212 E. 25th	1901/vernacular	wood frame	2	contributing
89.	208 E. 25th	1901/vernacular	wood frame	2	contributing
90.	206 E. 25th	1904/vernacular	wood frame	2	maj contrib
91.	200 E. 25th	1915/Classic Cottage	wood frame	3	maj contrib

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<u>Block 111</u>					
92.	2523 House	1917/Classic Cottage	wood frame	2	contributing
93.	317 E. 26th	1916/vernacular	wood frame	1	noncontrib- nonintrusive
94.	2522 Evans	1890/vernacular	wood frame	2	contributing
95.	2518 Evans	1890/vernacular	brick	1	noncontrib- nonintrusive
96.	2510 Evans	1908/vernacular	wood frame	2	contributing
97.	322 E. 25th	1890/vernacular	stucco	2	contributing
98.	316 E. 25th	1890/vernacular	wood frame	2	contributing
99.	312 E. 25th	1926/Classic Cottage	wood frame	2	contributing
100.	310 E. 25th	1926/Bungalow	wood frame	1	noncontrib- nonintrusive
101.	300 E. 25th	1921/Bungalow	wood frame	2	contributing
102.	2515 House	1907/Classic Cottage	wood frame	3	maj contrib
103.	2519 House	1912/Classic Cottage	wood frame	3	maj contrib
<u>Block 112</u>					
104.	2523 Evans/ 401 E. 26th	1912/vernacular	wood frame	2	contributing
105.	415 E. 26th	1927/Bungalow	wood frame	2	contributing
106.	2522 Van Lennen	1928/Bungalow	brick	2	contributing
107.	2514 Van Lennen	1916/vernacular	wood frame	2	contributing
108.	2510 Van Lennen	1927/Bungalow	brick	2	contributing
109.	422 E. 25th	1928/Bungalow	brick	2	contributing
110.	418 E. 25th	1927/vernacular	brick	1	noncontrib- nonintrusive
111.	412 E. 25th	1916/Bungalow	wood frame	2	contributing
112.	408 E. 25th	1908/Classic Cottage	wood frame	2	contributing
113.	400 E. 25th	1924/Bungalow	wood frame	2	contributing
114.	2511 Evans	1908/vernacular	wood frame	2	contributing

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115.	2517 Evans	1940/vernacular	wood frame	1	noncontrib- nonintrusive
<u>Block 113</u>					
116.	2521 Van Lennen	1928/Bungalow	brick	3	maj contrib
117.	513 E. 26th	1890/vernacular	stone	3	maj contrib
118.	515 E. 26th	1890/vernacular	stone	2	contributing
119.	2522 Maxwell	1920/Bungalow	wood frame	2	contributing
120.	2514 Maxwell	1920/vernacular	brick	2	contributing
121.	2510 Maxwell	1900/vernacular	wood frame	2	contributing
121A.	512-1/2 E.25th	1879/vernacular	stone	2	contributing
122.	2508 Maxwell	1890/vernacular	stone	3	maj contrib
123.	522 E. 25th	1890/vernacular	wood frame	1	noncontrib- nonintrusive
124.	512 E. 25th	1890/Italianate	stucco	2	contributing
125.	510 E. 25th	1890/vernacular	brick	3	maj contrib
126.	508 E. 25th	1900/vernacular	brick	2	contributing
127.	502 E. 25th	1890/Italianate	wood frame	2	contributing
128.	2511 Van Lennen	1916/vernacular	wood frame	2	contributing
129.	2513 Van Lennen	1927/Bungalow	wood frame	2	contributing
130.	2517 Van Lennen	1928/Bungalow	brick	3	maj contrib

Block 135

131.	2422 Seymour	1923/Commercial	brick	2	contributing
132.	2412 Seymour	1933/vernacular	brick	2	contributing
133.	622 E. 24th	1935/Tudor Rev.	brick	2	contributing
134.	614 E. 24th	1900/vernacular	stone	3	maj contrib
135.	612 E. 24th	1923/Bungalow	brick	2	contributing
136.	600 E. 24th	1900/vernacular	wood frame	2	contributing
137.	2405 Maxwell	1912/Bungalow	wood frame	2	contributing

Block 136

138.	505 E. 25th	1951/modern	brick	0	intrusive
139.	511 E. 25th	1921/Bungalow	wood frame	2	contributing
140.	515 E. 25th	1920/Bungalow	wood frame	2	contributing
141.	2420 Maxwell	1928/Bungalow	w.f./stucco	2	contributing

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142.	522 E. 24th	1922/Bungalow	wood frame	3	maj contrib
143.	516 E. 24th	1916/Bungalow	wood frame	2	contributing
144.	512 E. 24th	1921/Bungalow	wood frame	2	contributing
145.	504 E. 24th	1917/Bungalow	brick	3	maj contrib
146.	502 E. 24th	1917/Bungalow	brick	2	contributing
147.	2415 Van Lennen	1923/Bungalow	wood frame	3	maj contrib
148.	2419 Evans	1913/Foursquare	wood frame	3	maj contrib

Block 137

149.	415 E. 25th	1908/vernacular	wood frame	3	maj contrib
150.	2420 Van Lennen	1900-1905/ vernacular	stone	3	maj contrib
151.	2416 Van Lennen	1900-1905/ vernacular	stone	3	maj contrib
152.	2410 Van Lennen	1900-1905/ vernacular	stone	2	contributing
153.	420 E. 24th	1900-1905/ vernacular	stone	2	contributing
154.	412 E. 24th	1904/Queen Anne	wood frame	3	maj contrib
155.	410 E. 24th	1890/vernacular	wood frame	2	contributing
156.	400 E. 24th	1900/vernacular	wood frame	2	contributing
157.	2411 Evans	1916/vernacular	wood frame	1	noncontrib- nonintrusive
158.	2417 Evans	1890/vernacular	wood frame	1	noncontrib- nonintrusive

Block 138

159.	303 E. 25th	1914/vernacular	w.f/stucco	1	noncontrib- nonintrusive
160.	309 E. 25th	1908/verancular	wood frame	2	contributing
161.	313 E. 25th	1935/Bungalow	wood frame	2	contributing
162.	2422 Evans	1890/Queen Anne	wood frame	3	maj contrib
163.	2416 Evans	1890/vernacular	wood frame	2	contributing
164.	2410 Evans	1900/vernacular	wood frame	1	noncontrib- nonintrusive
165.	2406 Evans	1890/vernacular	wood frame	2	contributing
166.	2404 Evans	1890/vernacular	wood frame	2	contributing

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167.	300 E. 24th	1900/vernacular	wood frame	3	maj contrib
168.	2405 House	1908/vernacular	wood frame	2	contributing
169.	2409-11 House	1904/vernacular	wood frame	2	contributing
170.	2415 House	1908/Dutch Colonial Revival	wood frame	3	maj contrib
171.	2417 House	1945/vernacular	wood frame	1	noncontrib- nonintrusive

Block 174

172.	2323 Evans	1912/Foursquare	wood frame	3	maj contrib
173.	409 E. 24th	1916/Classic Cottage	wood frame	3	maj contrib
174.	415-17 E. 24th	1938/vernacular	wood frame	1	noncontrib- nonintrusive
175.	2322 Van Lennen	1916/Classic Cottage	wood frame	3	maj contrib
176.	2318 Van Lennen	1910/Classic Cottage	wood frame	2	contributing
177.	2316 Van Lennen	1912/Bungalow	wood frame	3	maj contrib
178.	418-20 E. 23rd	1916/Classic Cottage	wood frame	1	noncontrib- nonintrusive
179.	414 E. 23rd	1916/Classic Cottage	wood frame	1	noncontrib- nonintrusive
180.	408 E. 23rd	1915/vernacular	wood frame	3	maj contrib
181.	2301 Evans	1900/vernacular	wood frame	2	contributing
182.	2309 Evans	1900/vernacular	wood frame	1	contributing
183.	2315 Evans	1900/vernacular	wood frame	1	noncontrib- nonintrusive
184.	2317 Evans	1900/vernacular	wood frame	2	contributing

Block 175

185.	2321 Van Lennen	1928/Bungalow	brick	2	contributing
186.	509 E. 24th	1928/Bungalow	brick	3	maj contrib

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187.	513 E. 24th	1961/modern	brick	0	instrusive
188.	2320 Maxwell	1951/Commercial (apartment)	brick	1	noncontrib by date
189.	2316 Maxwell	1926/Bungalow	wood frame	3	maj contrib
190.	522 E. 23rd	1920/Bungalow	wood frame	3	maj contrib
191.	520 E. 23rd	1920/Bungalow	brick	3	maj contrib
192.	514 E. 23rd	1930/Bungalow	brick	1	noncontrub- nonintrusive
193.	506 E. 23rd	1880/Italianate	brick/stucco	3	listed NRHP
194.	2301 Van Lennen	1923/Bungalow	brick	3	maj contrib
195.	2313 Van Lennen	1921/Bungalow	brick	3	maj contrib
196.	2319 Van Lennen	1928/Bungalow	brick	2	contributing

Block 176

197.	2321 Maxwell	1935/Bungalow	brick	2	contributing
198.	613 E. 24th	1955/modern	brick	0	intrusive
199.	615 E. 24th	1945/vernacular	wood frame/ stucco	1	noncontrib- nonintrusive
200.	2324 Seymour	1916/Bungalow	wood frame	1	noncontrib- nonintrusive
201.	2316 Seymour	1939/vernacular	wood frame	1	noncontrub- nonintrusive
202.	2310 Seymour	1937/vernacular	wood frame	1	noncontrib- nonintrusive
203.	622 E. 23rd	1941/vernacular	wood frame	1	noncontrib- nonintrusive
204.	618 E. 23rd	1911/vernacular	wood frame	1	noncontrib- nonintrusive
205.	616 E. 23rd	1908/vernacular	wood frame	2	contributing
206.	614 E. 23rd	1916/vernacular	wood frame	1	noncontrib- nonintrusive
207.	604 E. 23rd	1930/Bungalow	brick	3	maj contrib
208.	600 E. 23rd	1914/vernacular	wood frame	2	contributing
209.	2311 Maxwell	1916/vernacular	wood frame	2	contributing
210.	2315 Maxwell	1931/Bungalow	brick	3	maj contrib
211.	2319 Maxwell	1935/Bungalow	wood frame	3	maj contrib

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<u>Block 197</u>					
212.	2221 Maxwell	1918/vernacular	brick	1	noncontrib- nonintrusive
213.	605 E. 23rd	1924/Bungalow	wood frame	3	maj contrib
214.	615 E. 23rd	1938/vernacular	wood frame	1	noncontrib- nonintrusive
215.	2222 Seymour	1928/vernacular	wood frame	3	maj contrib
216.	2212 Seymour	1935/Bungalow	brick	3	maj contrib
217.	2210 Seymour	1911/vernacular	wood frame	1	noncontrib- nonintrusive
218.	624 E. 22nd	1908/vernacular	wood frame	2	contributing
219.	620 E. 22nd	1917/Bungalow	wood frame	2	contributing
220.	612 E. 22nd	1920/Bungalow	wood frame	3	maj contrib
221.	608 E. 22nd	1914/Foursquare	wood frame	3	maj contrib
222.	606 E. 22nd	1906/vernacular	wood frame	2	contributing
223.	600 E. 22nd	1930/Bungalow	wood frame	2	contributing
224.	2215 Maxwell	1920/Bungalow	wood frame	2	contributing
225.	2219 Maxwell	1936/Tudor Revival	brick	2	contributing
<u>Block 198</u>					
226.	2221 Van Lennen	1908/vernacular	brick	3	maj contrib
227.	2222 Maxwell	1916/vernacular	wood frame	1	noncontrib- nonintrusive
228.	2212 Maxwell	1931/Tudor Revival	brick	2	contributing
229.	2217 Van Lennen	1909/Bungalow	wood frame	1	noncontrib- nonintrusive
230.	2219 Van Lennen	1907/Classic Cottage	wood frame	2	contributing
<u>Block 199</u>					
231.	409 E. 23rd	1924/Bungalow	wood frame	2	contributing
232.	417 E. 23rd	1900/vernacular	wood frame	2	contributing
233.	2216 Van Lennen	1912/Prairie	wood frame	3	maj contrib

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8. Significance

The Lakeview Historic District is significant because it is a cohesive residential area representative of working class architecture found throughout historic Cheyenne. The earliest known structures in Lakeview date to about 1880. Development continued at a steadily increasing pace until about 1930. Construction then slowed, so that by the 1940s, only the occasional vacant lot was being developed. Lakeview is a neighborhood of modest homes originally occupied by railroad workers, clerks, and small business owners. As such, Lakeview is associated with the underlying growth of Cheyenne as a regional center and railroad town. Thus, the district complements its two neighbors, the Capitol North and Rainsford historic districts, both of which feature homes of wealthier ranchers, merchants, and politicians.

Cheyenne owes its existence to the building of the first transcontinental railroad in 1867-1868. Such a railroad was needed to provide a safe, reliable and fast means of passenger and freight travel between the settled areas on the west coast and the eastern portion of the United States. In between lay a vast expanse of largely uninhabited plains and mountains. The railroad was to not only provide a link between east and west but also serve as the catalyst for settlement and development of the western territories. Both stagecoach and covered wagon travel in the territories were subject to the constant danger of Indian raids. The length of time involved in western emigration and freight deliveries via wagon trains was a deterrent to western development. Furthermore, water sources were unreliable in long stretches of emigrant and stagecoach routes, and many travelers complained of alkali poisoning.

In 1853, Congress appropriated funds for the exploration of railway routes to the Pacific. The Corps of Topographical Engineers conducted surveys for five main routes between 1853 and 1856. Despite the delays caused by the Civil War, Congress passed the Union Pacific Railway Act in 1862, and a final route, closely paralleling the Overland Trail through much of Wyoming, was approved in 1866. Grading and track laying progressed rapidly, and by the fall of 1867, the tracks had reached a point about thirty miles east of the future site of Cheyenne. On May 10, 1869, the Union Pacific and the Central Pacific were joined by a golden spike at Promontory Point, Utah, and the transcontinental railroad was complete.

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The benefits derived from this engineering achievement were many and immediate. Population grew rapidly in cities selected as railway terminals. Railroad transportation opened up great areas west of the Mississippi. Western land grant acreage and government homestead laws provided the motivation to utilize the new railroad. The Union Pacific traversed vast expanses of good grazing land and mineral-rich areas of southern Wyoming Territory; the presence of the railroad spurred the development of these natural resources. In February 1868, the railroad decided to establish a major depot and repair shops in Cheyenne, a strategic point about midway between Omaha and Ogden. Cheyenne was also situated at the eastern base of the Laramie Range, where it was necessary to assist and repair engines and rolling stock for the steep haul to the 8200' summit.

Cheyenne seemed to grow up almost overnight. The tracks reached the site on November 13, 1867; the end-of-track town already had a population of 4000 people, a town government, and two daily newspapers. Town lots had been put on sale just three days after the first survey of the Cheyenne area had been completed. The first lots, 66' x 132', sold for \$150. Within a few weeks of the railroad's arrival, the population swelled to around 6000. Native Americans, principally the Cheyenne in this area, responded to the encroachment upon their lands with hostility; as a result, Fort D.A. Russell was established a few miles north of the city. The fort served to protect emigrants and railroad workers from Indians and also lent economic stability to the new town. Camp Carlin, established in 1867, became a major depot for military supplies.

By the late 1870s, prosperity was assured due to the developing cattle industry and to the discovery of gold in the Black Hills. Cheyenne became the political and social headquarters for Wyoming "cattle barons." It was also the closest railhead and therefore the shipping and supply point for the gold mines. In early 1876, a stage line commenced operation between Cheyenne and the Black Hills. For a time in the 1880s, Cheyenne was the wealthiest city per capita in the nation. The end of the decade, however, saw a sharp decline in such fortunes, especially those of the cattlemen, who suffered greatly as a result of the disastrous blizzards of 1886-1887. The stage line also dissolved at this time, due to the construction of the Cheyenne and Northern Railroad, which connected Cheyenne to the Chicago and North Western Railroad north of Guernsey. More importantly, other more direct rail lines were built into the Black Hills region so that Cheyenne lost its prominence as the nearest railhead.

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Only two structures in Lakeview are known to have been constructed during this early period, one of which was associated with the cattle boom. The Moreton Frewen house (No. 193), constructed in 1880, is enrolled on the National Register of Historic Places. Frewen, a wealthy Englishman, was the first to introduce cattle to Wyoming's Powder River country. Like other wealthy ranchers he had a townhouse in Cheyenne, but Frewen chose to live in the as yet undeveloped Lakeview area rather than the more prestigious "Cattlemen's Row" (located in the Rainsford Historic District). Frewen was also ruined by the 1886-1887 winter and subsequently returned to Europe where he turned to new ventures, and with his wealthy and influential connections, he was able to resume his life of social prominence and extensive worldwide travels and to pursue a political career. Lakeview's other pioneer structure (No. 121A) was constructed in 1879 and served as the stables for Cheyenne's horsedrawn trolley.

After the heyday of the cattle barons and the Black Hills stage coaches, Cheyenne began to rely on the strong underlying economy provided by the Union Pacific, state government, the military, and local farmers and ranchers. The architectural development of Lakeview is largely associated with this post-pioneer phase of Cheyenne's history, when growth was slow and steady. During the 1890s, much of the residential development occurred just east of the commercial district, but historic maps reveal two clusters of Lakeview houses dating to the mid-1890s (see description under Item No. 7). These early Lakeview residents represented the occupations typical of the district for decades to come. Of the eighteen houses constructed before 1894, eight were occupied by Union Pacific employees--engineers, foremen, master machinists. Residents in the remaining houses included postal employees, local government officials, and ranchers.

By 1900, there were a fair number of houses in the western portion of Lakeview. These houses were occupied mostly by railroad employees. For example, the four similar one and one-half story wood frame houses in the 200-block of East 25th Street, all built in 1901, were occupied by railroad employees from the time of construction. C.I. Smith, Railway Postal Clerk, lived at 208 East 25th in 1902, then at 212 East 25th in 1905. The first occupant of 218 East 25th was J.F. Fink, Union Pacific foreman; the first occupant of 222 East 25th was Epwood Mansee, Union Pacific conductor. These residents and their homes are representative of the Lakeview District during this time period.

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Lakeview Historic District
Laramie County, Wyoming

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Most of the houses in Lakeview were constructed in the first two decades of the 1900s, a period of major expansion and reconstruction for the Union Pacific. In the first years of this period, the traditions of the nineteenth century were continued, but the Classic Cottage and American Foursquare became increasingly popular, and by the late 1910s the Bungalow was gaining favor. Occupancy trends, however, continued with a predominance of Union Pacific employees. Interestingly, employees of the Union Pacific rather than of the Colorado and Southern resided in Lakeview, and these tended to be engineers, foremen, and conductors rather than laborers. It seemed to be the custom for railroad employees to turn their homes over to other railroad employees. Other Lakeview residents were small business owners or clerks at downtown businesses. But railroad employees were by far the most numerous during Lakeview's period of significance. Thus, the development of Lakeview was to a great extent tied to the fortunes of the Union Pacific in Cheyenne.

The last major period of construction in Lakeview took place in the 1920s and 1930s. Growth in the 1920s was spurred by the development of air travel to Cheyenne. The municipal airfield, located just north of the district, was one of the best supplied and equipped in the country at that time, and the city anticipated that Cheyenne would become a major transportation terminal. These hopes were eclipsed by the emergence of Denver to the south. However, 1920-1939 were largely Depression years for Wyoming, and construction proceeded at a slower rate and with little embellishment. While many of the houses continued to be inhabited by railroad workers, homeowners were also likely to be state government employees, clerks, and engineers. The residents of Lakeview clearly represented Cheyenne's major employers over the years--the Union Pacific and state government.

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9. Major Bibliographical References

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Laramie County, Wyoming

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10. Geographical Data

UTM References (continued)

	Zone	Easting	Northing
5.	13	515920	4554220
6.	13	515820	4554160
7.	13	515800	4554210
8.	13	515610	4554120
9.	13	515540	4554260
10.	13	515450	4554220
11.	13	515400	4554320
12.	13	515300	4554270
13.	13	515210	4554470
14.	13	515300	4554510

Verbal Boundary Description

The boundary of the Lakeview Historic District is roughly delineated by East 28th Street on the north, Maxwell Avenue and Seymour Avenue on the east, East 22nd Street on the south, and Evans Avenue, House Avenue, and Warren Avenue on the west. The west boundary along Warren Avenue coincides with the boundary of the Capitol North District. The south boundary partially adjoins with the Rainsford District. Both of these districts are already enrolled on the National Register. The proposed district includes all of Blocks 49, 50, 51, 74, 75, 76, 77, 110, 111, 112, 113, 135, 136, 137, 138, 174, 175, 176, and 197, and the north half of Blocks 198 and 199 in the Original City of Cheyenne. The district boundary generally follows lot lines and street curb lines around city blocks.

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Lakeview Historic District
Laramie County, Wyoming

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Boundary Justification

Based on an architectural and historical survey of the area in 1987 and a resurvey in 1995, the proposed district boundaries were drawn to include the significant historic (pre-1945) buildings in this neighborhood that still retain physical integrity and integrity of setting. The west boundary along Warren Avenue coincides with the east boundary of the Capitol North District. The south boundary partially coincides with the north boundary of the Rainsford District. Both of these districts are currently enrolled on the National Register of Historic Places and represent logical boundaries for the Lakeview District. The east boundary is generally delineated by the Lakeview Cemetery, the neighborhood's namesake; it also represents a logical physical boundary. Several blocks were added to the northeast perimeter of the 1987 boundaries, as the residences in this area are a part of the Lakeview neighborhood and represent similar architecture and period of historical significance. Pershing Boulevard runs diagonally northwest-southeast along the northeast edge of the district and forms irregular-shaped blocks. The buildings fronting this street are mixed commercial and residential structures that visually intrude upon the Lakeview residential neighborhood. Therefore, the north boundary was drawn to exclude partial blocks fronting on Pershing Boulevard, creating a visual buffer. Finally, there is a complex of 1920s-era buildings and associated parking lots that occupy three city blocks. They formerly housed an elementary school and a high school and now are used as administration buildings. They are located on the northwest boundary of the Lakeview District and have been excluded to maintain the purely residential character of the district and to create a visual buffer between the district and Pershing Boulevard.

NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

The Certified Local Government (CLG) also known as the Historic Preservation Board will hold a Public Hearing on April 11, 1996 at 7:00 P.M. in the City Council Chambers, 201 O'Neil Avenue, to receive public comments on consideration of to nominate the Lakeview District (SEE MAP A) and revise the Downtown Historic District (SEE MAP B) to the National Register

of Historic Places. The Cheyenne Historic Preservation Board will allow for written comments to be submitted to them by April 18, 1996. A copy of the two proposed districts is available for review at the City Planning Office in Room 207 of the Municipal Building at 2101 O'Neil Avenue, 637-6281.

Dated this 22nd day of March 1996.

James T. Bonds, Director of Planning

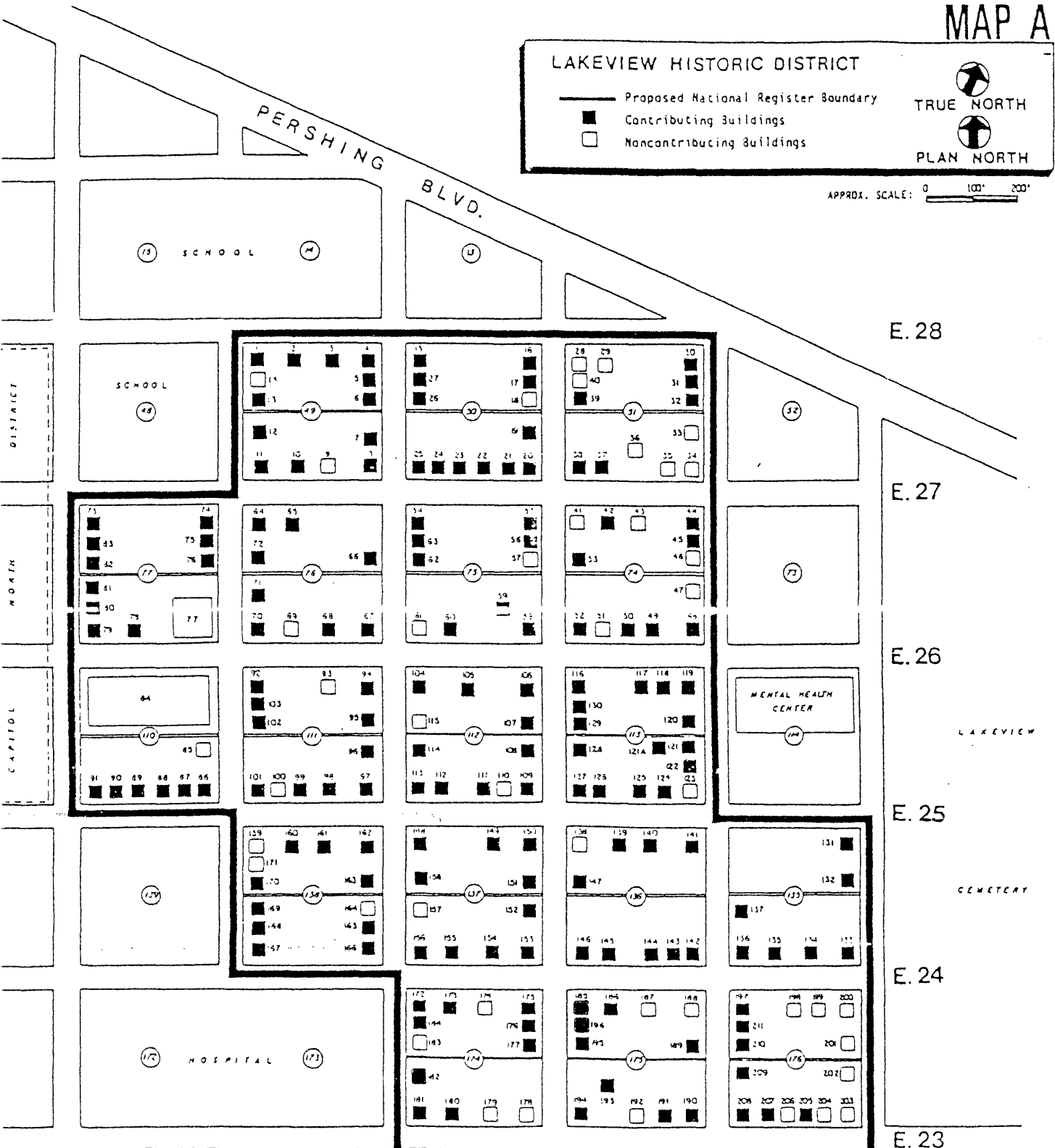
MAP A

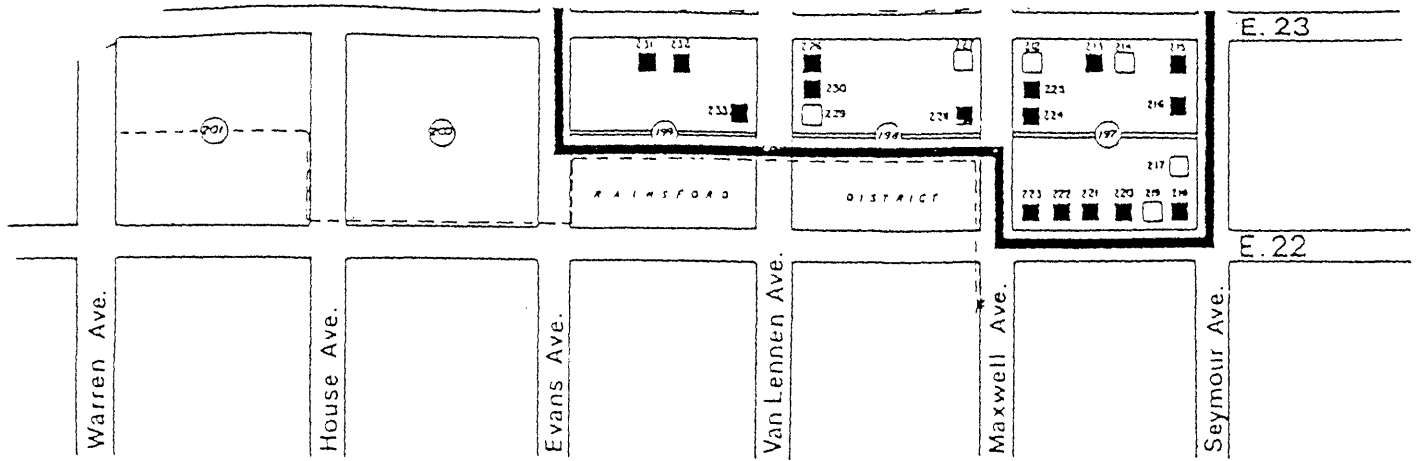
LAKEVIEW HISTORIC DISTRICT

- Proposed National Register Boundary
- Contributing Buildings
- Noncontributing Buildings



APPROX. SCALE: 0 100' 200'





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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 88000560

Date Listed: 08/05/96

Property Name: Lakeview Historic District
County: Laramie State: Wyoming

none
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Sheila Bricker-Waite
Signature of the Keeper

August 5, 1996
Date of Action

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Amended Items in Nomination:

Section 8. Significance

Criterion C is hereby added to the qualifying National Register criteria to correspond to the district's significance in architecture. "Community Planning and Development" is hereby added to the areas of significance to reflect the role of the district in Cheyenne's historic development.

Sheila Bricker-Waite, National Register coordinator, of the Wyoming State Historic Preservation Office was notified of this amendment on August 5, 1996.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)