

**United States Department of the Interior
Heritage Conservation and Recreation Service
National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only
received SEP 16 1980
date entered OCT 31 1980

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Charles E. Blair House
and/or common Imperial Investments, Inc. Offices

2. Location

street & number 170 N. 5th Street _____ not for publication
city, town Laramie _____ vicinity of _____ congressional district First
state Wyoming code 056 county Albany code 001

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name D. Kent and Ann R. Boswell
street & number PO Box 696
city, town Laramie _____ vicinity of _____ state Wyoming 82070

5. Location of Legal Description

courthouse, registry of deeds, etc. Albany County Courthouse
street & number Fifth Street and Grand Avenue
city, town Laramie _____ state Wyoming 82070

6. Representation in Existing Surveys

title Wyoming Recreation Commission has this property been determined eligible? yes no
date 1967 (revised 1973) _____ federal state _____ county _____ local
depository for survey records 604 East 25th Street
city, town Cheyenne _____ state Wyoming 82002

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

The Charles E. Blair House is a local landmark located within the urban setting of Laramie, Wyoming, a small High Plains community. Its immediate environs are typical for Laramie and much of Wyoming in that through demolition and subsequent construction they have lost what homogeneity they had once enjoyed. Sited on a corner lot, the house faces east, with the original cast iron fence extending along the north and east lot lines at the sidewalk and a frame garage in the northwest corner on the alley that bisects the block.

The two-and-a-half story house is basically rectangular, with projections for the chimney breasts and three two-story, slanted bays. The exterior walls are sided with brick fired from clay quarried in Rawlins and are set upon raised stone foundation walls; all exterior trim, columns, sashes, jambs, soffits, etc., are made of wood presently painted dark brown. Fenestration consists largely of one-over-one double hung windows with unequal sashes, some of which contain beveled glass panels. The windows are framed by plain brick heads and rusticated stone lug sills.

The building is capped by an asymmetrical assemblage of bell-cast gable and hipped roofs, which, in the Victorian tradition, are picturesque in their massing. Large pedimented gables cover the projecting bays, extending out from the central mass of the roof and forming cross gables. Small Palladian windows are centered in these cross gables; they feature decorative wood keystones and stained glass in the center round arch sashes. The eaves are broad, with beaded-board soffits and molded fascias, and are supported visually by molded wood modillions at the bays. Three corbelled brick chimneys, which are braced to the building by decoratively scrolled iron rods, penetrate the roofs at the eaves flares, creating prominent features of the house.

A single-story raised porch extends along the front (east) face of the house, sheltering the entry. The porch steps and front door sill are made of stone shipped to Laramie from Fort Collins, Colorado. The porch is covered by a shallowly pitched, hipped roof, which is supported by paired Ionic columns. The columns stand upon brick pedestals; balustrades at one time spanned between the pedestals but have been removed. A shallow pediment is asymmetrically placed on the south end of the front face; centered beneath this pediment is the front door, a paneled casement flanked to the left and right by sidelights.

The interior of the Blair House is organized in a typical late Victorian pattern, with the principal rooms of the first floor accessible directly one-to-another through large, embellished openings rather than indirectly via a central hallway. Typically, the entry hall is located in a corner of the building with a quarter-turn stair to the second floor running along the outside walls. The stair features an enclosed stringer with paneled sidewalls, turned balusters, a massive square newel with applied decorations and an attached entry bench, all made up of golden oak. Additional features of the first floor rooms include: one-inch oak flooring

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates Nov. 1911-Nov. 1912 **Builder/Architect** Wm Redding & Son, Denver, Colorado

Statement of Significance (in one paragraph)

The architectural distinction of the Blair House lies in the fact that it is a well-preserved example of a late Victorian house form, built a decade after Victorianism's official "death". The asymmetrical massing of the building, picturesque roofline, variety of textures and materials, classical motifs, and interior spatial organization earmark the building as a holdover from the Queen Anne Style, which had remained popular throughout the state long after its abandonment elsewhere in the country. The building's somewhat late construction is indicated by its use of blond brick, unavailable in Wyoming before the turn of the century, and relatively austere use of applied ornamentation. The Blair House is also representative in that its architect was brought in from out-of-state, a common occurrence at the time. A visual anchor for the neighborhood and an example of a genre that is becoming increasingly rare, the house also serves as a successful illustration of commercial adaptive reuse in Laramie. Its owners, Imperial Investments Incorporated, have maintained it well and intend to take advantage of the tax and grants benefits that registration affords.

9. Major Bibliographical References

Mallory, Eleanor and Beery, Gladys B., "Historic Homes: The Charles E. Blair House".
 Laramie (Wyoming) Sunday Boomerang. 2 October, 1977.

Interview with Morris C. Jones, Architect WYP LIC C-347.
 "Residence for C.E. Blair, Laramie, Wyoming" original drawings by Wm. Redding & Son, owned
 by: D. Kent & Ann R. Boswell, Laramie, Wyoming.

10. Geographical Data

ACREAGE NOT VERIFIED

Acreeage of nominated property less than one acre

Quadrangle name Laramie, Wyoming

UTM NOT VERIFIED

Quadrangle scale 1:24,000

UMT References

A

1	3	4	5	0	5	7	5	4	5	7	3	5	2	0
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

E

Zone			Easting					Northing						

F

Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

11. Form Prepared By

name/title Clayton B. Fraser, Historical Architect

organization Wyoming State Historic Preservation Office date April 9, 1980

street & number 604 East 25th Street telephone (307)-777-7695

city or town Cheyenne state Wyoming 82002

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *Jan Wilson*

title Wyoming State Historic Preservation Officer date 9/2/80

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u><i>Paula Stover Ped</i></u>	date <u>10-31-80</u>
Keeper of the National Register	
Attest: <u><i>Paula Stover Ped</i></u>	date <u>10/29/80</u>
Chief of Registration	

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

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CONTINUATION SHEET Description . ITEM NUMBER 7 PAGE 2

laid in a diagonal step parquet pattern, golden oak trim and cased archways between the rooms, two fireplaces with oak mantels and Swedish tile surrounds and hearths, and original brass door, window and fireplace hardware. The second floor, like the first, is laid out in usual fashion, with bedrooms (now offices) entering a central hallway. The third floor, originally an unfinished attic has been recently renovated to create additional office space.

Today the Blair House stands essentially unaltered from its original appearance. Changes have been minor - the removal of the front porch balustrade, addition of bronze anodized, aluminum storm windows, replacement of wood roof shingles with asphalt and alterations of the interior to accomodate a commercial rehabilitation. The building is in excellent condition, with minor deterioration of the stone sills and foundation being the most pronounced weathering.