

# Capitol North Historic District Update

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2700-2710 Carey Avenue, 1980 (Wyoming State Historic Preservation Office)

Prepared for the City of Cheyenne Urban Planning Office and the Cheyenne Historic  
Preservation Board by

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# Introduction and Background

The purpose of this project is to provide updated information about the 115 properties included in the Capitol North Historic District National Register of Historic Places nomination completed in 1980. The updated information will be used by the Cheyenne Historic Preservation Board to review proposed development projects within the district boundaries.

Cheyenne’s Capitol North Historic District was listed on the National Register of Historic Places in 1980. As was the norm in 1980, the National Register nomination form contains minimal information about the historic context and significance of the neighborhood, and Section 7 (Description) includes only brief descriptions of a dozen or so prominent buildings. The district was described in the nomination as a residential district with a “good blend of middle to upper class housing stock” built between 1905 and 1930 and reflecting a variety of early 20<sup>th</sup> century housing styles. The nomination noted that the houses were primarily frame with clapboard siding, with a smaller number of brick houses; roof styles were varied; irregular massing was common; and the houses exhibited architectural details such as chimneys, decorative gables, stained and beveled glass, dormers, porches, and entryway ornamentation, all adding up to a “rich catalog of architectural detail.” The nomination also noted the uniform setbacks of the homes and developed landscaping with continuity in plantings, which contributed to the cohesiveness of the district. Some application of replacement (generally vinyl) siding was noted in 1980 nomination form.

The nomination states that the district is significant for the people who first settled and built houses there, including early settlers Luke Voorhees and C.W. Hersig as well as “governors, state legislators, lawyers, judges, and other related professionals.” The first home in the district was said to date from 1884; however, this home (the Luke Voorhees home, 2819 Thomes) was moved to its current location in the district sometime after 1931.<sup>1</sup> The nomination also notes the proximity of the district to the state capitol and other state buildings, and the increasing threat of state government expansion.



The 1980 National Register nomination includes a list of 115 properties, with ownership information for each. Of these, only three properties are identified as “intrusions” (or non-contributing properties). However, ten of the properties included on the 1980 list were built after the period of significance, and therefore are considered “non-contributing” to the historic district.<sup>2</sup>

**Figure 1: View of State Capitol from Capitol North Historic District, 1980 (Wyoming State Historic Preservation Office)**

<sup>1</sup> Sanborn Fire Insurance Company map, Cheyenne, 1931.

<sup>2</sup> Email correspondence with Brian Beadles, National Register Coordinator, Wyoming State Historic Preservation Office, August 18, 2015.

# 2015 Update

## Methodology

In undertaking the updating of the 1980 district nomination, Humstone Consulting re-surveyed the district and developed criteria for evaluating each individual property as contributing or noncontributing to the district. A rating system was developed to aid in the evaluation, and physical data about each property was recorded on an Excel spreadsheet. At least one photograph was taken of each building. Information recorded includes: date (from Laramie County Assessor's records only), architectural style, exterior wall materials, roof type and architectural features. Accessory buildings were also examined; however only those that retained a high degree of integrity were included in the updated inventory.

All buildings within the boundaries of the 1980 historic district were surveyed, including three not listed in the 1980 property ownership list.

Because the original district nomination contained descriptions of only 11 of 115 properties and an incomplete photographic record, it was almost impossible to analyze whether or not individual buildings had changed between 1980 and 2015. The short building descriptions in the nomination indicated that replacement siding was already applied to several buildings at the time of nomination. Since all of the buildings built during the period of significance and not specifically excluded from the nomination are considered listed on the National Register, the updated survey used fairly generous evaluation criteria, which allowed for replacement siding and replacement windows.

## Evaluation Criteria

The architectural character of a building is derived from its plan, form, roof style and configuration, fenestration, materials and overall design, as well as details such as windows, window and door moldings, cornice and eave treatments (soffits, fascia, brackets, etc.) and decorative trim.

Evaluation criteria were developed based on the National Register's seven aspects of integrity: location, setting, design, workmanship, materials, feeling and association. All properties in the district retain integrity of location and almost all retain integrity of setting. Each property was given a numerical rating as follows:

- 3: All aspects of integrity retained; original exterior materials, unobtrusive additions. Contributing.
- 2: Retains integrity of design, feeling and association; in spite of replacement siding, replacement windows, porch enclosures, additions or other changes, enough of the original design, building form or architectural features remains to understand historic and architectural significance. Contributing.
- 1: Lacks integrity of design, materials and workmanship, to the point that feeling and association are no longer present. Non-contributing.
- 0: Highly modified, new construction or demolished. Non-contributing.

A note about replacement siding: About 50% of the houses in the Capitol North Historic District have replacement siding. In evaluating individual properties, consultants considered the way the replacement siding was applied, and whether it retained the overall look of the home, or covered up details that were important in conveying its architectural character. Although most houses with replacement siding were rated “2,” a few had lost enough architectural integrity and character to be rated “1.”

## Style Guide

Classifying buildings by architectural style and form is not an exact science. Very few houses are textbook examples of a particular style, and houses rarely stay the same for a century. Instead, they are updated as tastes change, families grow, new technologies and lifestyles are adopted or new people move in. Still, assigning styles to buildings can be a useful way to identify them and understand them in terms of the tastes, technologies and lifestyle choices of particular periods in history. The Consultant used several well known sources to develop the following definitions of architectural styles and building types and apply them to the Capitol North Historic District.<sup>3</sup>

### Common house types

Gable-front (or gambrel-front) cottage: 1- to 2-story, rectangular residence with the gable (or gambrel) facing forward and containing the front entrance.

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

Cross-gable (or cross-gambrel) cottage: 1- to 2-story residence with two intersecting gable (or gambrel) roofs, generally square in plan.

Gabled-L cottage: 1- to 2-story residence with a front-facing gable and an intersecting side gable, forming an L shape. The entrance is usually located in the space created by the L.

Hip-roofed cottage: a square or rectangular, generally 1-story residence, with a peaked, hipped roof, sometimes truncated or forming a short ridge at the top. Many have an inset, offset (usually corner) front entrance porch. Variations include porches, dormers, placement of doors and windows and rear additions. In rare cases may be two-stories (such as 2815 Carey Avenue).

Villa: a 2-story residence with a formal plan and usually a symmetrical façade (although it may have a side porch). The hipped roof is low, and often finished with clay tiles, with a bracketed cornice. Most villas have a formal entrance and symmetrical fenestration, with windows in pairs and triplets. Design motifs may be Italian, Spanish, French, or Mediterranean. Other common features include arcades and round arches, quoins, balconies with iron railings, shutters, and carved or cast ornament. In rare cases may be one story (such as 2800 Capitol Avenue).

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<sup>3</sup> These include Herbert Gottfried and Jan Jennings, *American Vernacular Design, 1870-1940* (Ames: Iowa State University Press, 1988); Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1988); and the consultants' experience surveying hundreds of properties in Wyoming and Colorado. Jan Jennings was one of the authors of the 1980 Capitol North National Register nomination form.



American Foursquare: 2-story cube-shaped residence, usually with dormers on one or more slopes of the hipped roof, and a full-length front porch. Some American Foursquare houses have Classical-style detailing.

## Craftsman Bungalow and variations

Craftsman Bungalow: 1 ½- to 2-story residence with a low to medium pitched hipped roof or eave-front gable roof, with front dormer. Bungalows generally feature full-length front porches with knee walls and square or battered piers or posts, and wide, open roof overhangs with exposed rafter tails.

Bungalow Cottage: 1- to 1 ½-story, square-plan residence with an eave-front gable roof with shed or gabled dormers, exhibiting Craftsman details such as brackets, exposed rafter tails, porches, battered piers and often Craftsman windows.

Craftsman Cottage: 1- to 1½-story residence with a low to medium pitched gabled (or occasionally hipped) roof with wide, open overhangs, exposed rafter tails and decorative knee braces in gable ends. These houses generally feature partial width, gable-roofed porches with columns or square wooden posts, sometimes in pairs.

## Other styles

Period Revivals: 1- to 2-story residences featuring early 20<sup>th</sup> century revivals of various historical styles. Types of period revivals found in the Capitol North District include Colonial Revival and Tudor Revival.

Minimal Traditional: compact, 1-story houses with gable or hipped roofs built after 1945. Often have clipped eaves and raised concrete foundations. Some have Tudor-style roofs and chimneys but with less ornamentation than pre-war Tudor Revival houses.

## Window Definitions

Cottage: a large window, usually used in a parlor or dining room, with the upper sash containing small panes of colored glass or an unusual glazing pattern.

Prairie or Craftsman style: the upper portion of the window is divided by vertical muntins, forming anywhere from 3 to 7 vertical panes. In some cases the upper sash is divided into 6 or 9 rectangular panes.

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



# Survey Results

## Summary

The Capitol North Historic District retains a surprising degree of integrity, given its location close to state office buildings and the state capitol as well as the Cheyenne Regional Medical Center. Six of the originally listed buildings included in the 1980 nomination have been demolished, and twelve modified to the point that they have lost their historic integrity. The greatest change in the district appears to be application of replacement siding and installation of replacement windows.

The majority of homes date from the period 1900 to 1930. There is great variation in terms of size and form, but all houses have characteristics of early 20<sup>th</sup> century architecture in materials, irregular footprints, porches, chimney, dormers and decorative detail. Most houses are one or 1.5 stories, with a few 2-story houses. There are several matching, or almost matching houses in the district.

There are few historic accessory buildings left in the district. Most garages have replacement overhead doors which detract from the integrity of the building.

A summary list of buildings is included at the end of this report. An Excel spreadsheet with more complete information about each building is included as an attachment to this report.

## Statistics

Consultant surveyed all properties currently located within the 1980 district boundaries, and identified which properties listed in the 1980 nomination inventory are no longer standing. The 1980 nomination identified three properties as intrusions, and another ten properties were built after the period of significance. Therefore it is assumed that 102 properties were contributing to the historic district at the time of nomination (1980).

Six of the 115 properties listed in 1980 have been demolished, and three new buildings have been constructed, bringing the total number of properties in 2015 to 112.<sup>4</sup>

Of the 112 properties, 85 were evaluated as contributing in the 2015 update and 27 were evaluated as non-contributing. Of the non-contributing buildings, nine would be considered contributing if the National Register nomination were updated to extend the period of significance to 1953 (see “Recommendations,” page 10).

All properties noted as contributing to the National Register Historic District in 2015 also qualify for the Cheyenne Contributing Structures list, as do the nine properties mentioned above that were built between 1932 and 1953 and meet the evaluation criteria outlined above.

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<sup>4</sup> Included in this count is a new house at 2704 Capitol Avenue which incorporated an older house at 202 W. 27<sup>th</sup> St.

Accessory buildings were also examined in this survey. Based on guidance from the City of Cheyenne, only those accessory buildings that retained a high degree of integrity were included in the updated inventory. A total of 15 accessory buildings (mostly one-car garages, with one backyard barn) are included. Photographs of these buildings are included with this report.

## Building Dates

Dates of buildings in the District were taken from the Laramie County Assessor's records (LCA). Additional research to confirm dates was beyond the scope of this project. It was noted that the assessor's office dates differed from those few building construction dates included in the 1980 nomination.

Based on the assessor's dates of construction for the properties in the district, houses in the district date from 1905 to 1953, with the greatest number of houses built in the period 1910-1919. (Assessor's records are not available for all properties.)

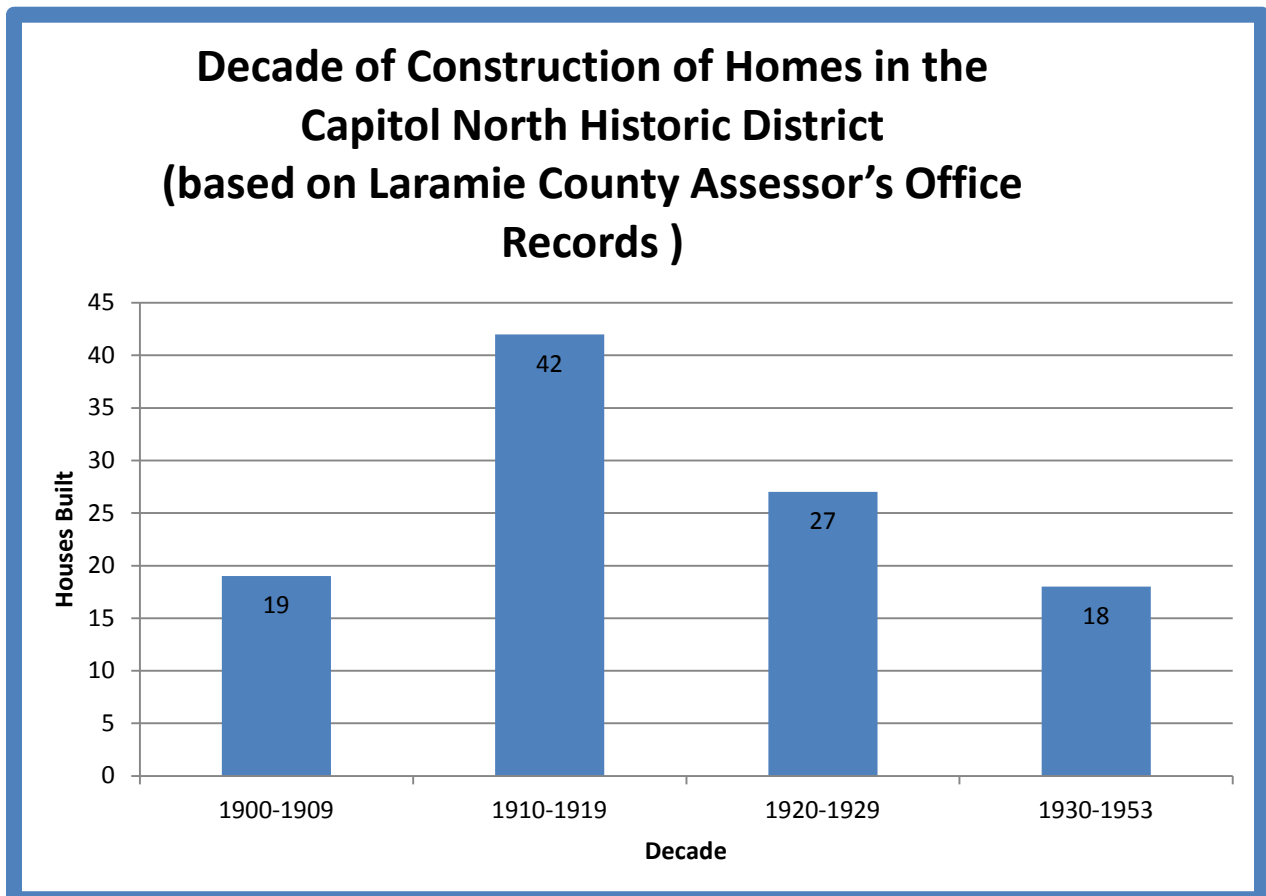


Figure 2: Building numbers by decade (Carly Ann Anderson, 2015)

## House styles, forms and materials

House styles reflect the predominant dates of construction. The majority of houses are simple gable-front, eave-front or hip-roofed cottages, many with features such as porches, oval or diamond-shaped windows, or cottage windows. Twenty-four houses were identified as part of the Craftsman tradition popular in the 1910s (Craftsman Bungalow, Bungalow Cottage and Craftsman Cottage). Period Revivals, especially Tudor Revival, were also a very popular house style from 1910 to 1930.

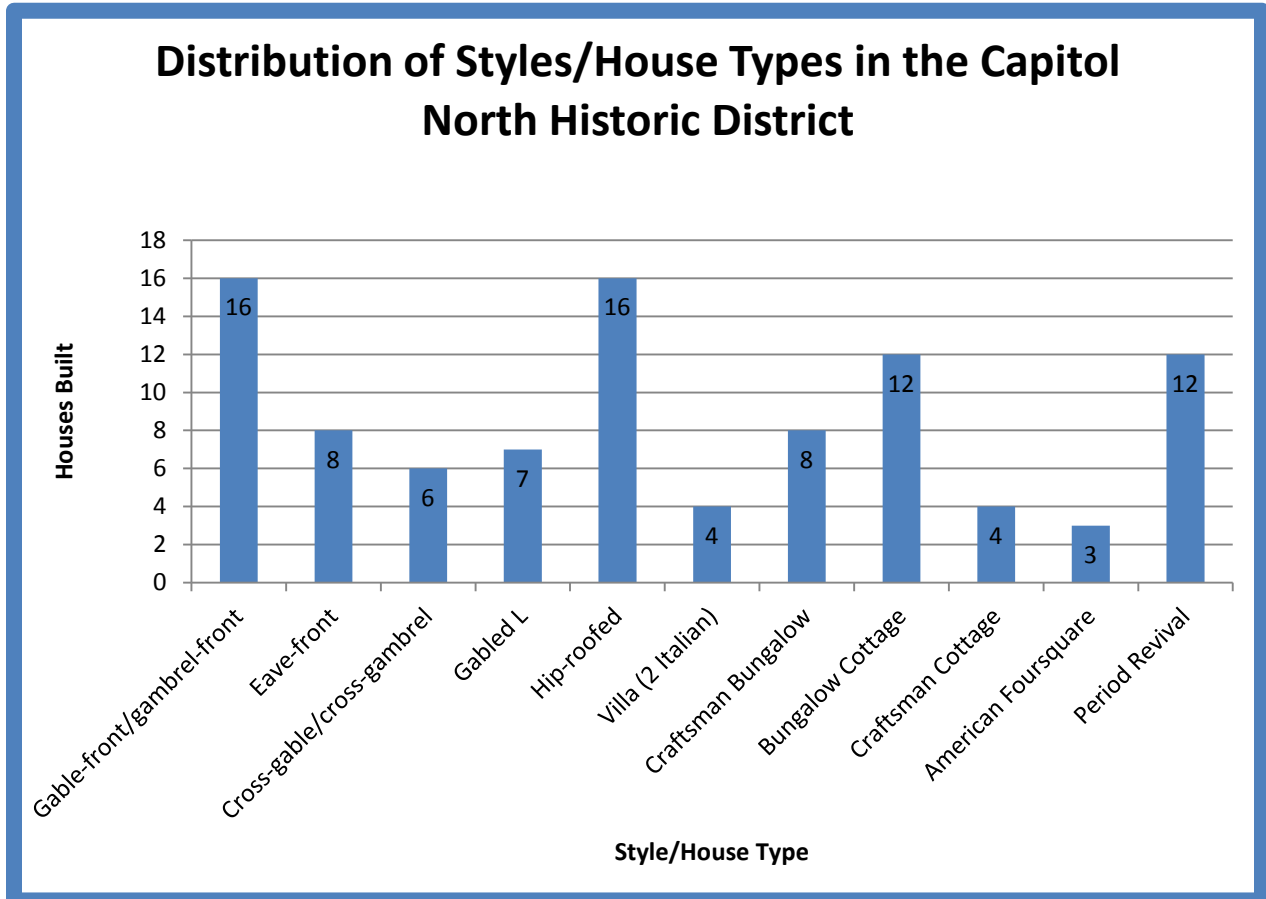


Figure 3: Distribution of styles and house types (Carly Ann Anderson, 2015)

Materials: As noted above, approximately 50% of houses have replacement siding. Of those that retain their original exterior materials, about 50% are brick and 50% wood clapboard.

Roof type: The predominant roof type is gable, with many houses exhibiting multiple gables, as well as some gable and hip combinations. In addition to hip-roofed cottages, hip roofs are found on Villas and American Foursquare houses.

## Boundary evaluation

As part of this update, the boundaries of the Capitol North Historic District were evaluated in order to make a recommendation on expansion of district boundaries and/or development of additional districts.

The most appropriate area for expansion of the existing historic district is the area north of 29<sup>th</sup> Street between Capitol and Thomes, extending to West Pershing Avenue, comprising approximately eight blocks and extending the district to the southern boundary of the Moore Haven Heights Historic District. These blocks (shaded in brown, below) contain many homes similar in style, size and architectural features to those in the Capitol North District, with as good or better overall integrity. Most of these houses appear to date from the period 1915 to 1930.



Figure 4: Possible boundary extensions for the Capitol North Historic District (Stephanie Lowe, 2015)

The three blocks west of Thomes, bordered by West 29<sup>th</sup> on the south, O’Neil and Bent avenues on the west, and Pershing Avenue on the north (shaded in blue in the map above), might also be considered. This would include the former Churchill School (now Peak Wellness Center) already listed in the National Register of Historic Places.



Expansion to the south (south of 25<sup>th</sup> or 26<sup>th</sup> streets) is not feasible due to the state government buildings. East of Warren Avenue is the Lakeview Historic District. The blocks north of 28<sup>th</sup> Street between Warren and Capitol avenues contain many intrusions, including the State Library building, as well as a significant proportion of non-contributing residences.

Including the triangular block bounded by Randall Avenue and 27<sup>th</sup> and 28<sup>th</sup> streets was considered. However, this partial block contains an empty lot and just four buildings (two commercial buildings, a barn and an apartment building), none of which is consistent with the architecture of the district.

## Recommendations

### National Register of Historic Places Nomination Update

The Cheyenne Historic Preservation Board (CHPB) has three options in submitting an update of the 1980 nomination to the Wyoming State Historic Preservation Office. The CHPB can submit an addendum to the nomination with an inventory (as provided by this report) that gives contributing/non-contributing status to each building. This addendum can be sent to the National Park Service without going through the process of approval by the Wyoming National Register Review Board. This option would confirm which buildings are still contributing to the National Register Historic District. However, the nine qualifying buildings built after 1931 could not be included as contributing since they were built after the original nomination's period of significance (1905-1930).

A second option is to update the period of significance to extend to 1953, the date of the last house constructed before the 1980s and the date by which the neighborhood can be considered to have been built out. This would require review and approval by the Wyoming National Register Review Board and the National Park Service. This is the option by which the nine qualifying houses built between 1932 and 1953 could be officially added to the National Register Historic District. The CHPB would need to make the case for changing the period of significance.

The third option is to update the nomination to enlarge the boundaries of the district as well as to extend the period of significance to 1953. This option would require survey of the blocks that are being considered, as well as additional research to make the case for extending the boundaries and the period of significance. This update to the nomination would also require review and approval by the Wyoming National Register Review Board and the National Park Service.

Regardless of what the CHPB decides to do regarding the National Register Historic District, it is recommended that the nine qualifying properties built after 1931 be added to the Cheyenne Contributing Structures List.

## Summary list of buildings

Address	Date	C/NC/not inc.(1980)	C/NC (2015)	Cheyenne C.S. List (Y/N)	Style/type	Accessory Bldg
2614 Capitol Avenue	1915	C	NC	N	Modified	N/A
2615 Capitol Avenue	1922	C	C	Y	Bungalow Cottage	N/A
2704 Capitol Avenue	2011	Not inc.	NC	N	Modified	N/A
2715 Capitol Avenue	1916	C	C	Y	Hip-roofed Cottage	N/A
2719 Capitol Avenue	1916	C	C	Y	Craftsman Bungalow	N/A
2720 Capitol Avenue	1920	C	C	Y	Craftsman Bungalow	N/A
2721 Capitol Avenue	1916	C	C	Y	Bungalow Cottage	N/A
2800 Capitol Avenue	1919	C	C	Y	Villa	N/A
2814 Capitol Avenue	1921	C	C	Y	Craftsman Bungalow	N/A
2822 Capitol Avenue	1925	C	C	Y	Colonial Revival	N/A
2611 Carey Avenue	1914	C	NC	N	Eave-front Cottage	N/A
2616 Carey Avenue	1914	C	NC	N	Modified	N/A
2622 Carey Avenue	1937	NC	C	Y	Tudor Revival	N/A
2700 Carey Avenue	1915	C	C	Y	Craftsman Bungalow	N/A
2710 Carey Avenue	1914	C	C	Y	Bungalow Cottage	N/A
2717 Carey Avenue	1952	NC	C	Y	Ranch	N/A
2722 Carey Avenue	1907	C	C	Y	Italian Villa	N/A
2800 Carey Avenue	1920	C	C	Y	Villa	Yes
2803 Carey Avenue	1937	NC	C	Y	Tudor Revival	N/A
2809 Carey Avenue	1936	NC	C	Y	Tudor Revival	Yes
2814 Carey Avenue	1927	C	C	Y	Tudor Revival	N/A
2815 Carey Avenue	1924	C	C	Y	Hip-roofed Cottage	Yes
2821 Carey Avenue	1924	C	C	Y	Cross-gable Cottage	N/A
2822 Carey Avenue	1930	C	C	Y	Bungalow Cottage	N/A
2505 Central Avenue	1930	C	C	Y	Gabled-L Cottage	N/A
2507 Central Avenue	1930	C	C	Y	Gabled-L Cottage	N/A
2511 Central Avenue	1919	C	NC	N	Gabled-L Cottage	N/A
2515 Central Avenue	1916	C	C	Y	Gable-front Cottage	Yes
2521 Central Avenue	1916	C	NC	N	Tudor Revival	N/A
2608 Central Avenue	1916	C	C	Y	Bungalow Cottage	N/A
2610 Central Avenue	1916	C	C	Y	Hip-roofed Cottage	N/A
2612 Central Avenue	1910	C	C	Y	Hip-roofed Cottage	N/A
2615 Central Avenue	1908	C	C	Y	Gable-front Cottage	Yes
2616 Central Avenue	1917	C	C	Y	Gable-front Cottage	N/A
2619 Central Avenue	1908	C	C	Y	Hip-roofed Cottage	N/A
2622 Central Avenue	1911	C	C	Y	American Foursquare	Yes
2623 Central Avenue	1908	C	C	Y	Hip-roofed Cottage	N/A
2714 Central Avenue	1905	C	C	Y	Gable-front Cottage	N/A
2715 Central Avenue	1909	C	C	Y	Gable-front Cottage	N/A

Address	Date	C/NC/not inc.(1980)	C/NC (2015)	Cheyenne C.S. List (Y/N)	Style/type	Accessory Bldg
2718 Central Avenue	1922	C	C	Y	Hip-roofed Cottage	N/A
2719 Central Avenue	1918	C	C	Y	Hip-roofed Cottage	N/A
2722 Central Avenue	1916	C	C	Y	Cross-gable Cottage	N/A
2723 Central Avenue	1911	C	C	Y	Hip-roofed Cottage	N/A
104 East 25 <sup>th</sup> Street	1930	C	NC	N	Modified	N/A
106 East 25 <sup>th</sup> Street	1914	C	C	Y	Gable-front Cottage	N/A
108-112 East 25 <sup>th</sup> St.	1924	C	C	Y	Eave-front Cottage: duplex	Yes
122 East 25 <sup>th</sup> Street	1908	C	NC	N	Gabled-L Cottage	N/A
100 East 26 <sup>th</sup> Street	1927	NC	NC	N	Modified	N/A
104 East 26 <sup>th</sup> Street	1920	C	C	Y	Bungalow Cottage	Yes
110 East 26 <sup>th</sup> Street	1907	C	C	Y	Hip-roofed Cottage	N/A
111-113 East 26 <sup>th</sup> St.	1929	C	C	Y	Eave-front Cottage Duplex	N/A
115-117 East 26 <sup>th</sup> St.	1927	C	C	Y	Eave-front Cottage Duplex	N/A
116 East 26 <sup>th</sup> Street	1907	C	C	Y	Gable-front Cottage	N/A
120 East 26 <sup>th</sup> Street	1916	C	C	Y	Gable-front Cottage	N/A
122 East 26 <sup>th</sup> Street	1907	C	C	Y	Gable-front Cottage	N/A
100 East 27 <sup>th</sup> Street	1912	C	C	Y	Cross-gable Cottage	Yes
106 East 27 <sup>th</sup> Street	1912	C	C	Y	Cross-gambrel Cottage	N/A
108 East 27 <sup>th</sup> Street	1917	C	C	Y	Bungalow Cottage	N/A
110 East 27 <sup>th</sup> Street	1917	C	C	Y	Gable-front Cottage	N/A
116 East 27 <sup>th</sup> Street	1920	C	C	Y	Bungalow Cottage	N/A
122 East 27 <sup>th</sup> Street	1920	C	C	Y	Bungalow Cottage	N/A
2701 Pioneer Ave.		C	DEMOLISHED			
2813 Pioneer Ave.	1930	C	C	Y	Bungalow Cottage	N/A
2814 Pioneer Ave.	1941	NC	C	Y	Gabled-L Cottage	N/A
2817 Pioneer Ave.	1935	NC	C	Y	Tudor Revival Cottage	Yes
2820 Pioneer Ave.	1930	C	NC	N	Modified	N/A
2821 Pioneer Ave.	1930	C	C	Y	Tudor Revival Cottage	N/A
310 Randall Avenue	1911	C	C	Y	Eave-front Cottage	Yes
312 Randall Avenue		NC	DEMOLISHED			
314 Randall Avenue		NC	DEMOLISHED			
2815 Thomes Ave.	1932	NC	C	Y	Tudor Revival	N/A
2819 Thomes Ave.	1916	C	C	Y	Italianate	N/A
2508 Warren Ave.	1917	C	C	Y	Hip-roofed Cottage	N/A
2510 Warren Ave.	1916	C	C	Y	Hip-roofed Cottage	N/A
2514 Warren Ave.	1919	C	NC	N	Hip-roofed Cottage	N/A
2518 Warren Ave.	1907	C	C	Y	Gabled-L Cottage	N/A
2522 Warren Ave.	1919	C	NC	N	Modified	N/A
2610 Warren Ave.		C	C	Y	Eave-front Cottage	N/A



Address	Date	C/NC/not inc.(1980)	C/NC (2015)	Cheyenne C.S. List (Y/N)	Style/type	Accessory Bldg
2614 Warren Ave.	1924	C	C	Y	Bungalow Cottage	Yes
2618 Warren Ave.	1923	C	C	Y	Gabled-L Cottage	Yes
2622 Warren Ave.	1920	C	C	Y	Craftsman Bungalow	N/A
2712 Warren Ave.	1917	C	NC	N	Eave-front Cottage	N/A
2714 Warren Ave.	1912	C	C	Y	Gable-front Cottage	Yes: 1-car garage
2716-18 Warren Ave	1907	C	C	Y	Gable-front Duplex	N/A
2722 Warren Ave.	1911	C	C	Y	American Foursquare	N/A
102 West 26 <sup>th</sup> Street	1917	C	C	Y	Hip-roofed Cottage	N/A
104 West 26 <sup>th</sup> Street	1919	C	C	Y	Bungalow Cottage	N/A
106 West 26 <sup>th</sup> Street	1920	C	C	Y	Hip-roofed Cottage	N/A
118 West 26 <sup>th</sup> Street	1905	C	C	Y	American Foursquare	N/A
120 West 26 <sup>th</sup> Street	1915	C	C	Y	Gable-front Cottage	N/A
122 West 26 <sup>th</sup> Street	1922	C	C	Y	Cross-gable Cottage	N/A
214 West 26th St.		C	DEMOLISHED			
218 West 26 <sup>th</sup> Street	1939	NC	NC	N	Modified	N/A
220 West 26 <sup>th</sup> Street	1910	C	C	Y	Eave-front Cottage	N/A
300 West 26 <sup>th</sup> Street	1907	C	C	Y	Colonial Revival	N/A
108 West 27 <sup>th</sup> Street	1926	C	C	Y	Colonial Revival	N/A
114 West 27 <sup>th</sup> Street	1907	C	C	Y	Hip-roofed Cottage	N/A
115 West 27 <sup>th</sup> Street	1923	C	C	Y	Craftsman Cottage	N/A
122 West 27 <sup>th</sup> Street	1907	C	C	Y	Italian Villa	N/A
123 West 27 <sup>th</sup> Street	1916	C	C	Y	Gable-front Cottage	N/A
202 West 27 <sup>th</sup> Street		C	DEMOLISHED			
210 West 27 <sup>th</sup> Street	1905	C	C	Y	Eclectic Cottage	N/A
215 West 27 <sup>th</sup> Street		C	DEMOLISHED			
216 West 27 <sup>th</sup> Street	1905	C	C	Y	Craftsman Bungalow	N/A
219 West 27 <sup>th</sup> Street		C	C	Y	Gothic-Revival Church	N/A
220 West 27 <sup>th</sup> Street	1906	C	C	Y	Colonial Revival	N/A
315 West 27th St.	2005	Not inc.	NC	N		N/A
312-322 West 27 <sup>th</sup>	1984	Not inc.	NC	N		N/A
215 West 28 <sup>th</sup> Street	1953	NC	C	Y	Minimal Traditional	N/A
320 West 28 <sup>th</sup> Street	1916	C	NC	N	Modified	N/A
322 West 28 <sup>th</sup> Street	1917	C	C	Y	Gable-front Cottage	Yes
402 West 28 <sup>th</sup> Street	1921	C	C	Y	Craftsman Cottage	N/A
406 West 28 <sup>th</sup> Street	1924	C	C	Y	Craftsman Bungalow	N/A
410 West 28 <sup>th</sup> Street	1923	C	C	Y	Craftsman Cottage	N/A
416 West 28 <sup>th</sup> Street	1923	C	C	Y	Craftsman Cottage	N/A
420 West 28 <sup>th</sup> Street	1930	C	C	Y	Craftsman Bungalow	N/A

Address	Date	C/NC/not inc.(1980)	C/NC (2015)	Cheyenne C.S. List (Y/N)	Style/type	Accessory Bldg
415-417 West 29 <sup>th</sup>	1940	NC	C	Y	Gambrel-roofed Duplex	N/A
102 West 27 <sup>th</sup> Street	1916	C	C	Y	Cross-gable Cottage	N/A

## Attachments

### Excel Spreadsheet:

An Excel spreadsheet containing more detailed information about each property is appended to this report.

### Photographs:

A CD containing digital photographs of all the existing properties within the district boundaries is appended to this report, including photographs from the 1980 nomination and the City of Cheyenne Urban Planning Office files, as well as photographs taken in the field in July and August, 2015. All photographs are labeled by street name and address and are identified as follows:

City of Cheyenne photos: street name and address only  
 1980 nomination photos: street name and address .1980  
 2015 update photos: street name and address .01, .02 etc.

Photo labels are included in the Excel spreadsheet.