

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

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historic name: Worland Ranch

other name/site number: 48WA157

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2. Location

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street & number: Route 2, Box 1413

not for publication: N/A

city/town: Worland

vicinity: N/A

state: WY

county: Washakie

code: 043

zip code: 82401

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3. Classification

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Ownership of Property: Private

Wayne T. Voss, Worland Ranch

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing	
<u>9</u>	<u>0</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>1</u>	objects
<u>11</u>	<u>1</u>	Total

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

Name of related multiple property listing: N/A

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4. State/Federal Agency Certification
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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. See continuation sheet.

David K. [Signature] 1-29-73
Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

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5. National Park Service Certification
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I, hereby certify that this property is:

- entered in the National Register *Delores Byers* 3/5/92
 See continuation sheet.
- determined eligible for the National Register _____
- See continuation sheet.
- determined not eligible for the National Register _____
- removed from the National Register _____
- other (explain): _____

**Entered in the
National Register**

Signature of Keeper Date
of Action

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6. Function or Use

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Historic:	<u>DOMESTIC</u>	Sub:	<u>Single Dwelling</u>
	<u>AGRICULTURE/SUBSISTENCE</u>		<u>Animal Facility</u>
			<u>Agricultural Outbuilding</u>
Current:	<u>DOMESTIC</u>	Sub:	<u>Single Dwelling</u>
	<u>AGRICULTURE/SUBSISTENCE</u>		<u>Agricultural Outbuilding</u>
			<u>Storage</u>
			<u>Animal Facility</u>

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7. Description

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Architectural Classification:
OTHER

Materials: foundation CONCRETE roof ASPHALT
 walls WOOD other _____

Describe present and historic physical appearance. X See continuation sheet.

8. Statement of Significance

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Certifying official has considered the significance of this property in relation to other properties: Locally

Applicable National Register Criteria: B

Criteria Considerations (Exceptions) : N/A

Areas of Significance:
Exploration/Settlement
Agriculture

Period(s) of Significance: 1900-1919

Significant Dates: 1900
1917-1918

Significant Person(s): C.H. "Dad" Worland
Charlie Worland

Cultural Affiliation: N/A

Architect/Builder: H.C. Shirk

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
X See continuation sheet.

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9. Major Bibliographical References
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___ See continuation sheet.

Primary Sources

Chain of Title. "Worland Ranch". Worland, Wyoming: Washakie Abstract Company, (Mrs. Francis Kimsey, Contact).

Washakie County Property Valuation Assessment. "Part of Worland Ranch in City Limits". Worland, Wyoming: Tax Assessor's Office (Richard Bihr, Contact).

Survey Map. "Worland Ranch". Worland, Wyoming: Donnell & Associates Inc. Consulting Engineers & Surveyors.

Secondary Sources

Bragg, Mary F. "Dedication of Worland Townsite Marker", Annals of Wyoming 27 No. 1 (April 1955).

Davidson, Hugh and Rheba Massey. "Community Development Historic Context". Cheyenne, Wyoming: State Historic Preservation Office, 1991.

Davis, John W. Sadie and Charlie. Worland Wyoming: Washakie Publishing, 1989.

Massey, Rheba. "Ranching Historic Context". Cheyenne, Wyoming: State Historic Preservation Office, 1991.

Robertson, C.F. Development of the Worland Valley. Historical Review, May 1, 1941.

Washakie County Bicentennial Committee. A History of Washakie County as Written by its People. Northern Wyoming Daily News, 1976.

Oral Interviews

John W. Davis, Author of Sadie and Charlie, June 14, 1991.

Marion Barngrover, Former resident of Worland Ranch, June 15, 1991.

Howard Mc Clellan, Long time resident of Worland, June 15, 1991.

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 -- Specify Repository: _____

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 10. Geographical Data
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Acreage of Property: 215.7

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>13</u>	<u>261500</u>	<u>4877740</u>	B	<u>13</u>	<u>261541</u>	<u>4877660</u>
C	<u>13</u>	<u>261450</u>	<u>4877660</u>	D	<u>13</u>	<u>261450</u>	<u>4877590</u>
E	<u>13</u>	<u>261000</u>	<u>4877880</u>	F	<u>13</u>	<u>260500</u>	<u>4877880</u>
G	<u>13</u>	<u>260520</u>	<u>4877720</u>	H	<u>13</u>	<u>261060</u>	<u>4877920</u>
I	<u>13</u>	<u>261010</u>	<u>4878060</u>	J	<u>13</u>	<u>261150</u>	<u>4878060</u>
K	<u>13</u>	<u>261220</u>	<u>4877880</u>				

USGS Quad: Worland

Verbal Boundary Description: X See continuation sheet.

Boundary Justification: X See continuation sheet.

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 11. Form Prepared By
 =====

Name/Title: Rheba Massey, Historian

Mike Johnson, Architectural Specialist

Organization: State Historic Preservation Office

Date: July 3, 1991

Street & Number: 1825 Carey

Telephone: 307-777-7498

City or Town: Cheyenne

State: Wyoming

ZIP: 82002

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The Worland Ranch Historic District consists of a farmstead, a historic townsite, and a historic monument marker. This district is in a rural location which is primarily used for agricultural purposes. The historic district is adjacent to State Highway 20 west of Worland at the confluence of Fifteen Mile Creek and the Big Horn River, and is on a 215 acre site within the city limits of Worland. Several enormous cottonwoods surround the area. The entire working ranch and farm consist of 904 acres in which there are 445 acres of prime agricultural lands used for the growing of sugar beets, malt barley, corn, and pinto beans. The remainder of the land is pasture and wetlands. The manager's house was constructed in 1917 and the other buildings were constructed in 1918. There is the large main house, manager's house, two tenant houses, a large lambing shed, a large barn and other outbuildings. The large barn is particularly noteworthy and has been featured on many magazine covers, etc. in past years and continues to be a favorite shooting site for photo enthusiasts. The buildings were constructed by Mr. Clyde Shirk of Worland and are of quality workmanship and materials. Cosmetic improvements by the present owner are in progress. All buildings are in excellent condition with the exception of the lambing shed, which needs immediate structural attention, and the tenant's house near the lambing shed; it is unoccupied and is slowly deteriorating.

Buildings

1. Main House

1918-Contributing

Situated at the confluence of Fifteen Mile Creek and the Big Horn River, the potential for flooding probably was an important consideration in the design of this residential building. With the concrete basement foundation walls about three quarters above ground, the house appears to be of a standard two story design, but the ground floor "basement" is not functionally integrated with the main floor above. Entrance to the main floor is achieved with front and rear entry porches with stairs. The upper floor is wood frame with beveled siding with a 2 foot band of painted shingles running around the perimeter under the boxed-in eaves. The main floor's various combinations of wood sash double hung windows begin below the shingle band. The roof is a low pitched hip roof that features three large, low pitched dormers. The covered front porch was originally open with simple corniced wooden columns at each corner and a pair at the center, but it has been enclosed with clapboard infill panels between the columns. A new deck and stair addition have been built at the rear.

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2. Manager's House

1917-Contributing

Directly behind the main house sits the manager's house. This one story central block with symmetrical wings is wood frame. Unlike the main house, this building features no basement and low foundation walls. Shiplap wood siding is the predominant exterior material, except for two walls that have a new plywood finish, perhaps to enclose a formerly open porch or carport. This alteration was made in 1970. The double hung wood windows feature wood surrounds, slipsills and cornice heads. The entry doors have the same simple cornice trim. The roof is a low pitched hip roof with asphalt shingles and boxed eaves with a single brick chimney that straddles the ridge.

3. Barn

1918-Contributing

This large rectangular barn with a large side bay is the dominant feature of the Dad Worland Ranch. Sitting on a low concrete perimeter foundation, the wood shiplap siding is painted white, as are all of the outbuildings on the site. The barn has several small wood tilt-in windows at various locations on the structure; these windows feature plain wood surround trim. On the ground floor large entry doors on the front and rear and upper story hay-loft doors present the traditional and very functional doors and openings associated with barns. The large side bay includes racks and equipment used to milk the large dairy hers that were once owned by the Worlands. Attached to the milking shed is a large "carport" for trucks and machinery. At the rear of the barn are pens for the former dairy herd. The roof features two large cupola ventilator units.

4. Chicken Coop

1918-Contributing

Approximately forty feet by fourteen feet, the now unused chicken coop features large light panels and doors on the south side to take advantage of the sun for heating. A large screened-in chicken run is attached.

5. Machine Shed

1918-Contributing

Almost a hundred feet long and twenty feet wide, this shed is used for storing various vehicles in open front bays and provides three enclosed workrooms. The walls are wood shiplap on frame construction which rest on a slab foundation. Simple barn sash windows provide needed light into the enclosed workrooms. Wooden swing-out doors on one of the bays enclose a storage area which was historically for forge and blacksmithing operations.

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6. Storage Shed 1918-Contributing

This wood frame storage shed is seven feet long and seven feet wide with a height of 8 feet. The walls are wood shiplap which rest on a slab foundation.

7. Lambshed 1918-Contributing

Located about a quarter mile south of the main ranch complex, this sixty-two foot wide and one hundred forty four foot long structure was used in the ranch's sheep operation. Built on a poured concrete perimeter foundation, the frame walls are covered with tongue and groove horizontal siding, with the studs exposed in the interior. The structure consists of a two story central block with two one story extended bays. The two story central clerestory runs the full length of the buildings. This structure also utilized the southern exposure for solar heating with double the number of windows on the lower wall and on the clerestory. Also located on the southern side were the holding pens and entrances into the interior birthing areas. Enclosed rooms in the shed were used for storage of food and for sheared wool.

8. Tenant's House 1918-Contributing

Located next to the lambshed is a vacant small four room wood frame house. It appears to have been vacant for several years and is slowly deteriorating. Sitting on a low concrete foundation, the exterior walls are of a horizontal wood shiplap with simple wood surround trim on numerous double hung wood frame windows.

9. Tenant's House 1918-Contributing

Located close to the monument marker is another small four room wood frame house. The exterior walls are also of horizontal wood shiplap with simple wood surround trim on numerous double hung wood frame windows. It was remodeled in 1957 and plumbing was installed at that time.

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Structures

10. Corral 1918-Contributing

This structure is located approximately 100 yards to the northwest of the barn, and is approximately seventy-five feet wide and one hundred feet long. This all wood corral complex includes loading chute and two smaller holding pens in addition to the large central corral.

Sites and Objects

11. Worland Townsite 1900-Contributing
12. Historic Marker 1954-Non-Contributing

This historic townsite and marker are located on the northeast portion of the historic district which comprises 215 acres within the city limits. This was the site of Dad Worland's Dugout and Homestead Cabin built ca. 1900 and then became the settlement of Worland.

The Worland Townsite Historic Marker was dedicated to the Landmark Commission in 1954 by the Holly Sugar Corporation. The marker is non-contributing because markers are not eligible for the National Register of Historic Places.

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The Worland Ranch is eligible locally for the National Register of Historic Places under Criterion B for its association with C.H. "Dad" Worland, founder of the first settlement of Worland, Wyoming. It represents the historic contexts of Exploration/Settlement and Agriculture-Ranching. The Worland Ranch contains the original townsite of Worland and a monument on the ranch states:

Dedication of monument marker for the original townsite of Worland's 1st P.O. and stage station erected and operated by C.H. "Dad" Worland, original homesteader on the site and for whom the settlement was named.

Dad Worland first built a dugout at this site in 1900 and then a two room cabin which are no longer there. He eventually accumulated enough land and livestock to become the Worland Ranch. Dad continued to reside on his property, and Dad and his son "Charlie" built the existing ranch buildings in 1917-18. All of the original ranch buildings remain. They have had few alterations, and their physical integrity is good. The ranch buildings still reflect the excellent workmanship and materials used in their construction. There have been no modern intrusions on the ranch itself. The buildings retain their original locations and spatial relationship within the ranch. The setting of the ranch itself has only been altered by the development of the early road into a state highway, and the continued development of the Holly Sugar Factory to the north of the Ranch and the City of Worland across the highway. It does retain its feeling and association with its historic use of agriculture. Dad lived at Worland Ranch until he moved to Denver with his son in 1919. His son sold the ranch in 1920. The primary function of the ranch today is grazing sheep and raising agricultural crops. The period of significance of this property is therefore 1900-1919, the years of its primary association with Dad Worland, a significant figure in the settlement of the community of Worland and its ranching history.

The Big Horn Basin of Northern Wyoming is a great desert valley covering thousands of square miles which is completely surrounded by mountains. The highest point in these mountains is Cloud Peak, over 13,000 feet. As the traveler descends from this treeless country he passes through a beautiful landscape filled with trees of spruce, fir, aspen and pine. When he reaches the Basin, he is confronted by only sagebrush and sparse clumps of grass until he reaches the lowest point in the valley, the banks along the Big Horn River. Cottonwood, willow, and sumac line the steep river banks, and it is difficult to divert water out of the river onto the surrounding land. Therefore the areas adjacent to the Big Horn River were not settled until the Twentieth Century, when ambitious canal projects were undertaken. Although the Bureau of Census had declared the frontier closed in 1890, the frontier was flourishing in this desolate part of Wyoming.¹

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Charles Henry Worland was a descendent of an old Catholic family from Maryland who had arrived in the United States in the 1660s and then migrated to Kentucky and on to Missouri. C.H. Worland was born in Montgomery City, Missouri on February 2, 1844. He sailed around Cape Horn to California in 1864 to visit his uncle who ran sheep in Shasta County, California. He also entered the livestock business and married his wife Caroline during this period. Between 1886 and the late 1890s they lived in northern California and Nevada. Worland trailed sheep along the Oregon Trail to the Eastern markets, and in the late 1880s he wintered a flock of 7700 sheep in the Big Horn Basin. After he and his wife separated in 1898 or 1899, he settled in the Basin. He first tried to sell nursery stock for the Stark Brothers Nursery out of Missouri, but was unsuccessful. In 1900 he built a dug-out on a 160 acre homestead at the confluence of Fifteen Mile Creek and the Big Horn River "convinced that he had found the location for the future trading center of the Big Horn Basin."² This dugout, known locally as "Hole in the Wall", became a stage stop for travelers along the main road leading north and south through the Basin. This area had no railroad, a few primitive towns, and the roads were little more than trails. This stage stop was erected on the old Bridger Trail which was first marked in 1866 by the famous Jim Bridger "as a safe road through Indian territory to the Montana gold fields".³

In 1903 C.F. Robertson and his engineering survey team camped near Worland's establishment. They were investigating the feasibility of developing a large irrigation project, the Hanover Canal. The project was found to be feasible and the construction boom began; Worland's site was the center of activity. A Post Office "Worland" was established with Dad as the first postmaster. Businesses sprang up. Dad built in 1903-04 a two room log house just north of his dugout and operated a boarding house.⁴ Also at this time Dad was putting together a large ranch along the Fifteen Mile Creek through filing for desert land entries, purchasing property, and trading. He eventually acquired over 800 acres of land and called it the Worland Ranch.

At this early stage of developing Worland, the pioneers realized they needed a railroad. A group of citizens negotiated with the Burlington Railroad and Lincoln Land Company to extend the railroad to Worland, but then had to make some significant concessions--mainly to move the townsite of Worland across the river where the Lincoln Land Company owned the land.⁵ This they did; and activity bustled on both sides of the river in 1905 as the buildings were moved and a new townsite developed. By 1906 both sides were incorporated into one town of Worland.⁶

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In 1906 Dad's son, Charles C. (Charlie), arrived from Nevada. Dad and his son formed a business partnership that continued through these early stages of Worland's development. In May 1906 they began construction on the Worland Hotel in the new town across the river. Charlie ran the bar in the restaurant and Dad Worland continued to be involved in the new development. Dad was one of the first councilmen in April 1906.⁷ However by 1909 the Worland Hotel was facing financial problems and the courts foreclosed on all of Dad Worland's property, including the Worland Ranch, to pay the bills. Caroline, still Dad's wife, showed up to file legal action against those who held mortgages against Dad. She claimed that since she was his wife she was entitled to a homestead right in the 40 acres on which Dad's home was located. The court agreed and the property was exempted from foreclosure.⁸

Up until this time Dad was clearly more active and influential than Charlie. Although Charlie lost his interest in the hotel, he purchased the old Big Horn Saloon building, remodeled, and proceeded to have one of the finest saloons in Big Horn County. Dad continued to farm his 40 acres and continued to use some of the land and equipment he had owned on a lease basis. He and Charlie built up a herd of sheep, totalling 2000 head in 1914.

In 1913 oil activity began in the Big Horn Basin. Charlie was one of the original locators of the Elk Basin Oil Field, which is still a significant producing field today. This income allowed Charlie and Dad to significantly engage in the livestock market.⁹ In 1916 Charlie, Dad,, and C.W. Erwin formed the W. & W. Live Stock Company. Charlie started reconstituting the old Worland Ranch by paying off the mortgage holder and obtained title to Dad's former land. The Worland Grit March 1916 issue reported:

Messers C.H. Worland and C.C. Worland have let the contract to contractor H.C. Shirk for the erection of a large, spacious feeding and lambing shed on their ranch on the west side of the river. The new building is 24'X 200' with a fourteen foot entrance and when completed will be 48'X 62'X 200' and will be a means of saving a large percentage of the lamb crop as they will have ample room and will be protected from the cold wet rains of spring. They have also had a large number of feed racks built and they are going after the business in the right manner. Many of the other sheep men of the Basin country will follow the example set by the Worlands.¹⁰

At this time Charlie got married and in 1917-18 Dad and Charlie had H.C. "Clyde" Shirk, a local contractor build a new ranch house, barn, and various outbuildings.¹¹ However, Charlie and his wife did not reside at the ranch,

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for they built in 1917 an elegant house across the river in Worland. World War I prices kept climbing, and investment in sheep was paying off for Charlie and the whole state. Charlie's financial success continued; and in 1919 the Worlands, including Dad, moved to Denver where Charlie took an office with the Keoughan-Hurst Drilling Company, in which he held 1/4 interest. He began to divest himself of his Worland properties and in January 1920 the Worland Ranch was sold for \$80,000 to the Wyoming Sugar Company. The Worland Grit pointed out the historical importance of the ranch where Dad Worland first settled, and referred to it as "Dad's Old Campground".¹² The Worlands eventually moved to California and Dad died March 21, 1933 in Chula Vista at 89 years old.¹³ The Wyoming Sugar Company owned the property until 1925 when it was sold to Washakie Farm Land and then it was sold in 1928 to Holly Sugar Company. They owned it until 1965 when it was sold to C. Roy Rugger. Rugger's daughters sold it in 1989 to the present owner, Wayne Voss. It has always remained a farm/ranch and today the 1917-18 farm buildings are being repaired and restored.

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Verbal Boundary Description:

The boundaries of this historic district include the old Worland townsite, the Worland Townsite Marker, and the historic buildings on the Worland Ranch. This encompasses 215.7 acres of that part of the Worland Ranch which is within the city limits. The legal description for this parcel was obtained from the Washakie County Tax Assessor's Office. A site map and a USGS map is enclosed outlining the boundaries of this historic district.

The legal description is:

Township 47 North, 93 West, Section 26: W SW

S NW Part of

SWNE Lot 3-26

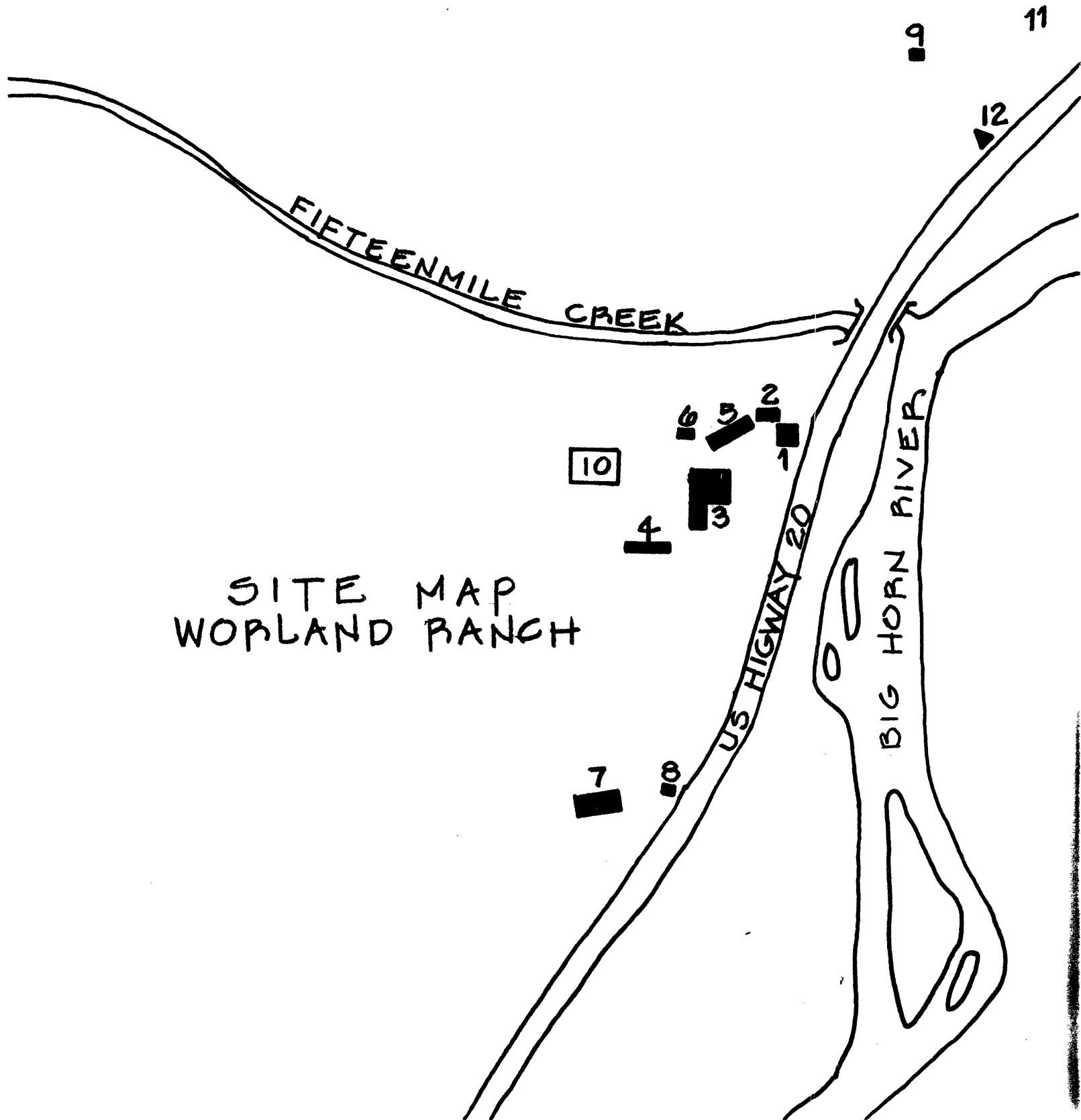
NESW Part of N & W of Big Horn River

SESW Part W of Big Horn River

NWSE Part N and W of Big Horn River

Boundary Justification:

The historic Worland Ranch encompasses approximately 904 acres. However, the historic buildings, old townsite, and historic marker are only on that portion of the Ranch which is within the city limits. Therefore for legal purposes in establishing the boundaries for the district, the owner requested that the historic district boundaries include 215.7 acres of the original historic property within the city limits.



SITE MAP
WORLAND RANCH

ENDNOTES

1. John W. Davis, Sadie and Charlie, Washakie Publishing, Worland, Wyoming, 1989, 2.
2. C.F. Robertson, Development of the Worland Valley, Historical Review, May 1, 1941, 19.
3. Mary F. Bragg, "Dedication of Worland Townsite Marker", Annals of Wyoming 27 No. 1(April 1955): 22.
4. Robertson, 29.
5. Robertson, 33.
6. Robertson, 37.
7. Washakie County Bicentennial Committee, A History of Washakie County as Written by its People, Northern Wyoming Daily News, 1976, 5.
8. Davis, 22.
9. Davis, 50.
10. Davis, 56.
11. Davis, 63.
12. Davis, 73.
13. Davis, 82.