

United States Department of the Interior
National Park Service

OCT 11 1988

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name N/A
other names/site number South Wolcott Street Historic District

2. Location

street & number Roughly 22 square residential blocks south of downtown N/A not for publication
city, town Casper N/A vicinity
state Wyoming code WY county Natrona code 025 zip code 82601

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>154</u>	<u>65</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	<u>154</u>	<u>65</u> objects
			<u>65</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.

Thomas S. Marceau DSHPO 10/6/88
Signature of certifying official Date
Wyoming State Historic Preservation Office
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

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 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:) _____

Bob Savage 11-23-88

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling _____
 DOMESTIC/multiple dwelling _____

Current Functions (enter categories from instructions)

DOMESTIC/single dwelling _____
 DOMESTIC/multiple dwelling _____

7. DescriptionArchitectural Classification
(enter categories from instructions)

Bungalow/Craftsman _____
 Colonial Revival _____
 Tudor Revival _____

Materials (enter categories from instructions)

foundation _____ CONCRETE _____
 walls _____ WOOD _____
 _____ BRICK _____
 roof _____ ASPHALT _____
 other _____ WOOD/shingles _____

Describe present and historic physical appearance.

The city of Casper is situated along the banks of the North Platte River in eastern Natrona County, in east central Wyoming. Casper Mountain, the region's most prominent topographical feature rises to the south while the river follows a meandering course from the southwest to the northeast along the northern edges of the town. The South Wolcott Street Historic District is among Casper's oldest neighborhoods and was the preferred area to live for the city's early prominent citizens. It is located immediately to the south of the downtown toward the base of the mountain. The earliest houses in the district date to 1905 while the majority were built between 1910 and 1924 in association with Casper's first energy boom. The district is comprised of 219 buildings of which 154, or 70 percent, date from the period of significance and are rated as contributing. A total of 65 buildings, including 22 which were built after the period of significance, are rated as noncontributing. The remaining 43 noncontributing buildings dating from the period of significance have lost integrity due to insensitive exterior alterations. These most often include application of aluminum or wide vinyl siding. In a few instances houses are rated noncontributing because additions have been made using incompatible wall materials, massing plans or roof lines. Virtually all of the houses in the district have accompanying garages. Except for a few notable carriage houses, the garages are not counted as separate buildings.

The district is a visually cohesive neighborhood exhibiting a high degree of architectural integrity. It is made up almost entirely of single family homes with uniform setbacks displaying the design and workmanship of the era. Other features such as the wide tree lined streets and an occasional hitching post ring at the curb also contribute to the historical fabric of the district. Taken together these elements create a setting that conveys a strong sense of feeling and association with life in Casper during the period of significance.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G N/A

Areas of Significance (enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT
AGRICULTURE
OTHER: Oil Exploitation

Period of Significance

1905 - 1938

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

Multiple

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The South Wolcott Street Historic District is being nominated under National Register criteria A and B. Under criterion A, the district is significant for its associations with the Community Development historic context. This encompasses the district's role in the development of Casper, both initially as a regional stock raising center, and later as the center of oil exploitation activities in the state. Under criterion B, the district is significant because it represents five of Wyoming's political and civic leaders. These include Governor Bryant B. Brooks, and United States Senator Patrick Sullivan, both of whom were long time residents in the district. In addition, the district was platted by Governor Joseph M. Carey, who had earlier served as Wyoming's first United States Senator. The architectural cohesiveness and homogeneous scale of the district conveys a strong sense of feeling and association with an early twentieth century community in Wyoming. The uniform setback of the residences and wide tree lined streets also contribute to the high degree of integrity that the district exhibits.

The year 1905 was chosen as the beginning of the period of significance because that was when the first houses in the district were built. The year 1938 was chosen as an arbitrary ending date for the period of significance to avoid including dates within the past fifty years. The patterns of historical development, established during the period of significance, have in fact, continued their evolution to the present day.

Between 1840 and 1867, the discovery of rich crop land in Oregon, gold in California and a safe haven for Latter-Day Saints in Utah precipitated the establishment of emigrant trails through what was to become Wyoming. Although the region was not initially a point of destination, it was from this early westward migration that later settlement patterns began to emerge.

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS): N/A

- 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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acres of property Approximately 61 acres

UTM References

A

1	1	3
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3	9	1	2	1	7	0
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4	7	4	4	2	8	0
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B

1	1	3
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3	9	1	2	1	7	0
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4	7	4	3	9	5	0
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C

1	1	3
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3	9	1	2	2	1	0
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4	7	4	3	9	1	0
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D

1	1	3
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3	9	1	2	1	6	0
---	---	---	---	---	---	---

4	7	4	3	8	1	0
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See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Carl McWilliams Survey and Registration Historian

organization Wyoming State Historic Preservation Office date April 22, 1988

street & number 2301 Central, Barrett Building telephone (307) 777-6311

city or town Cheyenne state Wyoming zip code 82002

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South Wolcott Street Historic District

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Houses in the district include excellent examples of Colonial Revival and Tudor Revival, both of which were popular during the early years of the twentieth century. The district also has representatives of the Bungalow/Craftsman, and American Four-square styles, while three residences have strong elements of the Prairie style. Much of the housing stock in the neighborhood, however, is made up of a number of modest homes which do not fit neatly into any one architectural style. These residences, nevertheless, are not represented as examples of folk architecture as they do display some regional and national architectural influences. These influences, though, were tempered by available building materials and limited economic means of the houses' builders. These residences are described based on their massing, form and surface details, rather than designating arbitrary architectural names for them.

In addition to the single family residences there are six brick apartment buildings within the district. These date from the late 1920s or earlier and are all rated contributing. Lastly, Saint Mark's Episcopal Church, located on the southeast corner of Wolcott and Seventh Streets, is the only nonresidential building in the district. It is described individually.

COLONIAL REVIVAL

Colonial Revival architecture was a prevalent style in America during the early years of the twentieth century. It is based on Georgian and Adamesque style precedents that were dominant housing styles of the English colonies during the eighteenth century. Revival examples are distinguished by a symmetrical facade with an accentuated front entry. An overhead fanlight and sidelights are also common. Windows are usually double hung sash with multiple lights in both sashes. The most typical glazing patterns include nine lights over nine, or six lights over six. In pure examples windows appear singly and have horizontal and vertical symmetry. Roofs of Colonial Revival houses are usually hipped, or less often gabled with the gable ends turned to the sides. Cornice lines with dentil courses and modillions are standard, while dentils may also appear over entrances and window openings. Masonry is the predominate wall material, while frame houses with clapboard cladding are found less often. Revival examples that are precise copies of the earlier Georgian and Adamesque styles are rare throughout America. More often Colonial style massing and details are blended with influences from Victorian era styles.

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Within the district, twenty buildings, including three carriage houses, have strong elements of the Colonial Revival style. These include a number of mansions that were built or owned by several of Wyoming's eminent political and civic leaders who resided within the district. Because these are the most visually impressive houses in the district they are described individually.

1110 South Center Street (Number 16)
Alexander J. Cunningham House

This estate occupies three large lots on the southwest corner of Eleventh and Wolcott Streets. A curving, swag style, white picket fence surrounds the property on the east, north, and south. Evenly spaced red brick pedestals are set within the fence about every fifteen feet.

The mansion itself is 2 1/2 stories and is composed of red bricks of running bond construction. The facade is located on the east elevation. It rests on a concrete foundation with a course of headers separating the foundation from the main wall surface. There are alternating projected and recessed bricks at the corners creating a quoining effect.

The roof is hipped with black asphalt shingles and an exaggerated overhang. S shaped modillions appear under the eaves, and a dentil course fully surrounds on all elevations. There is one hipped dormer centrally located on the facade. It has three casement windows with diamond shaped lights. There are three tall, red brick chimneys with corbelled caps. Two of these are interior chimneys, located on the north and west elevations. The other one is an exterior chimney, located on the south elevation.

Fenestration is primarily twenty light over one double hung sash. Windows are grouped singly, and are in strict symmetry both vertically and horizontally. They have stone lug sills, and black wood shutters. Bricks laid alternately as soldiers and headers, with a central stone keystone, serve as lintels. There is also an oriel window with diamond shaped lights on the south elevation. It has a hip roof and is of recent construction.

The elaborate entryway accentuates the symmetrical facade. A flat, rounded hood extends over the porch between the first and

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second stories. It is supported by four fluted columns with scroll shaped capitals, while a balustrade with turned post balusters, appears above the hood. The porch itself is made of red bricks, and is also rounded. The entry door has forty-five lights (nine vertical by five horizontal) set in a wood frame. It is flanked on either side by leaded glass sidelights with multiple diamond shaped panes. Each of the sidelights is as wide as the door itself. The entire entryway is covered by an elliptical leaded glass fanlight. This in turn is topped by courses of double stacked soldiers and stone work including a central keystone.

Extending from the porch is a concrete patio area. It is surrounded by a low porch railing with turned balusters and evenly spaced red brick piers. One other notable feature is the brickwork in the main sidewalk along Center Street and in the walkway leading into the estate. The bricks here have a slight purplish hue, and are inlaid with unique decorative carvings. A one story wing which historic photographs show as part of the original construction is located on the north elevation. It has a flat roof topped by a balustrade with turned post balusters. A separate entry here is flanked on either side by triple grouped casement windows. The entry and the windows are topped by an elliptical fanlight creating a modified palladian window appearance.

(Number 17)
Cunningham House Carriage House

The carriage house for the Cunningham Mansion is located on the alley, to the west of the main house. It is a red brick building of running bond construction resting on a concrete foundation, and is now used primarily as a garage and for storage. It has a hip roof with black wood shingles and a box cornice perimeter finish. Hipped dormers are located on the north, south and east elevations. A cupola is centrally located on the ridge, and a dentil course surrounds the building on all elevations. There is one tall red brick chimney on the interior of the north elevation. The windows are small with stone lug sills and segmental arches. Wood shutters have been nailed in place over many of the windows, especially those along the alley. One large overhead garage door is located on the east elevation.

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1220 South Center Street (Number 24)
James Kem House

This residence has many Colonial Revival features but is of modest proportions and without exuberant surface ornamentation. It is made of red bricks of running bond construction and rests on a concrete foundation that has been painted white. The facade is located on the east elevation. It has a hip roof with red asphalt shingles and a box cornice perimeter finish. There are no dormers, and the overhang of the eaves is slightly exaggerated. There are two red brick chimneys, located on the exteriors of the north and south elevations.

Fenestration is primarily six over six double hung sash in single groupings. The windows have horizontal, but not vertical, symmetry. Bricks laid as soldiers create lintels, while others laid as rowlocks create lug sills. Low stuccoed walls flank four red brick steps on the symmetrical facade. The steps are covered by a gable pent supported by scroll shaped brackets. The entry door has eight wood panels set in a wood frame. It is flanked on either side by full length, leaded glass side lights.

An attached two car garage is built into the grade on the west elevation. It has stuccoed walls, and a flat roof which also serves as a deck. A large overhead door, with no lights is located on the north elevation. Entry is from Center Street along the north side of the house, with the driveway curving into the garage.

1225 South Center Street (Number 25)

This is a two story red brick residence of running bond construction resting on a concrete foundation. The facade is located on the west elevation. Bricks laid as soldiers separate the foundation from the main wall surface, while bricks laid as rowlocks serve as a belt course between the first and second stories. The house has a low pitched gable roof with red asphalt shingles and a box cornice perimeter finish. The overhang of the eaves is exaggerated, and there are modillions on all elevations. A red brick chimney is located on the exterior of the north elevation.

Fenestration is primarily six over six double hung sash in single or double groupings but there is also a glass block window on the

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second story of the south elevation. Bricks laid as rowlocks create slip sills. A gable hood covers a five step brick porch on the symmetrical facade. The hood is supported by squared, fluted columns. The property is located on a fairly steep grade so there are an additional ten steps starting from the main sidewalk along Center Street. The entry door has a large single panel set in a white wood frame. It is flanked on either side by elongated ten light sidelights.

1108 South Wolcott Street (Number 55)
Welker F. Henning House

This estate occupies two large lots on the southwest corner of Eleventh and Wolcott Streets, and is surrounded by a blond brick wall with alternating brick piers and ornate, black, wrought iron railings. Wrought iron gates provide entrance into the estate on the facade (east elevation), and for a driveway on the north elevation.

The walls of the house are blond bricks of running bond construction with alternating projected and recessed bricks at the corners creating a quoining effect. A belt course of cut stone blocks, between the first and second floors, creates a continuous sill for the tall windows on the second story. The hip roof is finished with green clay tiles, and has a full entablature with modillions and a dentil course. A course of bricks laid as soldiers separates the entablature from the main wall surface. There are a total of five hip dormers, each with a single, nine over nine, double hung sash window. Three of these are located on the facade, while the other two are located on the west elevation. There are two tall blond brick chimneys located on the exteriors of the north and south elevations. A third blond brick chimney is located on the interior of the west elevation.

The symmetrical facade and much of the door and window surrounds are imbued with elaborate surface ornamentation. The lower story has several eight over eight double hung sash windows with flanking fluted pilasters, stone lintels, and stone flower boxes beneath the sills. There are also several full-length casement type windows. These include a band of five, paired, twenty light windows, on the north elevation. All of the casements are flanked by engaged fluted columns and are topped by full entablatures with dentil courses. Swags or garlands appear in the columns' capitals, on the stone lintels, and on the flower boxes.

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The second story windows are primarily full-length, eight over twelve, double hung sash with similar ornamentation. They also have black wrought iron balustrade window sills and central stone keystones.

An enclosed porch, with a truncated hip roof, projects from the main wall surface on the facade. The porch is reached by a decorative red brick sidewalk, and a brick stairway with flanking half walls. The elaborate entry has double hinged doors, with each of the two doors having ten lights set in a wood frame. Twenty light side lights are located on either side, and each are as wide as the doors themselves. Four fluted classical columns are evenly spaced across the porch, and the entire entryway is topped by an elaborate multiple light transom. An entablature with a dentil course and a garland surrounds the porch on all three sides. A carriage house (Number 56) is located to the west of the house. It is of the same style as the house and is used primarily as a garage.

1125 South Wolcott Street (Number 57)
Tripeny House

This is a two story red brick house of running bond construction. It has a hip roof with light gray asphalt shingles and a box cornice perimeter finish. There are two red brick chimneys. One is located on the exterior of the facade (west elevation) while the other is located on the ridge. Fenestration is primarily multiple light casements with cream colored surrounds. The entryway is enclosed and is slightly projected under an intersecting hip roof. Decorative brickwork forms an elliptical arch over the doorway. The door itself is wood panelled with leaded glass sidelights and an elliptical transom. A two car garage with a flat roof is attached to the north elevation.

1134 South Wolcott Street (Number 59)
Nicolaysen House

The Nicolaysen house is representative of the eclecticism associated with Revival architecture within the district. The building has strong Colonial Revival elements, exhibiting features of the earlier Georgian and Adamesque styles. It also has some features, such as segmental arched windows, that are more closely associated with Victorian era styles.

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The estate occupies three large lots on the northwest corner of Twelfth and Wolcott Streets. Large hedges surround the property along both of these streets, enclosing well kept grounds with a variety of flower gardens, pine trees and shrubs. The building's facade is located on the east elevation.

The mansion is a two story brick building of flemish bond construction. It has alternating reddish brown stretchers and yellowish brown headers. The foundation is also of brick with a course of soldiers capped by headers separating the foundation from the main wall surface. There are also two courses of projected stretchers that serve as a belt course between the first and second stories. The roof is hipped with light gray asphalt shingles and a box cornice. There are no dormers, and the perimeter finish is free of any elaborate ornamentation. Fenestration is primarily twelve over one double hung sash. Bricks, laid as headers, create both lug sills and segmental arched lintels. The windows are grouped singly, and are in strict symmetry both vertically and horizontally. There is also a palladian window located on the second story of the west elevation. In addition, there is a fifty light glass block window on the first floor of the west elevation, and a band of five, twenty-five light glass block windows on the south elevation.

The elaborate entryway accentuates the symmetrical facade. A flat, rounded hood extends over the porch between the first and second stories. It is supported by four fluted classical columns, while a balustrade with turned post balusters appears above the hood. This creates a balcony on the second floor, which has a single fifteen light door opening on to it. The porch itself has five steps, is made of bricks, and is also rounded. The entry door has six wood panels set in a white wood frame. It is flanked on either side by narrow one over one double hung sash sidelights. The entire entryway is then topped by an elliptical leaded glass fanlight.

1208 South Wolcott Street (Number 61)
Bryant Butler Brooks House

This estate is located on two large lots on the southwest corner of Twelfth and Wolcott Streets. It is a red brick residence of running bond construction, with a two story central block and flanking one story wings. The facade is located on the east elevation. Its foundation is covered by a brick veneer with a projecting course of soldiers separating the foundation from the

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main wall surface. There are also two separate courses of projecting bricks creating a belt course between the first and second stories. Alternating projected and recessed bricks at the corners create a quoining effect.

The central block has a hip roof with dark gray asphalt shingles. A full entablature with a dentil course and modillions, surrounds on all elevations. There are two red brick chimneys, located on the interior of the west elevation. The wings both have flat roofs and balustrades with turned post balusters. These posts and much of the other exterior woodwork was replaced by the current residents in 1983. Using the original architectural plans, they carried out an exact restoration of the original construction. Fenestration is primarily six over one double hung sash in single or triple groupings. Lug sills are made of concrete, while double stacked courses of soldiers, with a central keystone, create lintels. Windows on the facade and on the west elevation, have black wood shutters.

The elaborate entryway accentuates the symmetrical facade. A flat, rectangular hood extends over the porch between the first and second stories. It is supported by two classical columns, and has a full entablature with modillions and dentils. A black, wrought iron balustrade appears above the hood where a large, six over one double hung sash window, with flanking side lights, is located. The hood covers a six step red brick porch in the shape of a half circle. The entry door has six wood panels set in a wood frame. It is flanked on either side by vertically arranged six light side lights. There is also a five light transom appearing only over the door itself.

A tall, red brick porte cochere is located on the north elevation. It is reached by a curving driveway that enters the property from Twelfth Street. Two separate entry doors are located here. They each have eighteen lights set in a wood frame, and are topped by four light transoms. There is also a notable porch on the west elevation. It is covered by a flat hood with scroll shaped brackets and a dentil course. A black, wrought iron railing appears above the hood in front of an elaborate second story palladian window. A patio, off of the porch, is enclosed by a red brick half wall, where occasional sections of turned balusters appear in the brick. A carriage house (Number 62) is located to the west of the house. It is of the same style as the house and is used primarily as a garage.

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1024 South Durbin Street (Number 97)

This is a red brick residence of running bond construction with a symmetrical facade located on the east elevation. A low concrete foundation is topped by a course of bricks laid as soldiers separating it from the main wall surface. The roof is hipped with green asphalt shingles and a box cornice perimeter finish. A red brick chimney is located on the exterior of the south elevation. Fenestration is primarily six or ten lights over one double hung sash. The windows are set in plain white frames and are flanked by wood shutters with cutouts of candles and candle holders. Bricks laid as rowlocks create lug sills. The entrance is topped by a broken pediment with a dentil course. There are also fluted pilasters flanking the doorway. The door itself has eight panels set in a wood frame. Sidelights are set into the brick on either side of the pilasters.

1025 South Durbin Street (Number 98)

This is a wood frame residence with white clapboard cladding resting on a concrete foundation. The facade is symmetrical and is located on the west elevation. The roof is hipped with green asphalt shingles and a box cornice perimeter finish. A red brick chimney is located on the exterior of the north elevation. Fenestration is six over one double hung sash with plain white surrounds. The windows are flanked by green wood shutters. The entrance is covered by a molded hood with a dentil course, supported by fluted classical columns. The entry door has two large panels set in a wood frame. It is flanked on either side by full length sidelights. The doorway is topped by a leaded glass transom with a sunburst motif.

1114 South Durbin Street (Number 104)

This is a two story red brick residence of running bond construction. The facade is located on the east elevation. Bricks laid as rowlocks create two separate stringcourses beneath the windows on the first and second stories. The roof is a low pitched hip with light gray asphalt shingles. It has a box cornice perimeter finish with squared modillions appearing under the exaggerated overhang. A red brick chimney is located on the exterior of the north elevation. The entry porch is centrally located on the symmetrical facade. A large hipped roof covering extends between

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the first and second stories and is supported by classical columns. A simple wrought iron railing bisects the steps leading to the porch, while modillions on the underside of the hood provide ornamentation. The entry door is wood panelled and is flanked on either side by leaded glass sidelights. The windows are primarily eight over one double hung sash in single or multiple groupings. Bricks laid as soldiers and capped by headers create lintels, while the stringcourses create continuous sills.

109 East Tenth Street (Number 187)
Patrick J. Sullivan House

This property is located on the southeast corner of Tenth and Center Streets. The mansion is situated on a hill and there are no surrounding walls or fences. It is therefore more exposed and tends to visually dominate the neighborhood. The facade is located on the north elevation.

It is a large two and a half story red brick residence of running bond construction. It rests on a concrete foundation which, although it varies somewhat, is about three feet in height. The top of the foundation is beveled to create a water table. The main roof design is hipped with light gray asphalt shingles. It has a box cornice perimeter finish with both sculptured modillions and a full surround dentil course. There are a total of four intersecting gables, and one intersecting hip extension which covers a three story rounded bay on the east elevation. Two of the intersecting gables are located on either end of the facade. Both of these dormers, along with one on the south end of the west elevation, have palladian windows, modillions and dentil courses. The largest of the intersecting gables is centrally located on the west elevation. It has a band of three, one over one, double hung sash windows, as well as the modillions and dentils. There are three tall red brick chimneys with corbelled caps. Two are located on the interior of the west elevation, while the other is located on the interior of the north elevation.

Fenestration is primarily one over one double hung sash in single or double groupings. The windows are symmetrical, both vertically and horizontally, and there is leaded glass in most upper sashes. They have stone lug sills, and labeled lintels with scrollwork. The rounded bay on the east elevation has three large one over one double hung sash windows on each of its three

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stories. A one story low pitched hipped hood extends the full length of the facade and wraps around to cover a one story extension of the house on the west elevation. The hood covers a full length porch and is supported by six classical columns, and one engaged column, all with unique volute or scroll shaped capitals. The porch is reached by seven very wide concrete steps which are flanked by concrete half walls capped by thick stone slabs.

Because the property is built on a fairly steep slope, an additional eleven concrete steps lead directly from the main sidewalk on Tenth Street. A balustrade of white posts surrounds the porch on all three sides. The porch also has a full surround dentil course, and a gable pent rises above the hood directly over the entry. The entryway has double hinged doors with multiple leaded glass panes. They are flanked on either side by full length, two light sidelights.

There is an enclosed porch on the south elevation. It has a low pitched hipped hood with a dentil course. Its walls have white clapboard cladding, and there is a band of eleven large one over one double hung sash windows. This porch is reached by five concrete steps which are flanked by simple, black, wrought iron railings.

111 East Eleventh Street (Number 195)

This is a two story red brick residence of running bond construction located on the southeast corner of Eleventh and Center Streets. The facade is on the north elevation. It rests on a low concrete foundation which is even with the grade at most locations. The bottom most course of bricks are laid as soldiers. The house has a hip roof with light gray asphalt shingles and exposed, sculptured, rafter ends. A red brick chimney is located on the exterior of the west elevation.

Fenestration is primarily either six or eight over one double hung sash. Windows on the facade are grouped in pairs. They are grouped singly on all other elevations, and are in strict symmetry, both vertically and horizontally. Double stacked rows of soldiers capped by headers serve as lintels for the first story windows. A belt course of soldiers serves as a continuous sill for the second story windows. A concrete retaining wall parallels the main sidewalks along both Eleventh and Center Streets. Four concrete steps lead through the retaining wall

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from the main sidewalk on Eleventh Street. An additional four rounded red brick steps are centrally located on the symmetrical facade. Both sets of steps are bisected by a black wrought iron railing. A drip mold hood with heavy scroll bracketing is situated over the entry. The entry door has fifteen lights set in a white wood frame and is flanked on either side by white pilasters.

The current owners of this property state that a fire damaged the interior in 1981, shortly before they purchased it. Since that time they have restored the interior using the original architectural plans. Most interior spaces were kept the same with the exception that originally there were four bedrooms upstairs, whereas now there are only three.

205 East Eleventh Street (Number 196)

This is a red brick building of running bond construction located on the southeast corner of Eleventh and Wolcott Streets. The facade is located on the north elevation. It has been divided into two separate apartments. The bricks extend to the grade, and there is a course of bricks laid as rowlocks at about eight inches above grade. It has a hip roof with brown asphalt shingles and a box cornice perimeter finish. There are two tall red brick chimneys. One is located on the interior of the west elevation, while the other is located on the interior of the south elevation.

Fenestration is either four over four, or six over six double hung sash. Those on the first story are triple hung, while those on the second story are paired. Bricks laid as rowlocks create slip sills. Bricks laid as soldiers and capped by rowlocks create lintels. The windows have cream colored surrounds and have both vertical and horizontal symmetry. Four concrete steps and a decorative red brick sidewalk lead diagonally from the corner of Eleventh and Wolcott to a concrete porch on the facade. The porch is centrally located on the symmetrical facade. It is covered by a flat hood which projects between the first and second stories. Fluted classical columns provide support. There is also a great deal of shrubbery in front of the porch area.

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312 East Eleventh Street (Number 198)

This is a red brick residence of running bond construction located on the northeast corner of Eleventh and Durbin Streets. The facade is located on the south elevation. The foundation is approximately three feet high and is faced with red bricks which are slightly projected. A course of bricks laid as soldiers capped by rowlocks separates them from the main wall surface.

The house has a hip roof with light gray asphalt shingles and a box cornice perimeter finish. A red brick chimney is located on the exterior of the west elevation. Fenestration is entirely six over six double hung sash in single groupings. Bricks laid as rowlocks create slip sills, while bricks laid as soldiers create lintels. The windows, otherwise, have cream colored surrounds, brown wood shutters, and are in strict symmetry, both vertically and horizontally.

A small intersecting gable extends over a slightly projected enclosed entryway which is centrally located on the symmetrical facade. A gable pent, with turned column supports, is situated over a rounded arch doorway. The porch itself has five steps and is composed of reddish, sandstone colored, concrete. The steps are flanked by low red brick half walls and black wrought iron railings. The wood panelled entry door has six lights in its upper portion set over a single panel. It is flanked on either side by three light sidelights which are set into the brick.

An attached garage is located on the east elevation. It has red brick walls of running bond construction, and a hip roof with light gray asphalt shingles. Two overhead doors, each with a twelve light transom are located on the south elevation. Entry is from Eleventh Street.

105 West Twelfth Street (Number 201)

This is a wood frame residence located on the southwest corner of Twelfth and Center Streets. It has white clapboard cladding, and rests on a concrete foundation that has been painted white. The facade is located on the north elevation. A white picket fence parallels Twelfth Street, and the alley to the west, surrounding the back yard. The roof is hipped with green wood shingles and has a box cornice perimeter finish. There are two red brick chimneys. One has a corbelled cap and is located on the interior of the west elevation. The other is located on the exterior of the east elevation.

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Fenestration is either six or eight over one double hung sash, in single groupings. The windows have plain white surrounds, and green wood shutters with crescent shaped cutouts. A gable hood with a tudor arch cutout is centrally located on the symmetrical facade. It covers a five step porch of tongue and groove wood construction. Delicate classical columns and engaged columns support the hood. Half walls, with built in bench seats, flank both sides of the porch. An additional two concrete steps lead directly from the main sidewalk on Twelfth Street. The entry door has six wood panels set in a white wood frame. A balcony is located on the second story, on the west elevation. It is supported by knee braces, and has a balustrade of white, squared post, material. A single door opens onto the balcony.

233 East Twelfth Street (Number 207)

This is a red brick residence of running bond construction resting on a concrete foundation. The facade is located on the north elevation. A course of bricks laid as soldiers separates the foundation from the main wall surface. It has a gable roof with dark gray asphalt shingles. The cream colored box cornice perimeter finish has a full surround dentil course, and the gable ends are turned to the sides. There are also dentil courses in the gable ends. A red brick chimney with a corbelled cap is located on the exterior of the east elevation.

Fenestration is primarily six over six double hung sash in single or double groupings. The windows have cream colored surrounds, and brown wood shutters. A belt course of rowlocks creates a continuous sill for the second story windows. On the first story, rowlocks serve as slip sills, while soldiers, capped by stretchers, serve as lintels.

A flat hood is centrally located on the symmetrical facade. It is supported by two pairs of delicate classical columns, and two engaged columns. It covers a five step concrete porch. The hood has a full surround dentil course and serves as a second story balcony. The balcony has a balustrade of delicate turned post construction, and an entry door with fifteen lights. The main entry door, on the first story, has two large wood panels set in a cream colored wood frame. It is flanked on either side by full length ten light sidelights.

A large addition has been built on the east end of the south elevation, in the back yard. It has an intersecting hip roof with the same pitch as the main roof. Its walls are cream

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colored board and batten, and it has a large bay window. Although mildly incompatible with the original brick construction the addition is in excellent condition and is not visible from the street.

241 East Twelfth Street (Number 208)

This is a two story brick residence of running bond construction with a symmetrical facade located on the north elevation. The roof is hipped with light gray asphalt shingles and a box cornice perimeter finish. A brick chimney is located on the exterior of the east elevation. Fenestration is primarily eight lights over eight double hung sash. The windows are grouped singly and have both horizontal and vertical symmetry. They are set in plain white frames and are flanked by black wood shutters. The entrance is topped by a rounded arch with a dentil course. The door itself is wood panelled with flanking pilasters on either side.

TUDOR REVIVAL

Tudor Revival homes are based on a variety of Late Medieval prototypes, and were most popular throughout the United States in the 1920s and early 1930s. Within the district, there are eight buildings, dating primarily from the mid to late 1930s, that have characteristic Tudor features. These homes have steeply pitched gable roofs with the gable ends normally turned to the sides. The eaves are either closed or there is only a very slight overhang. The facades have steeply pitched cross gables or a gable pent located over the entry. A variety of wall cladding materials are found including masonry, stone, stucco and clapboard. Decorative half-timbering or stickwork may appear in the upper gable ends while entrances have rounded or tudor arches. Windows are usually casements with multiple panes, although some are double hung sash.

A Tudor Style house located at 1105 South Durbin Street (Number 102) merits special mention. It is most distinctive because of its wraparound wood shingles that are reminiscent of thatched roof cottages found in rural England. The house is a two story wood frame structure with a cream colored stucco exterior finish. The roof has intersecting gables with two gable dormers, located on the facade (west elevation) and on the east elevation.

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Fenestration is primarily eight over eight double hung sash in double groupings. Paired windows on the first story have flat arches with simple cornices, while those on the upper half story have segmental arches. There are two canted bays both with numerous sash windows, located on the north elevation and on the southwest corner of the building. Another bay located on the south elevation is covered by a shed hood and has its own entry door. The property's landscaping is also impressive. Red brick retaining walls parallel the main sidewalks along Durbin and Eleventh Streets, while a wide sidewalk of red bricks laid in decorative patterns leads to the facade. The entry door has six carved wood panels set in a wood frame and is flanked on either side by twelve light sidelights. A carriage house (Number 103) is located to the south of the house. It is of the same style as the house and is used primarily as a garage.

BUNGALOW/CRAFTSMAN

Forty-five of the contributing buildings are of the Bungalow/Craftsman style. These houses exhibit typical bungalow massing, materials and workmanship. The archetypal bungalows within the district are of frame construction with clapboard cladded walls. They have low or moderate pitched gable roofs with exposed rafter ends. Exposed ridgepoles and purlins, often with knee braces, as well as stickwork or false half-timbering, appears in the gable ends. All of these exposed structural components, whether supportive or merely decorative, comprise key visual elements for these homes. Prominent shed or gable dormers appear on the facades of those on which the gable ends are turned to the sides, while the upper gable ends of all bungalows often have shingle rather than clapboard cladding.

Bungalow facades are dominated by full or nearly full width porches. The porch floorings are of either tongue and groove wood construction or concrete, while a porch covering is usually provided for by the main gable or an intersecting gable. The porch hoods are supported by brick or stone pedestals topped by large squared post wood piers creating a heavy horizontal emphasis. The porches frequently have solid balustrades made either of brick, or frame construction with clapboard or shingle cladding. The windows are virtually all double hung sash, with the most common glazing pattern being three or four panes arranged in a horizontal row in the upper sash, set over a large single pane in the lower sash. The windows are asymmetrical and

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appear singly or in multiple groupings. Bands of three or more windows are located on most of the facades. The entry doors for these homes are of slab construction, or wood panelled, with one or more lights. Carved or projected decorative woodwork occasionally appears in the doors' locking rails.

Although most of the bungalows are of frame construction with clapboard cladding, there is some variation. Some have red or yellow brick veneers of running bond construction, while a few others have been stuccoed. There are also a small number of bungalows that have been cladded with wood shingles.

AMERICAN FOURSQUARE

As with the Bungalow, pattern books and popular magazines greatly popularized the Foursquare style house. This influence is seen in the district where eight houses dating from between 1912 and 1923, are principally of the American Foursquare style. This is reflective of national trends as the Foursquare house faded from fashion after the early nineteen twenties. Foursquares are two or two and a half story houses with square or rectangular plans. The walls are of brick, or frame construction with clapboard cladding. They have hipped roofs with box cornices, and most have hip or gable dormers on their facades. The facades, for the most part, are symmetrical although on some the entrance is offset. Full width one story porches with low pitched hipped roofs and simple classical columns are characteristic features. Fenestration is virtually all double hung sash with the most frequently found glazing pattern being multiple panes in the upper sash set over a single pane in the lower sash. The windows are asymmetrical and exist in single or multiple groupings.

PRAIRIE

This style originated in Chicago and began to spread to other midwestern cities in the years prior to World War One. In the west, Prairie style houses are not found as often as Bungalow or Foursquare style houses. This is indicative of the district's housing where only three houses have strong Prairie style features. These are two story wood frame residences with beige stucco exterior finishes. They have hip roofs with asphalt shingles and a box cornice perimeter finish. Porches are offset and are covered by hipped roofs which project between the first and second stories. Both the main roofs and the porch coverings

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are very low pitched and have exaggerated overhangs. These features create a strong horizontal emphasis, a key visual attribute for these homes. These houses are also distinctive in relation to the Bungalows in that they are lacking any visible external structural components. All three of these houses have prominent exterior chimneys on a side elevation. Fenestration is primarily one over one double hung sash with plain wood surrounds. The windows exist in multiple groupings with bands of four or more sash windows appearing on the facades.

There are sixty-two contributing houses in the district that are not representative of any one style. As previously mentioned, these homes do display some stylistic influences, but were influenced by conditions at the time of their construction. All of these houses have strong integrity with few alterations having occurred since they were constructed. For these reasons, and because there are a considerable number of them, these homes constitute a key element in the historical fabric of the district.

These houses are generally of modest proportions with square or rectangular plans. Most are of frame construction with clapboard cladding, although some are masonry or have brick veneers. They have either gable or hip roofs with wood or asphalt shingles. Exposed rafter ends appear on most of the houses, although some have box cornices. Red brick chimneys used for fireplaces are frequently located on the exterior of a side elevation. Hip, gable or shed dormers appear on many of these homes, especially on the facades. Many homes also have decorative shingles in their upper gable ends. Porches on these homes are usually offset and many are cut into the main gable. Most porches have closed balustrades with clapboard cladding, although some are open with classical or turned columns supports.

Entry doors on these houses are most often wood panelled or less often of slab construction. The doors routinely have one or more lights in their upper portions while sidelights accompany some examples. Windows are virtually all double hung sash in single or multiple groupings. Multiple panes in the upper sash set over a single pane in the lower sash is the most common glazing pattern. Most windows have plain wood surrounds although a few have simple cornices. Fixed pane picture windows have been added to some houses. These are generally of modest proportions, however, and do not unduly impair the visual integrity.

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Five of the houses included in the sixty-two that have no specific style are distinctive and merit special mention. Individual descriptions are provided for each of them.

1016 South Center Street (Number 11)
Josendal House

This is a large one and a half story brick house of running bond construction. A wide belt course of red sandstone separates the brick wall surface from a light gray, cut stone foundation. The roof is hipped with brown wood shingles and exposed rafter ends. The facade is located on the east elevation. It has many Bungalow features, but an assortment of dormers, intersecting gables and surface details make it unique. The dormers serve to greatly enlarge the living space in the upper half story. The largest of the dormers dominates the facade (east elevation). It has a hip roof and reddish brown square butt shingles cladding. A band of three, three over three double hung sash windows face the street. There are also two similar windows on each of the north and south sides of the dormer. The south elevation of the house has two dormers. One, located to the east, has a large hip roof, square butt shingles cladding, and two, one over one double hung sash windows. The other is a small, delicate dormer with a gable roof, providing light for an upstairs bath. The north elevation has one very large dormer with a gable roof. It has a band of six, one over one double hung sash windows, and the same square butt shingles cladding that appear on the other dormers. The west elevation of the building has a gable roof which intersects with the main hip roof. There is also another dormer on this elevation. It is of moderate proportions, with a hip roof, and two, one over one double hung sash windows.

There are three interior brown brick chimneys. Two are located on the west elevation, while the other is located on the east elevation. Two of the chimneys, one on each elevation, has a corbelled cap. A large hipped roof hood provides covering for a six step concrete porch on the symmetrical facade. It is supported by a brown brick balustrade and squared post piers. A gable pent with a tudor arch cutout extends above the hood directly over the entry. The steps are flanked by curving brick half walls and have brick pedestals at their base. Lions, carved of stone, rest on the pedestals. Within the porch a rounded brick entry surrounds the doorway. The door has ten lights set in a wood frame and is flanked on either side by full length sidelights with five lights each.

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1040 S. Center (Number 14)

This is a large two and a half story residence of tall proportions. It is a wood frame building with white clapboard cladding resting on a concrete foundation. The facade (east elevation) is dominated by two large hexagonal turrets set on either side of a large gable dormer. The main roof, which is not visible from the facade, is a steeply pitched gable. The roof has new brown wood shingles and exposed rafter ends. There is one interior red brick chimney with a corbelled cap on the south elevation.

Fenestration is predominantly over one double hung sash with plain white surrounds. The windows are primarily grouped singly, and most of those on the first floor have Queen Anne lights in their upper sashes. There are also three oval shaped windows on the facade. Two are located in the second story, while the third is located in the dormer.

A very low pitched hip roof covers about three-fourths of the facade and also wraps around to cover part of the north elevation. A balustrade and delicate classical columns provide support. The porch is reached by four wood steps, and is of wooden, tongue and groove construction. A gabled pent, directly over the entryway, rises above the hood, mirroring the gable roof of the dormer directly above it. The entry door is wood panelled.

743 South Wolcott Street (Number 33)

This is a wood frame residence with white clapboard cladding resting on a concrete foundation. It is located on the northeast corner of Eighth and Wolcott Streets. The facade is located on the west elevation. The main roof is hipped, but there are intersecting gables on all four elevations, and a witches cap turret on the southwest corner. The roof is finished with light gray asphalt shingles and exposed rafter ends. A red brick chimney with a corbelled cap is centrally located on the ridge.

Fenestration is one over one double hung sash with plain white surrounds. Windows on the first story are grouped singly, while those on the second story are paired. Each of the intersecting gables has a set of paired, double hung sash, windows topped by a sunburst motif carving. Many of the windows have stained glass, or Queen Anne lights in their upper sashes.

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A wooden porch, of tongue and groove construction, extends the entire length of the facade and wraps around to cover half of the south elevation. It is covered by a low pitched hipped hood with delicate classical columns. The hood projects only over the first story. The wraparound porch, combined with the witches cap turret, creates an asymmetrical appearance. The entry door has a large single light set over two cross panels. The door also has carved scrollwork in the top rail, and in the locking rail.

908 South Durbin Street (Number 88)

This is a red brick residence of running bond construction resting on a concrete foundation. It has a hip roof with light gray asphalt shingles and exposed sculptured rafter ends. There are three large gable dormers located on the facade (east elevation), and the north and south elevations. Each dormer has double hung sash windows and white clapboard cladding. A red brick chimney with a corbelled cap is centrally located on the ridge. Fenestration is primarily one over one double hung sash with borders of Queen Anne lights in the upper sashes. Decorative segmental arches are created by bricks alternately laid as soldiers and double rowlocks and capped by headers. There is also a thirty-five light glass block window on the south elevation.

A seven step concrete porch extends the full length of the facade and is covered by a hip roof. Support is provided by a stone and brick balustrade with brick pedestals and classical columns. The slab entry door has no lights but is flanked on either side by full length sidelights set into wood panels. Additions to the west and north elevations were erected soon after the building's original construction. Both additions continue the same brick wall surface and window surface and are extremely compatible. The larger addition, on the west elevation, has the same type of hip roof as the main part of the house. The smaller addition, on the north elevation, has a flat roof with courses of corbelled brick about twelve inches below the roof line. Two iron hitching post rings are located at the curb along Durbin Street.

931 South Durbin Street (Number 92)

This is a wood frame residence with white clapboard cladding resting on a rusticated cut stone foundation. It has a steeply

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pitched gable roof with brown wood shingles and a box cornice perimeter finish. A gable ornament on the facade (west elevation), is composed of scrollwork and a cross piece with small turned spindles. Fenestration is one over one double hung sash with plain white surrounds and green wood shutters. A wooden porch with an open balustrade extends the full length of the facade. It is covered by a shed hood with classical columns. A gable pediment with a sunburst motif carving projects above the porch covering, directly over the entry. The entry door is wood panelled with a single light in its upper portion. This home was built circa 1905 or 1906 and is among the oldest in the district.

Another building of note is a log cabin (Number 45) located on the alley behind 942 South Wolcott Street. Nearby residents state that it is among the oldest buildings in the district, although no written records pertaining to it were uncovered. It is made of dressed logs laid horizontally with saddle notching at the corners. The roof is has low pitched intersecting gables with a rolled asphalt paper covering. There are exposed log rafter ends under the eaves, and exposed ridge poles and purlins in the gable ends. A W shaped log truss system also appears in the gable ends. A red brick chimney is located on the exterior of the west elevation. The facade is located on the south elevation where there is a screened enclosure. The overhang of the eave extends here to provide a porch covering, and a red brick patio has been laid here as well. The entry door is of slab construction with two lights in its upper portion. The windows are one over one double hung sash. They are arranged singly and have plain wood surrounds.

The six brick apartment buildings within the district were built between 1917 and 1928. They are representative of apartment buildings throughout the west and midwest which date to this era. They also reflect the growing urbanization and greater population density that was occurring in Casper and elsewhere during this period. Brickwork arranged in decorative and corbelled patterns is a key visual element for each of these buildings. They also have a number of unique characteristics and so individual descriptions are presented.

940 South Center Street (Number 9)
Charlice Apartments

This is a two story building located on the northwest corner of Tenth and Center Streets, with the facade on the east elevation.

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It contains five separate apartments, each with its own interior entrance. The walls are red bricks of running bond construction. A course of headers capped by rowlocks, separates the wall surface from the foundation, which has a brick veneer.

The main roof is hipped with black wood shingles, and has a box cornice perimeter finish with an exaggerated overhang. This covers the front portion of the building, which is approximately forty feet square. The rear portion of the building is used in part as a garage, with entrances from Tenth Street. It is also covered by a hip roof, which is lower than the main hip roof.

Fenestration is primarily six over six double hung sash. Most windows are paired, but they also occur in single and triple groupings. Second story windows have flat arches with lintels and lug sills made of bricks. They also have ivory colored flower boxes beneath them, with scroll shaped brackets for support. First story windows on the north and south elevations have rounded arches with decorative brickwork. These windows are covered by flat ivory colored hoods with elaborately carved brackets. A similar but larger hood, with the same type of brackets, covers a six step concrete porch on the north end of the facade. The steps are flanked by simple black wrought iron railings, and the single entry door has eight lights set in a wood frame.

842 South Durbin Street (Number 85)
Mayfair Apartments

This is a three story rectangularly shaped apartment building with the first story being at garden level. It is located on the northwest corner of Durbin and Eighth Streets, and is not set back as deep as nearby residences. The facade is located on the east elevation, and the building extends nearly the full length of the lot saving space for a small parking lot on the alley.

The building is composed of bricks of running bond construction. They are mostly brown, but there is a great deal of red brick on the facade. The roof is flat with a gravel and tar composition covering. Fenestration is either six or eight over one double hung sash in single, double or triple groupings. Bricks laid as soldiers and topped by headers create lintels. A three step concrete porch is located on the facade. It is flanked by low brick walls with pedestals topped by stone and concrete flower boxes. Black metal pipes embedded in the flower boxes support a large yellow metal awning.

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A parapet wall extends above the roof line on the facade and is stepped in a symmetrical pattern using both brown and red brick. There are two stringcourses of corbelled brick, one just below the roof line, and the other at about six feet above grade between the garden level and second story. The entryway is emphasized by a narrow outline of brown bricks with the name "MAYFAIR" in block lettering across the top. The doorway has two double hinged doors with ten lights each set in white wood frames. The doors swing inward on a center post and are topped by a large eight light transom. A similar doorway off the alley on the west elevation has a smaller transom and no center post.

417 East Fifth Street (Number 166)
James Apartments

This is a two story apartment building with a rectangular plan. Its walls are made of red bricks of running bond construction, and there is a stringcourse of projecting headers about three feet below the roof line. The roof is flat with a gravel and tar composition covering. A course of soldiers capped by rowlocks appears at the top of the walls on all elevations. There is also a red brick chimney located on the exterior of the south elevation.

The building has no setback and fronts directly along the main sidewalk on Fifth Street. Ten concrete steps lead to the main entry on the north elevation. These steps are parallel with the facade and are hidden behind a rising red brick wall. There is no porch covering. The entry door has a single full length light set in a wood frame. It is flanked on either side by four glass block sidelights set in a vertical pattern. Fenestration is entirely one over one double hung sash with plain wood surrounds. The windows are either square or rectangular in shape, and have vertical but not horizontal symmetry. Courses of double stacked headers create lug sills, while courses of bricks laid as soldiers create lintels.

303 East Seventh Street (Number 169)

This building has eleven separate apartments each with its own entrance. It has addresses for 303, 305, 307, 309, 311, 313, 315, 317, 319 and 321 East Seventh Street, and 707 South Durbin Street. It is a rectangular, one story, red brick building of running bond construction. There is no setback as the building

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fronts along the main sidewalk on Durbin Street. The brick on the north and west elevations is natural red in color, while the brick on the east and south elevations has been painted white. There is a great deal of decorative brickwork creating a strong visual impression for the upper portions of the building. The two topmost courses of brick are projected headers, while below this are intermittent segments of corbelled bricks. Lower still, blond colored bricks are used in a continuous diaper or diamond shaped motif. Also, all window and door openings have segmental arches made of bricks laid as soldiers with central stone key-stones. The windows are entirely one over one double hung sash and are primarily arranged singly. However, there are two sets of paired windows on the west elevation. Sash windows also appear at basement level on the west elevation.

The eleven separate entrances have nearly identical wood panelled doors. A large single light in their upper portions is set over three cross panels in their lower portions. The fenestration is arranged so that a single window is set between each door. A raised concrete porch extends the full length of the north elevation along Durbin Street. It has a simple black wrought iron railing and is reached by concrete steps located on the east and west ends. The building has a flat roof with a gravel and tar composition covering. A large red brick parking structure with ten separate garage doors is located to the south of the apartment building.

315 East Eighth Street (Number 175)
Josendal Apartments

This is a three story blond brick apartment building with a square plan. The facade is located on the north elevation, and the first story is at garden level. The roof is flat with a gravel and tar composition finish. A parapet wall with decorative brickwork is arranged in a symmetrical pattern on the facade. Below this is a decorative belt course with four bricks laid as headers forming a diamond shaped pattern alternating with three bricks stacked side by side as soldiers. Immediately under this is a stringcourse of bricks laid as rowlocks forming a continuous lintel over the third story windows. Another stringcourse of bricks laid as soldiers forms a continuous lintel over the windows at garden level.

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A one story projected entryway is centrally located on the symmetrical facade. The doorway has two double hinged doors, each with fifteen lights set in a wood frame. The top of the entryway is flat and it is topped by a black wrought iron balustrade. The entryway also has a decorative belt course identical to the belt course above. Windows are double hung sash with either a six over one, or six over six, glazing pattern. Those on the facade are paired while those on the other elevations are arranged singly. Second story windows have sills formed by bricks laid as rowlocks, and are capped by a course of bricks laid as soldiers.

316 East Eighth Street (Number 176)
Hildebrand Apartments

This building is across the street from the Josendal Apartments with the facade located on the south elevation. It is also a three story building with the first story at garden level. It has a square plan and is composed of red bricks of running bond construction. A parapet wall projects slightly above the roof line in a symmetrical pattern on the facade. The roof itself is flat and has a gravel and tar composition covering. A course of bricks laid as rowlocks creates a stringcourse between the first and second stories.

The porch is centrally located on the facade and is hidden behind a decorative brick wall. Red brick piers rise to support a flat brick porch covering which in turn serves as a balcony for a doorway on the third story. The main door, on the second story, has three elongated leaded glass lights set below four small leaded glass lights. It is flanked on either side by four sidelights arranged in a vertical pattern. Fenestration is entirely double hung sash in single or double groupings. Bricks laid as rowlocks create lug sills, while double stacked courses of headers create lintels.

Saint Marks Episcopal Church (Number 30) located on the southeast corner of Seventh and Wolcott Streets is the only nonresidential building in the district. It is a red brick building of running bond construction built principally in the Gothic Revival style. Its massing, however, is heavier and denser than most Gothic Revival Buildings. The building almost completely occupies one large lot and has a modified ell shaped design. Variations away

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from the ell shape include a void on the southeast corner and an enclosed extension on the west elevation. The facade is also located on this elevation as the church fronts onto Wolcott Street. The building rests on a concrete foundation hidden behind a red brick veneer. A beveled stone water table surrounds the building on all elevations.

The roof has several intersecting gables, but the main gable is parallel with Wolcott Street. The roof is finished with brown asphalt shingles and has closed eaves. A large cross gable with an east to west orientation is situated at the south end of the building. The gable end for this portion of the building fronts onto Wolcott Street and dominates the facade. Its most outstanding feature is a large stained glass gothic arch window. The window has five vertical divisions and is recessed, creating a compound arch. The recessing is created by stonework which completely surrounds the arched portion of the window. Stonework, in fact, is the primary material used for decorative purposes. Stone capping follows ridge lines on intersecting gables on all elevations. It is used around door and window openings and also appears in the water table. There is some decorative brickwork but it is subservient to the stone. The dominate window is flanked by stepped or corbelled buttresses. Quatrefoil decorations and trefoil arches appear in the window itself mirroring the overall pointed arch design. These motifs are carried out elsewhere on the building, on other windows, and in the stonework.

Above the window, a gable shaped parapet wall extends above the roof line. A stone niche with a trefoil arch is incised into the brick at the apex of the gable and a stone cross extends as a finial above this. The primary entrance is located in the main gable on the facade. It has a compound gothic arch created by full surround stonework. The entry doors are double hung and made of heavy wood of slab construction. A separate entrance is located on the far south end of the facade, to the south of the dominate window. It also has a compound arch with full surround stonework and double slab doors.

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BUILDING INVENTORY

<u>No.</u>	<u>Address</u>	<u>Date</u>	<u>Style</u>	<u>Status</u>
<u>SOUTH CENTER STREET</u>				
1.	904	1912**		Contributing
2.	905	1914		Noncontributing
3.	914	1917		Contributing
4.	915	1914		Contributing
5.	922	1917		Contributing
6.	923	1920		Noncontributing
7.	932	1917		Noncontributing
8.	933	1912	Bungalow/Craftsman	Contributing
9.	940	1917	Apartment Building	Contributing
10.	1000	1936		Contributing
11.	1016	1917		Contributing
12.	1025	1908		Noncontributing
13.	1032	1922	Bungalow/Craftsman	Contributing
14.	1040	1912		Contributing
15.	1041	1912	American Foursquare	Contributing
16.	1110	1909	Colonial Revival	Contributing
17.	1110		Colonial Revival (Carriage House)	Contributing
18.	1115	1915	Bungalow/Craftsman	Contributing
19.	1125	1911	Bungalow/Craftsman	Contributing
20.	1139	1917		Noncontributing
21.*	1140	1956		Noncontributing
22.	1212	1918	Tudor Revival	Contributing
23.*	1215	1939		Noncontributing
24.	1220	1920	Colonial Revival	Contributing
25.	1225	1928	Colonial Revival	Contributing
26.	1227	1922	Bungalow/Craftsman	Contributing
27.	1232	1917	Bungalow/Craftsman	Contributing
28.	1242	1920		Noncontributing
29.	1243			Noncontributing
<u>SOUTH WOLCOTT STREET</u>				
30.	701 ?		St. Mark's Episcopal Church	Contributing
31.	723	1917		Contributing
32.	733	1908		Contributing
33.	743	1910		Contributing
34.	811	1915		Noncontributing

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<u>No.</u>	<u>Address</u>	<u>Date</u>	<u>Style</u>	<u>Status</u>
<u>SOUTH WOLCOTT STREET (Continued)</u>				
35.	825	1915		Noncontributing
36.	833	1913		Contributing
37.*	902/906	1939	(Duplex)	Noncontributing
38.	912	1905		Contributing
39.	924	1917		Contributing
40.	925	1917		Contributing
41.	930	1914	Bungalow/Craftsman	Contributing
42.	933	1917		Noncontributing
43.	939	1917		Noncontributing
44.	942	1910		Noncontributing
45.	942	ca. 1910	(Log Cabin on Alley)	Contributing
46.	1007	1920	Bungalow/Craftsman	Contributing
47.	1008	1914	American Foursquare	Contributing
48.	1015	1920	Bungalow/Craftsman	Contributing
49.	1022	1921	Bungalow/Craftsman	Contributing
50.	1023	1920	American Foursquare	Contributing
51.	1031	1920	Bungalow/Craftsman	Contributing
52.	1034	1922		Noncontributing
53.	1041	1919	Prairie	Contributing
54.	1044	1919		Contributing
55.	1108	1923	Colonial Revival	Contributing
56.	1108		Colonial Revival (Carriage House)	Contributing
57.	1125	1938	Colonial Revival	Contributing
58.*	1133	1942		Noncontributing
59.	1134	1923	Colonial Revival	Contributing
60.*	1145	1950		Noncontributing
61.	1208	1923	Colonial Revival	Contributing
62.	1208		Colonial Revival (Carriage House)	Contributing
63.	1219	1924		Noncontributing
64.	1224	1918		Noncontributing
65.	1231	1922	Bungalow/Craftsman	Contributing
66.	1234	1922	Prairie	Contributing
67.	1243	1921	Bungalow/Craftsman	Contributing
68.	1244	1920	Bungalow/Craftsman	Contributing

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<u>No.</u>	<u>Address</u>	<u>Date</u>	<u>Style</u>	<u>Status</u>
<u>SOUTH DURBIN STREET</u>				
69.	704	1908		Contributing
70.	714	1917		Contributing
71.*	715/717/719	1951	(Triplex)	Noncontributing
72.	724	1905		Contributing
73.	725	1920		Contributing
74.	734	1908		Noncontributing
75.	735	1914	American Foursquare	Contributing
76.	742			Noncontributing
77.	743	1917		Contributing
78.	802	1938		Noncontributing
79.	803	1905	Tudor Revival	Contributing
80.	814	1914		Noncontributing
81.	815	1917		Contributing
82.	829	1919		Noncontributing
83.	830	1938		Noncontributing
84.	834	1920	Bungalow/Craftsman	Contributing
85.	842		Apartment Building	Contributing
86.	843	1917	American Foursquare	Contributing
87.	907			Noncontributing
88.	908	1910		Contributing
89.*	917	1948		Noncontributing
90.	924	1917		Contributing
91.	925	1938		Noncontributing
92.	931	1906		Contributing
93.	938			Contributing
94.	943	1938		Contributing
95.	1010	1938		Contributing
96.	1015	1922		Contributing
97.	1024	1937	Colonial Revival	Contributing
98.	1025	1917	Colonial Revival	Contributing
99.	1032	1918	Bungalow/Craftsman	Contributing
100.	1035	1927	Bungalow/Craftsman	Contributing
101.	1042	1920	Bungalow/Craftsman	Contributing
102.	1105	1922	Tudor Revival	Contributing
103.	1105		Tudor Revival (Carriage House)	Contributing
104.	1114	1922	Colonial Revival	Contributing
105.	1124	1923		Contributing
106.	1131	1920		Noncontributing
107.	1132	1919	Bungalow/Craftsman	Contributing
108.*	1140	ca. 1941	250 E. 12th is also in this building.	Noncontributing

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<u>No.</u>	<u>Address</u>	<u>Date</u>	<u>Style</u>	<u>Status</u>
<u>SOUTH DURBIN STREET</u> (Continued)				
109.*	1143	1951		Noncontributing
110.	1212	1920	Bungalow/Craftsman	Contributing
111.	1221	1922	Bungalow/Craftsman	Contributing
112.*	1234	1953		Noncontributing
113.*	1244	1953		Noncontributing
<u>SOUTH BEECH STREET</u>				
114.	503	1917		Noncontributing
115.	515	1917		Contributing
116.	523	1916		Contributing
117.	531	1922		Contributing
118.	541	1912		Contributing
119.	604	1917	Bungalow/Craftsman	Contributing
120.	605/607/609	1917	(Triplex)	Contributing
121.*	614	1959		Noncontributing
122.	615	1927		Contributing
123.*	620/622/624/626		(Apartments)	Noncontributing
124.	625	1918		Contributing
125.	635	1917		Noncontributing
126.	638	1914	Bungalow/Craftsman	Contributing
127.	643	1917	Bungalow/Craftsman	Contributing
128.	651	1917		Contributing
129.	700	1917		Contributing
130.	701	1920		Contributing
131.	714	1917	Bungalow/Craftsman	Contributing
132.	715	1917		Contributing
133.	719	1917		Contributing
134.	724	1917		Contributing
135.	731/733	1917	(Duplex)	Noncontributing
136.	736	1912	Bungalow/Craftsman	Contributing
137.	742	1912		Noncontributing
138.	801	1919	Bungalow/Craftsman	Contributing
139.	814	1912		Noncontributing
140.	821	1918		Contributing
141.	822	1917	Bungalow/Craftsman	Contributing
142.	832	1917		Noncontributing
143.	833	1918		Noncontributing
144.*	842	1942		Noncontributing
145.	845	1914	Bungalow/Craftsman	Contributing

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<u>SOUTH BEECH STREET</u> (Continued)				
146.	902	1917	American Foursquare	Contributing
147.	920	1923	American Foursquare	Contributing
148.	927	1917		Contributing
149.	937	1920	Bungalow/Craftsman	Contributing
150.	938	1923	Bungalow/Craftsman	Contributing
151.	945	1917	Bungalow/Craftsman	Contributing
152.*	1104	1949		Noncontributing
153.*	1126	1951		Noncontributing
154.	1134	1920	Bungalow/Craftsman	Contributing
155.	1142	1920		Contributing
<u>KIMBALL AVENUE</u>				
156.	558	1920	American Foursquare	Contributing
<u>PARK AVENUE</u>				
157.	720	1916		Noncontributing
158.	732	1916		Contributing
<u>DIVINE AVENUE</u>				
159.	421	1920	Bungalow/Craftsman	Contributing
160.	427	1917		Contributing
161.	437	1920	Bungalow/Craftsman	Contributing
<u>MILTON AVENUE</u>				
162.	419	1918		Noncontributing
163.	433	1920	Bungalow/Craftsman	Contributing
<u>GRANT AVENUE</u>				
164.*	946	1949		Noncontributing
165.	962	1921		Contributing
<u>EAST FIFTH STREET</u>				
166.	417	1918	Apartment Building	Contributing

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<u>No.</u>	<u>Address</u>	<u>Date</u>	<u>Style</u>	<u>Status</u>
<u>EAST SIXTH STREET</u>				
167.	419/421	1917	(Duplex)	Contributing
<u>EAST SEVENTH STREET</u>				
168.	227	1916		Contributing
169.	303	1920	Apartment Building	Contributing
170.	327	1917		Contributing
<u>EAST EIGHTH STREET</u>				
171.	205	1920		Contributing
172.	209			Noncontributing
173.	218	1920		Contributing
174.	228	1920		Contributing
175.	315	1928	Apartment Building	Contributing
176.	316	1928	Apartment Building	Contributing
177.	333			Noncontributing
178.	406	1916		Contributing
<u>EAST NINTH STREET</u>				
179.	129	1917		Contributing
180.*	200	1941		Noncontributing
181.	201	1920	Bungalow/Craftsman	Contributing
182.	207	1920		Noncontributing
183.	215	1922	Bungalow/Craftsman	Contributing
184.	216	1920	Bungalow/Craftsman	Contributing
185.	319			Noncontributing
<u>EAST TENTH STREET</u>				
186.	108	1916	Bungalow/Craftsman	Contributing
187.	109	1910	Colonial Revival	Contributing
188.	218/220		(Duplex)	Noncontributing
189.	219	1920	Bungalow/Craftsman	Contributing
190.	230	1920		Noncontributing
191.*	231	1939		Noncontributing
192.	309	1925	Prairie	Contributing
193.	314	1937	Tudor Revival	Contributing

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WEST ELEVENTH STREET

194. 116 1938 Tudor Revival Contributing

EAST ELEVENTH STREET

195. 111 1916 Colonial Revival Contributing
196. 205 1920 Colonial Revival Contributing
197. 218 1919 Noncontributing
198. 312 1923 Colonial Revival Contributing
199. 321 1936 Tudor Revival Contributing
200. 327 1924 Contributing

WEST TWELFTH STREET

201. 105 1917 Colonial Revival Contributing

EAST TWELFTH STREET

202.* 105 1952 Noncontributing
203. 205 1924 Bungalow/Craftsman Contributing
204. 215 Noncontributing
205. 225 1938 Noncontributing
206. 230 1938 Tudor Revival Contributing
207. 233 1922 Colonial Revival Contributing
208. 241 1938 Colonial Revival Contributing
209. 251 1922 Contributing
210. 305 1930 Contributing
211. 315 1927 Contributing
212.* 320 1950 Noncontributing
213. 321 1924 Bungalow/Craftsman Contributing
214. 329 1924 Contributing
215. 335 1926 Bungalow/Craftsman Contributing

EAST THIRTEENTH STREET

216. 118 1922 Contributing
217. 214 1925 Bungalow/Craftsman Contributing
218.* 224 1950 Noncontributing
219. 232 1918 Noncontributing

* These properties are noncontributing because they were built after the period of significance.

** Dates of construction were obtained primarily from County Assessor's records, City Directories, and Sanborn Insurance maps. Because there were occasionally slight variations between these sources, the dates listed should be considered approximate.

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The main route of emigration was the Oregon-California-Mormon Trail. It followed the North Platte River from Fort Laramie, at the junction of the Laramie and North Platte Rivers, to the location of present day Casper. The trail then followed the Sweetwater River and crossed the Continental Divide at South Pass. From there the trail branched in several directions including southwest to Fort Bridger, and northwest via the Sublette Cut Off.

Increased tensions between emigrant travelers and Native American inhabitants led to the presence of the United States Army in the region. To protect travelers, the army took up administration of a number of fur trading posts including Fort Laramie in 1849 and Fort Bridger in 1858.

The army also began to establish new posts. Included among these was Platte Bridge Station which was located at a point where the Oregon Trail route crossed the North Platte River. Its purpose was to provide protection for emigrant travelers, and to maintain the telegraph line in the region as it followed the route of the trail. The name of the post was changed to Fort Caspar in 1865 in honor of Lieutenant Caspar Wever Collins who had been killed by Indians. He met his fate while trying to ride out and warn an approaching wagon train of the Indian's presence. The town of Casper that was to locate on the site some twenty-five years later was also named in his honor, although for some unexplained reason, the spelling was slightly altered.

Small communities, providing essential services for the army, began to develop around these military posts. Although they did not normally develop permanent towns, the inhabitants of these nascent communities were inherent to the coming of permanent settlers as they represented the region's first civilian populations.

Permanent towns and cities were ushered into Wyoming with the construction of the Union Pacific Railroad which followed the more southerly Overland Trail route. Cheyenne was established at the end of the Union Pacific tracks in late 1867, and by the end of the decade, Laramie, Rawlins, Rock Springs, Green River and Evanston had also been founded. Initially these towns were based primarily on service to the railroad as the Union Pacific required coal, water, lumber and repair facilities along the transcontinental route. Mining companies, lumber mills and a ready pool of laborers quickly evolved to provide these products and services. In the meantime, in July of 1868, Wyoming officially became a Territory.

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Settlers subsequently began to branch out into industries other than the railroad, and to spread the zone of settlement outward from the Union Pacific corridor into unused areas of the Territory. Agriculture soon became the primary industry as stock raisers began burgeoning sheep and cattle businesses. Farmers, likewise, attempting to take advantage of the 1862 Homestead Act, took up dry land farming.

The founding of Casper itself, took place as part of a larger settlement pattern that had occurred in Wyoming's northern valleys. Chronologically, Buffalo was founded in 1879, Sheridan in 1882, Newcastle along with Casper in 1889, and Thermopolis in 1895.

The path for settlement in the area had been cleared by military campaigns designed to subdue the Native American inhabitants of the region. Plains Indian tribes had led a nomadic hunting and gathering existence in the region for generations. Their way of life was inherently dependant upon the surrounding natural resources, and upon existing harmoniously within their environment. By the latter half of the nineteenth century their culture had already been profoundly influenced by the white man. Items brought by Europeans, such as the horse, steel knives and firearms, undoubtedly made their lives easier. The benefits though were more than offset by the introduction of alcohol and European diseases. The most obvious threat to the Indian's culture, however, was the growing number of white settlers that were passing through and into the region. As the waves of emigrants increased from the 1840s onward the Indians grew increasingly hostile in their attempts to preserve their way of life. The tide of manifest destiny, however, was not to be denied. By the end of the 1870s, the subjugation of these native peoples in northern Wyoming was, for the most part, complete.

As the threat of violence from the native Indian inhabitants lessened, other railroads began to enter the Territory. The Wyoming Central Railroad, which became part of the Chicago and North Western system, came out of Nebraska to reach Lusk and Douglas in 1886, Glenrock in 1887, and the Casper area in 1888. The first train arrived in Casper in June of that year, and in May of 1889 the town was officially incorporated.

During the 1890s, providing services for sheep and cattle ranchers, and farmers was the primary source of income for most of Casper's inhabitants. Reports of gold and silver findings on

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Casper Mountain, just to the south of the new town, also brought people into the region. Although the mountain produced virtually no precious metals, the mining activity was important for publicizing the area and attracting settlers. The town remained relatively small, however, until after the turn of the century. In 1890, when Wyoming obtained statehood, Casper had 544 inhabitants, and in the decade that followed, the town's population grew at a steady but unspectacular rate. A single factor, however, was looming on the horizon, that would create a boom and soon make Casper the second most populous city in the state. This was the discovery of petroleum and the advent of the oil industry in Wyoming.

Knowledge of the potential for oil in the Casper area had existed even before the town was founded. Samuel Aughey, Territorial Geologist of Wyoming prominently mentioned the famed Salt Creek field located north of Casper in his annual report for 1885. Subsequently, in 1893, geologists from the University of Wyoming also wrote a very favorable report on the Salt Creek field. A number of claims were filed in the area during this time, but there was no major rush until after the turn of the century.

A major reason for the slow start of the oil industry was the transportation difficulties of the day. In the earliest times, crude oil was placed in barrels at the Salt Creek field and laboriously loaded onto wagons. These wagons then had to be pulled by "string-teams" of twelve to eighteen horses over the prairie to Casper, a distance of better than forty miles. At Casper, the crude was loaded onto trains and shipped to refineries in the east. This labor intensive and time consuming process meant that oil profits were marginal at best.

The primary reason though for the oil industry's initial lag was a lack of demand. A need for large amounts of petroleum products on a nation wide basis did not really develop until well after the turn of the century. The oil industry, and Casper along with it, then boomed as a result of the advent of the automobile and the coming of the First World War.

Early commercial development in Casper was concentrated between the south bank of the North Platte River and the southwestern trending railroad corridor. As the town grew, the high ground toward Casper Mountain to the south of the developing downtown became a logical choice for residential development. Many of the town's prominent citizens built homes there, and the neighborhood soon established itself as the nicest in Casper.

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Land records for the district itself exist from the late 1880s, perhaps predating the incorporation of Casper. Early records, apparently because the patent was recorded late, are somewhat confusing. A homestead patent for lands including the district was granted to William R. Hasenpat and recorded by the Natrona County Clerk's office on February 17, 1890. The date of this record conflicts with a warranty deed dated December 6, 1888 which deeds the lands described in the patent from William R. and Eliza Hasenpat to Edwin E. Hamilton. Apparently, Mr. Hasenpat had actually received the patent in 1888 or earlier, but it was not recorded until 1890. In the meantime, the Hasenpats had sold the land to Mr. Hamilton.

Subsequent land records are more easily traced and lead directly to the residential development of the district. Between 1893 and 1896 Mr. Hamilton sold much of the district to Joseph M. Carey who, along with his brother Theodore, formed a corporation called Joseph M. Carey and Brother. Carey subsequently platted those parts of the district which had not already been platted as part of the original city. The Careys then sold alternate lots in the district to another development corporation, the Pioneer Townsite Company. Individual lots were then offered for sale by both companies, and residential development began to take place.

Joseph Maul Carey was a well known political statesman whose influence was felt at both state and national levels. He was born at Milton, Delaware on January 19, 1845, obtained a law degree from the University of Pennsylvania at the age of twenty and was admitted to the Bar in 1867. In 1869, he was appointed by President Grant as United States Attorney for the newly created Wyoming Territory. This was the first step of Carey's distinguished political career. He settled initially in Cheyenne where between 1872 and 1876 he served as an Associate Justice on the Wyoming Supreme Court. He became Mayor of Cheyenne in 1881, and was elected as a Republican delegate to the 49th, 50th and 51st Congresses. On July 10, 1890 Carey introduced the bill providing for the admission of Wyoming as a state, and then subsequently became one of the state's first pair of United States Senators. As a Senator, Carey is perhaps best known for the Carey Desert Lands Act which provided for federal lands to be returned to the states for reclamation purposes.

After serving in Washington, Carey returned to Wyoming and aspired to the governorship. Although he had been a life long Republican, he was at heart a populist. He became a proponent of

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Theodore Roosevelt's progressive politics but was consequently rebuffed when he sought the republican gubernatorial nomination in 1910. He then switched to the democratic party where he obtained the nomination and then easily won the general election. Economically, in addition to being a land speculator, Carey was primarily a cattleman. He established the CY Ranch at Casper soon after his arrival in Wyoming, and was a member of the Wyoming Stockgrower's Association for many years, serving as president between 1883 and 1887. Carey died in Cheyenne on February 5, 1924.

The forgoing biographical information on Mr. Carey is presented to document his far reaching political, social and economic influence. This is significant because his involvement in the district's initial development undoubtedly helped attract many of its early settlers. A case is not being made here, however, that the district is significant because of its association with Mr. Carey under Criterion B. This is because he did not actually reside in the district, and therefore, there is no single residence directly associated with him. Although important, his involvement was of short duration and did not continue after the district was developed. Additionally, there are other properties in Wyoming, particularly the CY Ranch, that better represent Mr. Carey's significance within a number of relatable historic contexts.

Sales of lots for both Joseph M. Carey and Brother and the Pioneer Townsite Company were slow at first, but gradually increased. The first houses in the district were built in 1905, with the majority being constructed during the boom years of the teens and early twenties. The boom, of course, was associated with the expanding oil industry created by the increasing popularity of the automobile. As the horseless carriage caught on elsewhere around the country, serious petroleum exploration began to take place near Casper.

Corporations with adequate financial backing set up offices in Casper and quickly cornered the petroleum market. A farsighted Phillip Martin "Mark" Shannon had already organized the Pennsylvania Oil and Gas Company and built Casper's first refinery by 1895. Later, the Midwest Oil Company, organized in 1911, had an even larger impact on the industry. The company built the Midwest Hotel, later known as the Henning, at the corner of Third and Center Streets downtown. Company offices were located on the second floor, while the lobby was the scene of intense buying and

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selling of oil stocks. Two other large hotels, the Townsend and the Gladstone, were also built during this era. The Townsend is the only one that today retains any measure of integrity, and it has been previously listed in the National Register.

In 1917, the name of the Midwest Hotel was changed to the Henning Hotel in honor of Welker F. (W.F.) Henning. Mr. Henning was known as Casper's first millionaire, and he is one of five individuals for whom the district is significant under criterion B. Mr. Henning's significance relates directly to both the Community Panning and Development, and Oil Exploitation areas of significance. He was born in Louisville, Kentucky in 1885, came to Casper in 1909 and lived there until his death in 1948. Between 1909 and 1923, Mr. Henning lived within the district at 814 South Beech Street. During these boom years, Mr. Henning established a profitable plumbing business and managed to amass an early fortune by obtaining the contract to lay out Casper's water and sewer system. In 1914 Mr. Henning purchased a financial interest in, and became a member of the board of directors for the Midwest Hotel. In 1917 he became the sole owner and the hotel's name was then changed to the Henning. During the late teens and early twenties, Mr. Henning was a key figure in the buying and selling of oil stocks in Casper. The Henning also became a profitable, first class hotel while under his control. One of Casper's more colorful figures, Mr. Henning is remembered by people who knew him as an extremely shrewd businessman. W.F. Henning was a major financial success and played an influential role in Casper's development during the boom.

In 1923 Mr. Henning's Colonial Revival style mansion was built at the corner of Eleventh and Wolcott Streets in the heart of the district. Because the Henning Hotel has unfortunately been torn down, his mansion and earlier residence on Beech Street are the only properties that remain to represent Mr. Henning's significance. Today, the mansion is still closely identified with Mr. Henning, and as documented in Section 7, it retains exceptional integrity.

During 1920 and 1921 Standard Oil of Indiana acquired a controlling interest in the Midwest Oil Company, and began to export significantly larger amounts of Wyoming oil to the east. The opening of eastern markets helped establish a trend of Wyoming exporting raw materials such as oil to the east, and importing finished products in return. Standard Oil also developed European markets for Wyoming oil during the early 1920s. Oil was

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taken by tanker cars from Casper to ports in Louisiana, and then transferred to ships for transport overseas. Also during this time, Standard persuaded the Chicago and North Western Railroad to convert their locomotives from burning coal to oil, thereby creating another demand for the product.

The methods of transporting the crude from the Salt Creek fields to Casper slowly improved over time. By 1900, heavy wagons with cylindrical tanks made of galvanized iron had taken the place of the wagons with individual barrels. These were used until 1911 when two pipelines were finally built from the oil fields into Casper. Wagons were still used to haul supplies until the early 1920s when adequate roads were built and the wagons were replaced by trucks. Production methods, likewise, improved as well. By 1917, two large refineries were in full operation so that the crude could be processed locally rather than in the east.

Flush times in Casper reached their peak in 1923. Production from the Salt Creek field topped thirty-five million barrels that year, up from six million barrels in 1919. By 1930, yearly production had decreased to just over ten million barrels. Population statistics also reflect the rise of the boom. Between 1910 and 1924, Casper's population had increased from 2,500 to over 24,000. Elsewhere, these figures may appear small. At that time, however, in sparsely settled Wyoming, Casper's 24,000 citizens comprised more than twelve percent of the state's inhabitants. The boom's impact is also evident within the district in that the majority of its residences were built during this period.

Overproduction and a decrease in oil markets after the end of the First World War eventually brought Casper's oil boom to a close. The oil industry in Casper and elsewhere then remained stagnant during the worldwide economic depression of the 1930s.

By the early thirties, when the world-wide depression hit the rest of the country, Casper's economy had already been stagnant for some time. Large numbers of oil workers lost their jobs in the late twenties forcing many people to leave the area in search of employment elsewhere. The Chicago and North Western Railroad and other businesses were also forced to lay off many employees as the poor economic conditions intensified. Political leaders in Casper and throughout the state sought out new industries in an effort to provide economic diversity. New Deal programs of the Roosevelt administration also helped to alleviate some of the

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economic hardships by providing jobs for several hundred people in Natrona County. Construction of a new airplane hanger at Wardwell Air Field and work on the Casper Mountain road were among several New Deal projects in the Casper area.

The most important project in the region, however, was the Casper-Alcova water reclamation project. It involved the construction of reservoirs and irrigation works on the North Platte River southwest of Casper, and came into being primarily as a result of strenuous lobbying efforts by United States Senator John Kendrick. The purpose of the project was to provide irrigation and drinking water, and hydro-electric power for Wyoming residents. It was vigorously opposed by water interests in both Colorado and Nebraska as rights to water from the Platte was a hotly debated issue during the arid thirties. Formal approval though came from the Roosevelt Administration in August of 1933 and work on the region's most important economic project during the depression era was soon underway.

Overall though, times were still severe, as Casper struggled through the depression era. The late twenties and early thirties saw Casper's first serious economic downturn since the town had begun to prosper earlier in the century. The petroleum industry flourished again during and just after World War Two, and again during the 1970s. Boom and bust cycles have therefore continued to alternately bless or plague Casper's residents.

Another significant factor in Casper's economic growth was the continued development of the livestock industry. Although not as spectacular as the boom and bust oil industry, ranching has had a steadier, more enduring influence on the community. The ranchers, perhaps because they had a more permanent stake in the land, stayed longer than the oilmen and became the civic and political leaders of the county.

Initially, the ranches were oriented more toward cattle raising, but by the mid 1890s sheep had become the dominant industry. Sheep ranching was listed as Natrona County's number one industry in Casper's first city directory published in 1912. This was also true within the district where "wool growers" was listed more often than any other occupation. These people, for the most part, were successful ranchers who had progressed to the point of being able to afford nice homes for their families in town while maintaining their ranches in the country. Included in their midst were a handful of men who dominated the local civic and political scene, and who were influential on the state and national level as well.

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Four of these men, along with Welker F. Henning, are presented as being significant under criterion B. They are Alexander J. Cunningham, Bryant Butler Brooks, Peter C. Nicolaysen and Patrick Sullivan. The significance of these men relates directly to both the Agriculture, and Community Planning and Development areas of significance. They were also each the original owners and long time residents of four of the most imposing mansions in the district. Today, these mansions retain exceptional integrity and are clearly the extant properties that best represent the significance of these men.

Originally from Maine, Alexander J. Cunningham came first to Douglas, Wyoming where he opened a general mercantilist business with future governor, DeForest Richards. He arrived in Casper in 1889 and immediately became the first Treasurer of the newly incorporated town. Soon after his arrival, he opened Cunningham Mercantile at the corner of Second and Center Streets, downtown. This was one of the earliest businesses in Casper. Although a prosperous merchant, Mr. Cunningham was perhaps even more successful as a banker. He helped found and served as president of what became the Casper National Bank in 1903. Now part of the First Interstate conglomerate, this has been one of the largest banks in Wyoming throughout its existence. He was also active in the stock raising industry, operating a large ranch in the Big Horn Mountains for many years. Mr. Cunningham married Ada Rohrbaugh, the daughter of a Casper physician in 1903. In addition to their economic enterprises, the Cunningham's were also involved in innumerable social and civic undertakings. Together, they both contributed a great deal to the formation and development of Casper throughout the first quarter of the twentieth century.

Their residence, located at the corner of Twelfth and Center Streets, was the earliest of the Colonial Revival style mansions which were built in the district. Photographs taken by the Casper Townsite Company show that it had been built by 1910. The impressive home undoubtedly encouraged other well-to-do citizens to also build in the area. They left Wyoming for California in 1925 and later moved to Santa Fe, New Mexico where Mr. Cunningham died in 1942. Although the Cunningham's resided in the mansion for a somewhat brief fifteen years (1910-1925), it was during this time that Mr. Cunningham made his most significant contributions. It is also worth noting that these years saw the rise and fall of the oil boom, and occurred during the peak of the period of significance.

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Bryant Butler Brooks was born in Bernardston, Massachusetts on February 5, 1861. After attending school in Chicago and spending time in Nebraska, he arrived in Cheyenne in 1880. As was typical of many early settlers, he quickly became involved with the cattle industry. Initially, he worked as a cowboy for N.R. Davis participating on trail drives along the Snake River in Idaho and Wyoming. Later, Brooks established his own ranch, the V-V, south of Casper, near the headwaters of Muddy Creek, then in Carbon County. According to local tradition, he traded six traps and a bag of flour for a squatters cabin and the right to the homestead. At any rate, he did receive a patent for the land in December, 1888, and what was to become one of Wyoming's largest cattle operations was underway. He married Mary Naomi (Willard) Brooks in 1886, and they then made the ranch near Casper their home.

In addition to his extensive cattle holdings, Mr. Brooks also had a distinguished political career. In 1905 he became Governor of Wyoming, completing the unexpired term of DeForest Richards who had died in office. Mr. Brooks was then elected Governor in his own right and continued to serve in that capacity until 1911. Prior to his term as Governor, Mr. Brooks served, between 1890 and 1892, as one of the original Natrona County Commissioners. He was also elected to the state legislature in 1892 and was a delegate to the Republican National Convention in Saint Louis in 1896.

After serving as Governor, Mr. Brooks continued to expand his cattle ranch near Casper. He lived in the Mansion on Wolcott Street from the date of its construction in 1923 until his death on December 8, 1944. Mrs. Brooks died just over three years later on February 6, 1948. During this time he became one of the most influential member of the Wyoming Stockgrower's Association, and in his later years was often referred to as the Dean of Wyoming cattlemen. Although Mr. Brooks formal political career occurred prior to his residency in the district, his political and social influences continued to be felt almost until his death. The Stockgrower's Association was and is an important organization, intertwined with Wyoming's politics and economy. Mr. Brooks informal title of Dean of Wyoming cattlemen sheds light on his status within the Stockgrower's Association, and consequently his influence in state political and economic affairs. In comparison to his ranch properties, Mr. Brooks' mansion within the district retains the best integrity and is the single property that best represents his significant contributions.

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The Nicolaysen Mansion, located at 1134 South Wolcott Street, is another of the large impressive homes within the district. Peter C. Nicolaysen and Clementina Evans were among the earliest residents of Casper, and were also one of the first couples to meet and marry in the new community. Mr. Nicolaysen was born in Denmark on July 7, 1863. He immigrated first to British Columbia and later spent time in Nebraska before coming west with the railroad into Wyoming. In 1888 he arrived at the end of the line, the site of present day Casper. He then established himself as a prominent businessman and local politician. In 1893, he purchased the Wyoming Lumber Company from Casper's first Mayor, George Mitchell. This business was then in operation for nearly seventy years, bearing the Nicolaysen name until the early 1960s.

Mr. Nicolaysen had many other financial interests and for many years served as President and was a member of the Board of Directors for the Casper National Bank. Like many of the other early settlers, Mr. Nicolaysen was also involved in stock raising. For many years the family operated a large ranch near Wheatland. His long political service included terms as Mayor, City Councilman and County Commissioner. While serving in these capacities Mr. Nicolaysen distinguished himself as one of Casper's most public spirited citizens. Along with his wife he helped found and contributed a great deal to numerous civic organizations. These included the Masonic Order, Casper Community Fund, Board of Directors of Associated Charities and the Casper Women's Club. Due to these many endeavors, he was well known throughout the state as a prominent leader in both business and civic circles.

The Nicolaysen's built their mansion in 1922 and the family has maintained ownership of it ever since. Mr. Nicolaysen lived in the mansion from the date of its construction until his death on January 17, 1954. Although his significant contributions began before he established residency in the district they also continued for many years afterwards. Today, the Nicolaysen mansion possesses exceptional integrity and is the only building which remains to represent his important contributions.

Patrick J. Sullivan was another of Casper's prominent citizens who was a long time resident in the district. His mansion, located at the corner of Tenth and Center Streets, was built shortly after the Cunningham mansion in 1910. Prior to his taking up residency in his mansion, Mr. Sullivan maintained

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another residence in Casper. This earlier home is no longer standing so his mansion is the only building which remains to represent his significant contributions.

Mr. Sullivan was born in Ireland near Bantry Bay County Cork, on Saint Patrick's Day in 1865. He immigrated to America in early 1888 and began working as a dock laborer in New York City. His ambition, however, was to head west, so he bought railroad passage as far in that direction as his money would take him. His original intention was to go to Butte, Montana but by the time he reached the town of Rawlins, in Wyoming Territory, his money had run out. He began work on a sheep ranch and later in 1892 established his own sheep operation near Casper. He married Miss Nano Mahoney of Rawlins on July 3, 1894, and they soon became well-known citizens of early day Casper.

Mr. Sullivan became a state legislator from Natrona County in 1894, and served two terms as Mayor of Casper beginning in 1897. In 1900, he began a tenure of eighteen consecutive years in the state senate. While serving in the senate, Mr. Sullivan developed a solid reputation with his constituents and quickly gained distinction among his colleagues. He was Chairman of the Republican State Central Committee for six years. He also served for twenty-two years as a Republican National Committeeman from Wyoming, and several times was a delegate to the National Republican Convention. His crowning political achievement came in 1929 when he became a United States Senator. He was appointed to the post on an interim basis by Governor Frank Emerson to complete the unexpired term of Francis E. Warren who had died while in office.

During his many years of public service, Mr. Sullivan maintained his primary residence in Casper. Locally, he took an active interest and was a strong leader in community affairs. Among other endeavors, he was one of the founders of the Casper Chamber of Commerce and served as one of the first vice-presidents of that organization. He was also instrumental in bringing the first electric lights to Casper.

Mr. Sullivan was a major business and financial success. In addition to his thriving ranching operation, he was also a prosperous banker. He was the founder, chief stockholder, and chairman of the board of directors of the First National Bank of Casper. Mr. Sullivan died on April 8, 1935 and was buried in Casper. Throughout his life he epitomized the doctrine that America is the land of opportunity, and that with hard work and determination anything is possible.

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It should not be inferred that the aforementioned individuals represent a comprehensive list of those who played influential roles in the development of the district and the city of Casper. Numerous families who built homes and lived in the district took pride in helping to establish it as the most substantial early neighborhood in Casper. They included successful ranchers, business leaders, and government officials. These people worked together to create the neighborhood that today still reflects Casper's early history.

As previously stated, the historical patterns that they initiated have continued to evolve to the present day. The petroleum industry boomed again in Casper during and just after World War Two, and again during the 1970s. The ranching industry, meanwhile, has continued to provide more consistent economic support, although it too has suffered through lean times. The district has also continued to produce local and state political leaders, including Wyoming's current governor, Michael J. Sullivan. The district's history in that sense is continuing to unfold. The historical patterns that were initiated by the Casper's early citizen's have been renewed and strengthened by each subsequent generation to create a truly lasting legacy.

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Directories and/or Listed By County Assessor's
Office For Contributing Properties

<u>No.</u>	<u>Address</u>	<u>Name</u>
<u>SOUTH CENTER STREET</u>		
1.	904	R.E. Barton
3.	914	Mary L. McGee
4.	915	Patrick N. Carr
5.	922	James. P. Smith
8.	933	Kenneth W. McDonald
9.	940	Graddus R. Hagens
10.	1000	Georgia Belle
11.	1016	Angus Gillis, Louis F. McMahon
13.	1032	Tillie Yesness
14.	1040	Archibald L. Wallace
15.	1041	Ohio Oil Company
16.	1110	Alexander J. Cunningham
17.	1110	" " "
18.	1115	William Schwartz
19.	1125	Art O. Park
22.	1212	Michael J. Burke
24.	1220	James P. Kem
25.	1225	Roscoe C. Cather
26.	1227	Lee Rasmus
27.	1232	C.H. Townsend
<u>SOUTH WOLCOTT STREET</u>		
30.	701 ?	St. Mark's Episcopal Church
31.	723	John Tripeny
32.	733	Stanley Slizeski
33.	743	Stanley Slizeski
36.	833	Thomas Cooper
38.	912	Irving E. Clark
39.	924	John W. Forsling
40.	925	William R. Layman
41.	930	Janet Grieves
45.	942	Daniel Griffen
46.	1007	Perry D. Cunningham
47.	1008	Martin J. Gothberg
48.	1015	Philip K. Edwards
49.	1022	Earl G. Burwell
50.	1023	Charles P. Watson

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<u>No.</u>	<u>Address</u>	<u>Name</u>
<u>SOUTH WOLCOTT STREET</u> (Continued)		
51.	1031	J.T. Baskett
53.	1041	George B. Nelson
54.	1044	Harry E. Cotton
55.	1108	Welker F. Henning
56.	1108	" " "
57.	1125	John Tripeny
58.	1134	Peter Nicolaysen
61.	1208	Bryant B. Brooks
62.	1208	" " "
65.	1231	Sydney L. Morrison
66.	1234	[Unavailable]
67.	1243	Ruben Wood
68.	1244	Art E. Kyte
<u>No.</u>	<u>Address</u>	
<u>SOUTH DURBIN STREET</u>		
69.	704	Nora O'Mara
70.	714	John T. Scott
72.	724	John T. Scott
73.	725	Art E. Chandler
75.	735	Art M. McGee
77.	743	Joseph E. Boyer
79.	803	Oddmund Josendal
81.	815	Harry B. Durham
83.	834	John R. Clark
85.	842	C.H. Carpenter
86.	843	John R. Nelson
88.	908	Leslie E. Gantz
90.	924	Frank Flanagan
92.	931	Walter Beron
93.	938	Casper Private Hospital
94.	943	May Garner; George R. Cook
95.	1010	[Unavailable]
96.	1015	Fred Neuman
97.	1024	William J. Wehrli
98.	1025	Eugene J. Sullivan
99.	1032	Paul E. Bacheller
100.	1035	Ferris F. Hamilton
101.	1042	John McFadyen
102.	1105	William H. Patten
103.	1105	" " "

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<u>No.</u>	<u>Address</u>	<u>Name</u>
<u>SOUTH DURBIN STREET (Continued)</u>		
104.	1114	Joseph W. Bingenheimer
105.	1124	Clarence E. Littlefield
107.	1132	Maurice C. Price
110.	1212	Creed A. Effingham
111.	1221	Morris E. Butters
<u>SOUTH BEECH STREET</u>		
115.	515	Thomas H. Goodman
116.	523	Charles D. Henry
117.	531	B.R. Paulley
118.	541	Gerald Dalton
119.	604	James C. Cook
120.	605/607/609	Lucille Pearce
122.	615	Robert J. Watson
124.	625	Lynn Cunningham
126.	638	Patrick J. O'Connor
127.	643	Thomas Metz
128.	651	Elizabeth Sullivan
129.	700	J.C. Warkley
130.	701	Joseph F. Minnick
131.	714	George H. Jaques
132.	715	Cecil M. Jack
133.	719	Frank A. Probst
134.	724	Art L. Johnson
136.	736	Julian Lever
138.	801	Henry H. Schwartz
140.	821	Albert E. Stirrett
141.	822	Lucille Pearce
145.	845	Alfd. H. Cobb
146.	902	Lewis Barker
147.	920	Thos. S. Cooke
148.	927	John McGrath
149.	937	George Bernard Smith
150.	938	Eugene McCarthy
151.	945	Gregory Pappas
154.	1134	Arthur G. Davidson
155.	1142	Francis A. Knittle

KIMBALL AVENUE

156. 558 Harry L. Funkhouser

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<u>No.</u>	<u>Address</u>	<u>Name</u>
<u>PARK AVENUE</u>		
158.	732	Wilson A. Baker
<u>DIVINE AVENUE</u>		
159.	421	Ewart G. Sinclair
160.	427	Wallace R. Finney
161.	437	Anthony G. Fidel
<u>MILTON AVENUE</u>		
163.	433	Emmett Fuller
<u>GRANT AVENUE</u>		
165.	962	Burton H. Corbin
<u>EAST FIFTH STREET</u>		
166.	417	Kemp Apartments
<u>EAST SIXTH STREET</u>		
167.	419/421	Gilbert J. Bennett
<u>EAST SEVENTH STREET</u>		
168.	227	G. Palmer Long
169.**	303	Harry F. Harper
170.	327	R. Lee Splawn
<u>EAST EIGHTH STREET</u>		
171.	205	William J. Swanton
173.	218	Sterling R. Owens
174.	228	Ray W. Shaw
175.	315	Oddmund Josendal
176.	316	Hildebrand Apartments
178.	406	Allison T. Phillips
<u>EAST NINTH STREET</u>		
179.	129	Alex Nisbet
182.	201	Horace C. Fitzpatrick
183.	215	Sylvester K. Loy
184.	216	[Unavailable]

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<u>No.</u>	<u>Address</u>	<u>Name</u>
<u>EAST TENTH STREET</u>		
186.	108	Earl C. Boyle
187.	109	Patrick Sullivan
189.	219	Art J. Wortham
192.	309	Eldon C. Bacon
193.	314	William H. James
 <u>WEST ELEVENTH STREET</u>		
194.	116	Orval W. Davis
 <u>EAST ELEVENTH STREET</u>		
195.	111	Carl F. Shumaker
196.	205	Wilson B. Emery
198.	312	C.H. Horstman
199.	321	Harry P. Ryan
200.	327	Otto Neithammer
 <u>WEST TWELFTH STREET</u>		
201.	105	Otis L. Walker
 <u>EAST TWELFTH STREET</u>		
203.	205	Edward S. Troxel
206.	230	[Unavailable]
207.	233	Donald J. Smith
208.	241	[Unavailable]
209.	251	Arch J. Garry
210.	305	Henry O. Schlenk
211.	315	Robert Cohen
213.	321	Frank Maher
214.	329	William B. Cobb
215.	335	John R. Gay
 <u>EAST THIRTEENTH STREET</u>		
216.	118	Lloyd M. Hagood
217.	214	John G. Jones

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"Articles of Incorporation" and "Annual Reports" filed with the Wyoming Secretary of State Office for the following Wyoming corporations: J.M. Carey and Brother Co.; Midwest Oil Co.; Pennsylvania Oil and Gas Co.; Pioneer Townsite Co. On file at the State of Wyoming; Archives, Museums and Historical Department; Archives Division.

Biennial Reports of the Wyoming State Geologist. Copies, beginning in 1890, are on file at the State of Wyoming; Archives, Museums and Historical Department; Archives Division.

Deed and Abstract Records, for properties within the district, filed with the Natrona County Clerk of Court Office. Microfilm copies, beginning in 1890, with accompanying indices, are on file at the State of Wyoming; Archives, Museums and Historical Department; Archives Division.

Property Records filed with the Natrona County Assessor's Office list properties with lot and block numbers, names of current (1988) owners, and approximate dates of construction. A computer printout for properties within the district is available at the Wyoming State Historic Preservation Office.

Sanborn Fire Insurance Maps for Natrona County. Maps from 1894, 1903, 1907, 1912, 1918, 1921 and 1925 are on file at the City of Casper Planning Office.

Webb, Frances Seely Photographic Collection. On file at the Casper College Library.

Wilkling Collection. Contains architectural drawings of Garbutt and Weidner Architects, who designed many buildings in Casper. Includes a complete set of plans, dated 1922, for the Nicolaysen Mansion as well as partial plans for other homes in the district. The collection is on file at the State of Wyoming; Archives, Museums and Historical Department; Historical Research and Publications Division.

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SECONDARY SOURCES (continued)

Spring, Agnes Wright. Caspar Collins: The Life and Exploits of an Indian Fighter of the Sixties. New York: Columbia University Press, 1927.

"Transportation in Wyoming 1742 - 1945." Draft Historic Context, Wyoming State Historic Preservation Office, 1987.

Vaughn, Jesse Wendell. The Battle of Platte Bridge. Norman: University of Oklahoma Press, 1963.

Wyoming: A Guide To Its History, Highways and People. New York: Oxford University Press, 1941. Compiled by the Writers' Program of the Works Projects Administration in Wyoming.

In addition to these written sources, oral interviews were held with numerous residents in the district and with other local persons having knowledge of Casper's history. They furnished detailed data on individual properties and provided information which greatly substantiated the written records.

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South Wolcott Street Historic District

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UTM References (Continued)

Zone 13

<u>Point</u>	<u>Easting</u>	<u>Northing</u>
E.	392190	4743780
F.	392160	4743730
G.	392050	4743730
H.	392050	4743610
I.	392120	4743610
J.	392110	4743450
K.	392010	4743450
L.	392010	4743400
M.	391690	4743400
N.	391700	4743840
O.	391870	4743840
P.	391870	4744060
Q.	392060	4744060
R.	392060	4744170
S.	392110	4744170
T.	392110	4744280

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South Wolcott Street Historic District

Section number 10 Page 2Verbal Boundary Description

The South Wolcott Street Historic District encompasses all of blocks 30, 35, 36, 37, 44, 45, 46, 47, 48, 60, 63, 66, 111, 141, 168, 192 and 196 of the Original City of Casper. It also encompasses parts of blocks 43, 49, 62, 65, 70, 71, 95, 110 and 193 of the Original City. The north half of block one, of the Butler Addition, is included in the district as well. Street boundaries run along curb lines, while boundaries in alleys run along property lines.

Beginning at a point on the south side of East Fifth Street, at the alley between South Beech and Kimball Streets (Point A), proceed south along the west side of the alley, three blocks, to the intersection of Park and Divine Avenues (Point B). Then proceed southeast one half block, along the southwest side of Divine Avenue, to the alley between South Beech Street and Grant Avenue (Point C). Then proceed southwest, along the northwest side of the alley, one block to Milton Avenue (Point D). Then proceed southeast one half block, along the southwest side of Milton Avenue, to Grant Avenue (Point E). Then proceed southwest, along the northwest side of Grant Avenue, one block to East Tenth Street (Point F). Then proceed west one and one half blocks, along the north side of East Tenth Street, to the alley between South Durbin and South Beech Streets (Point G). Then proceed south, along the west side of the alley, one block to East Eleventh Street (Point H). Then proceed east one half block, along the north side of East Eleventh Street, to South Beech Street (Point I). Then proceed south one and one half blocks, along the west side of South Beech Street, to the alley between East Twelfth and East Thirteenth Streets (Point J). Then proceed west one block, along the north side of the alley, to South Durbin Street (Point K). Then proceed south one half block, along the west side of South Durbin Street, to East Thirteenth Street (Point L). Then proceed west two and one half blocks, along the north side of East Thirteenth Street, to the alley between South David and South Center Streets (Point M). Then proceed north four blocks, along the east side of the alley, to East Ninth Street (Point N). Then proceed east one and one half blocks, along the south side of East Ninth Street, to South Wolcott Street (Point O). Then proceed north two blocks, along the east side of South Wolcott Street, to East Seventh Street (Point P). Then proceed east one and one half blocks, along the

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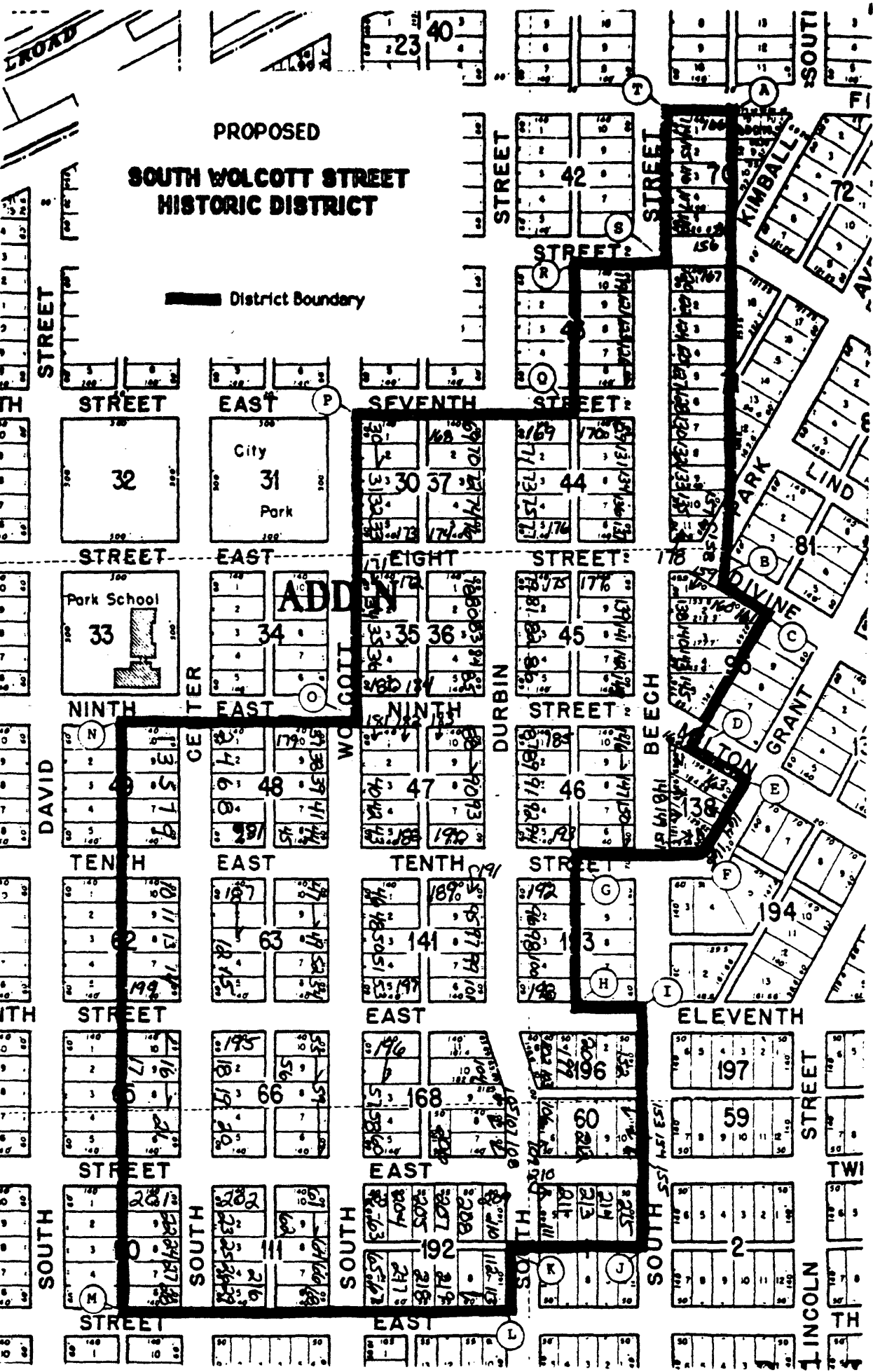
South Wolcott Street Historic District

Section number 10 Page 3

south side of East Seventh Street, to the alley between South Durbin and South Beech Streets (Point Q). Then proceed north one block, along the east side of the alley, to East Sixth Street (Point R). Then proceed east one half block, along the south side of East Sixth Street, to South Beech Street (Point S). Then proceed north one block, along the east side of South Beech Street, to East Fifth Street (Point T). Then proceed east one half block, along the south side of East Fifth Street, returning to the point of beginning.

Boundary Justification

The district is a cohesive collection of early twentieth century residences that form a homogenous neighborhood in the city of Casper. The boundaries on the north and west are drawn to exclude areas with higher concentrations of commercial buildings. Casper's downtown is located to the north and northwest of the district. Newer commercial structures, having spread from a principal business route along CY Avenue, are located to the west. East Thirteenth Street forms the district's southern boundary. It separates the district from two newer neighborhoods, the Krampert Addition, and the College Heights Addition, both of which were platted after World War II. The area to the east of the district has substantially different housing stock. Although this neighborhood dates from the same era, its residences consist primarily of bungalow/craftsman styles, and are generally more modest than those found in the district. The eastern boundary is also determined by a directional change in the platting of streets. Within the district, streets are laid out along cardinal directions, while in the neighborhood to the east, they are aligned along southwest to northeast and southeast to northwest lines.



PROPOSED
**SOUTH WOLCOTT STREET
 HISTORIC DISTRICT**

— District Boundary



Map labels and street names include: SOUTH WOLCOTT STREET, EAST SEVENTH STREET, EAST EIGHTH STREET, EAST NINTH STREET, EAST TENTH STREET, EAST ELEVENTH STREET, SOUTH WOLCOTT STREET, SOUTH SEVENTH STREET, SOUTH EIGHTH STREET, SOUTH NINTH STREET, SOUTH TENTH STREET, SOUTH ELEVENTH STREET, SOUTH TWELFTH STREET, SOUTH THIRTEENTH STREET, SOUTH FOURTEENTH STREET, SOUTH FIFTEENTH STREET, SOUTH SIXTEENTH STREET, SOUTH SEVENTEENTH STREET, SOUTH EIGHTEENTH STREET, SOUTH NINETEENTH STREET, SOUTH TWENTIETH STREET, SOUTH TWENTY-FIRST STREET, SOUTH TWENTY-SECOND STREET, SOUTH TWENTY-THIRD STREET, SOUTH TWENTY-FOURTH STREET, SOUTH TWENTY-FIFTH STREET, SOUTH TWENTY-SIXTH STREET, SOUTH TWENTY-SEVENTH STREET, SOUTH TWENTY-EIGHTH STREET, SOUTH TWENTY-NINTH STREET, SOUTH THIRTIETH STREET, SOUTH THIRTY-FIRST STREET, SOUTH THIRTY-SECOND STREET, SOUTH THIRTY-THIRD STREET, SOUTH THIRTY-FOURTH STREET, SOUTH THIRTY-FIFTH STREET, SOUTH THIRTY-SIXTH STREET, SOUTH THIRTY-SEVENTH STREET, SOUTH THIRTY-EIGHTH STREET, SOUTH THIRTY-NINTH STREET, SOUTH FORTIETH STREET, SOUTH FORTY-FIRST STREET, SOUTH FORTY-SECOND STREET, SOUTH FORTY-THIRD STREET, SOUTH FORTY-FOURTH STREET, SOUTH FORTY-FIFTH STREET, SOUTH FORTY-SIXTH STREET, SOUTH FORTY-SEVENTH STREET, SOUTH FORTY-EIGHTH STREET, SOUTH FORTY-NINTH STREET, SOUTH FIFTIETH STREET, SOUTH FIFTY-FIRST STREET, SOUTH FIFTY-SECOND STREET, SOUTH FIFTY-THIRD STREET, SOUTH FIFTY-FOURTH STREET, SOUTH FIFTY-FIFTH STREET, SOUTH FIFTY-SIXTH STREET, SOUTH FIFTY-SEVENTH STREET, SOUTH FIFTY-EIGHTH STREET, SOUTH FIFTY-NINTH STREET, SOUTH SIXTIETH STREET, SOUTH SIXTY-FIRST STREET, SOUTH SIXTY-SECOND STREET, SOUTH SIXTY-THIRD STREET, SOUTH SIXTY-FOURTH STREET, SOUTH SIXTY-FIFTH STREET, SOUTH SIXTY-SIXTH STREET, SOUTH SIXTY-SEVENTH STREET, SOUTH SIXTY-EIGHTH STREET, SOUTH SIXTY-NINTH STREET, SOUTH SEVENTIETH STREET, SOUTH SEVENTY-FIRST STREET, SOUTH SEVENTY-SECOND STREET, SOUTH SEVENTY-THIRD STREET, SOUTH SEVENTY-FOURTH STREET, SOUTH SEVENTY-FIFTH STREET, SOUTH SEVENTY-SIXTH STREET, SOUTH SEVENTY-SEVENTH STREET, SOUTH SEVENTY-EIGHTH STREET, SOUTH SEVENTY-NINTH STREET, SOUTH EIGHTIETH STREET, SOUTH EIGHTY-FIRST STREET, SOUTH EIGHTY-SECOND STREET, SOUTH EIGHTY-THIRD STREET, SOUTH EIGHTY-FOURTH STREET, SOUTH EIGHTY-FIFTH STREET, SOUTH EIGHTY-SIXTH STREET, SOUTH EIGHTY-SEVENTH STREET, SOUTH EIGHTY-EIGHTH STREET, SOUTH EIGHTY-NINTH STREET, SOUTH NINETYTH STREET, SOUTH NINETY-FIRST STREET, SOUTH NINETY-SECOND STREET, SOUTH NINETY-THIRD STREET, SOUTH NINETY-FOURTH STREET, SOUTH NINETY-FIFTH STREET, SOUTH NINETY-SIXTH STREET, SOUTH NINETY-SEVENTH STREET, SOUTH NINETY-EIGHTH STREET, SOUTH NINETY-NINTH STREET, SOUTH HUNDRETH STREET.

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City Park
 31

Park School
 33

ADD
 34

48

47

62

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281

282

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141

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192

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193

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197

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72

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