

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received **SEP 30 1982**
date entered

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

1. Name

historic George Ferris Mansion

and/or common George Ferris Mansion

2. Location

street & number 607 ~~West~~ Maple Street not for publication

city, town Rawlins vicinity of

state Wyoming code 56 county Carbon code 007

3. Classification

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

4. Owner of Property

name David and Janice M. Lubbers

street & number 607 West Maple Street

city, town Rawlins vicinity of state Wyoming 82301

5. Location of Legal Description

courthouse, registry of deeds, etc. Carbon County Courthouse

street & number Third and Pine Streets

city, town Rawlins state Wyoming 82301

6. Representation in Existing Surveys

title Wyoming Survey of Historic Sites has this property been determined eligible? yes no

date 1967; revised 1973 federal state county local

depository for survey records Wyoming Recreation Commission, 1920 Thomas Avenue

city, town Cheyenne state Wyoming 82002

7. Description

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

Describe the present and original (if known) physical appearance

The George Ferris Mansion and carriage house in Rawlins, Wyoming, are excellent examples of the popular Victorian architectural styles, known as Queen Anne. The design of the building came from a well known architectural firm, Barber and Klutz, located in Knoxville, Tennessee. The firm published pattern books and the Ferris structures were copied from the Barber and Klutz books. The Ferris Mansion is a 2½ story, brick residence with a multi-gabled roof. The circular porch, round tower, and half timbered gabled ends are distinctive elements of the Queen Anne style. The carriage house is a simpler 2½ story, brick building with a gable roof. Although both buildings were at one time subdivided into apartments, the mansion and associated structure have retained their architectural integrity. The George Ferris Mansion, once again a single family dwelling, is one of the finest examples of a Wyoming building constructed in the Queen Anne mode.

The Rawlins Carbon County Journal described the George Ferris Mansion in August, 1903 as the structure was nearing completion:

It will be seen at a glance that it will be by far the handsomest residence in the city, if not in the state. It will be built entirely of pressed brick, with circular bricks for the tower, and the roof will be made of tile specially made for this building. The sidewalks and yardwalks will be of cement, with red sandstone curbing and a 20 inch stone wall surmounted with an iron fence will be built around the lots.

There will be a basement under all of the building. On the first floor there will be six large rooms. The reception hall will be panelled with oak and will be separated from the parlor only by a large grill 15 feet in width. The parlor and dining room will be finished in oak and the sitting room and library in curly maple. There will also be a large conservatory on this floor and each room will have a large fireplace and mantle. The building will be heated by hot water. Large porches will surround portions of the building.

On the second floor there will be six bedrooms, three of which will be finished in birch. Mrs. Ferris will have a suite of rooms on this floor for her own use. There will be two fireplaces on this floor and all of the rooms will be fitted up with modern plumbing. There will also be two bathrooms on this floor each of which will be floored and wainscotted with pure white tiling.

The third floor or attic will contain four rooms, and throughout the house will be fitted with enunciator call bells.

The exterior of the house will be of Colorado pressed brick with Rawlins sandstone trimmings. The bathroom and hall windows will be of art glass. There will also be a large brick veneered stable, the frame of which is now nearly completed.

The building on this house is an important event in the city, not only because it is the finest house in the city, but because it marks an epoch in the city's growth.

8. Significance

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

Specific dates built: 1899-1903 **Builder/Architect** Barber and Klutz, Knoxville, Tennessee

Statement of Significance (in one paragraph)

The Ferris House is a locally prominent landmark which derives its significance from two principal areas: commerce and architecture. The historical significance of the building lies with its association with George Ferris, one of Wyoming's more prominent businessmen. Born on a farm in Michigan, Ferris had moved to Wyoming Territory in 1866, where he prospected, hunted game for Wells Fargo and the Union Pacific Railroad and raised cattle and sheep from a ranch on the North Platte River twelve miles below Fort Steele. He gained statewide political prominence as a member of the House in the 1873 and 1875 Territorial Legislative Assemblies and as a delegate to the Wyoming Constitutional Convention from Carbon County. Although moderately successful from ranching, it was not until he, James Rumsey and Robert Deal grubstaked prospector Ed Haggarty in the spring of 1897 that he began to realize real wealth, as Haggarty staked the claim for what was to become the Rudefeha Mine. Deal and Rumsey soon dropped out, leaving the other two partners (the mine was renamed the Ferris-Haggarty) with a venture which would eventually prove out to be the richest in the Grand Encampment copper mining district. By the time ground was broken in 1899 for his house overlooking Rawlins, Ferris had acquired sole ownership of the vastly wealthy mine and was at the zenith of his financial success. Designed by an architect nationally known for opulent houses, this small mansion was intended to represent the family's ascension into the ranks of the state's wealthy elite. Ferris, however, was killed near his mine the following year, and it was left up to his widow Julia to complete the building three years later. She lived in the house until her death in 1931 at the age of 76. With the Ferris-Haggarty mine now in ruins after a series of disasterous fires, this house stands as the best-preserved remnant of George Ferris' shortlived wealth.

Architecturally, the house is an excellent example of Queen Anne residential design. As the most ostentatious of the Victorian styles, Queen Anne was an appropriate idiom for Wyoming's nouveau riche in mining and ranching; although several houses on the scale of the Ferris' were built in the late nineteenth century, few remain with the degree of integrity displayed here. Completed in 1903, nearly two decades after its architectural peers in Cheyenne and Laramie, the Ferris House is perhaps the last of the great Victorian mansions built in Wyoming. It is further distinguished as one of the few houses in the state documented as being designed by one of the national pattern book distributors - in this case Barber and Klutz of Knoxville, Tennessee. George Barber had started his architectural career in DeKalb, Illinois designing churches; he moved to Knoxville in 1888, where, unable to obtain any commissions because he was from the north, he began a mail order business, selling pattern books of standard designs, executing custom designs for clients like the Ferrises, and even prefabricating complete structures and shipping them from

9. Major Bibliographical References

Trenholm, Virginia Cole (editor). Wyoming Blue Book. Cheyenne, Wyoming, 1974.
 "Obituary: George Ferris." Carbon County Journal, Rawlins, Wyoming, August 1900.
 "A Fine New Residence." Carbon County Journal, Rawlins, Wyoming, 21 August 1900.
 Jeans, Marylu. "Restoring a Mail-Order Landmark," Americana, May 1981.

10. Geographical Data

Acreeage of nominated property .40
 Quadrangle name Rawlins

Quadrangle scale 1:24,000

UMT References

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3	1	3	6	5	0
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 Zone Easting Northing

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Verbal boundary description and justification

Nominated boundaries coincide with legal boundaries. Property is situated on the northwest corner of Maple and Sixth streets, with 132' frontage on both streets. Both the original George Ferris Mansion and his carriage house are included within the nominated area.

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

state	N/A	code	N/A	county	N/A	code	N/A
state	N/A	code	N/A	county	N/A	code	N/A

11. Form Prepared By

name/title Clayton B. Fraser, Principal

organization Fraserdesign date 15 March 1982

street & number 1269 Cleveland Avenue Suite Two telephone 303-669-7969

city or town Loveland state Colorado 80537

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature *Jan S. Wilson*

title Wyoming State Historic Preservation Officer date September 27, 1982

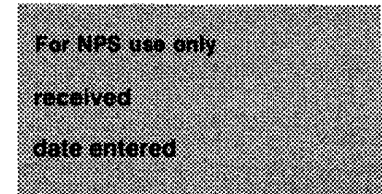
For HCRS use only
 I hereby certify that this property is included in the National Register

Janice McCullard date 11/1/82
 for Keeper of the National Register

Attest: *[Signature]* date _____
 Chief of Registration

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For years many of our citizens have neglected to build good houses or improve their property because of a notion that they were only here to "make their pile" and then go somewhere else to spend it. This feeling has been dying out of late and the erection by Mrs. Ferris of such a house as she is building will be its death blow. Others of our rich people will soon follow her example and put up fine houses to live in, and Rawlins will then become a city of fine dwellings and beautiful yards.

Although the newspaper's predictions of a sunny suburban future for Rawlins proved overly optimistic, it hardly exaggerated when it called the house the finest in the city. The Ferris Mansion was easily the grandest private residence built up to that time in Rawlins, and nothing has been built since to rival it. Unfortunately, George Ferris did not live to see the completion of the mansion he had started in 1899. Thrown from a runaway carriage in August, 1900, he was killed before the structure was barely out of the ground. The house was completed three years later in late 1903 by his widow Julia. Today it and the attendant carriage house have retained a remarkable degree of integrity. Despite nearly eighty years of use - and abuse - the exterior appears virtually as original and the interior still displays most of the original spaces and finishes.

The mansion is situated within the small-town context of the railroad/mining community of Rawlins, in south-central Wyoming. Located on a corner site - the northwest corner of Maple and Sixth Streets - the building lies in a mixed-use neighborhood several blocks north of the downtown area. "Downtown" Rawlins today consists of low-rise commercial and residential buildings of varying ages, which represent most of the architectural styles popular since the 1880's. Uphill from the town, the mansion once had a commanding view of its neighbors - place of prominence which distinguishes it as a local landmark. Today a supermarket occupies the site directly across Maple Street to the south, and a residential neighborhood made up of early 20th century single family residences has emerged to the north. The Ferris Mansion faces south toward Maple Street, occupying with its landscaped yard several city lots. To the west on the other southern corner of the block is the Queen Anne cottage built by Ferris' son; together the two buildings occupy half of the block, forming a classic presentation of Queen Anne great house and cottage with unified landscaping in between. The lawn is shaded by rows of towering silver birches and is surrounded by the original low sandstone wall with cast iron fence over. At the entrances on the south and east the original decorative cast iron hitching posts are still stationed in the sidewalks. Behind and to the north of the main house is the original brick carriage house, off of a small paved parking area.

The house itself is massed as a great three story mansion. Sheltered by an asymmetrically picturesque assemblage of roof surfaces, it lies firmly within the Victorian Queen Anne style, introduced in this country at the 1876 Centennial Exposition in Philadelphia. The style, as interpreted by British architect Richard Norman Shaw and his numerous followers on both sides of the Atlantic, had begun as a rather literal borrowing of

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sixteenth and seventeenth century English cottage and manor house forms. As such it was best suited for residential architecture, with its characteristically rich interior finishes, formal spatial arrangements and half-timbered facades. To an American public still in the nostalgic afterflow of the Centennial the classical forms of Queen Anne architecture possessed historical associations with the country's not-too-distant English past; to a public shaken by the financial panic of 1873 they represented solidity in their ties with the Continent.

Queen Anne's ascendancy in America coincided with the explosive expansion and settlement of the Midwest and High Plains. Popularized by the pattern books which had proliferated throughout the country, the style was wholeheartedly embraced in the frontier towns which were founded, platted and occupied almost overnight. As the style evolved at the hands of countless architects and builders during the 1880's and 1890's, it strayed continually farther from its classical origins, becoming much more ostentatious and diverse. Queen Anne as an architectural expression was in large part abandoned by many of the country's more notable architects in favor of the more austere Shingle style. As Marcus Whiffen states:

Leaders of the profession like Bruce Price and McKim, Mead and White might build row houses in New York that seemed restrained after the High Victorian exuberances of the preceding decades, but in the suburbs Queen Anne was left to what Montgomery Schuyler in 1883 called the Extreme Left - "a fanatical and vociferous mob, who welcome the 'new departure' as the disestablishment of all standards, whether of authority or of reason, and as an emancipation from all restraints, even those of public decency."

The decline of the national popularity of Queen Anne at the turn of the century marked the end of Victorianism and a controversial architectural epoch - what is today considered by some to be the most colorful of the Victorian styles is considered by others to be the nadir of pattern-book architecture.

Queen Anne influenced buildings were continued to be built throughout Wyoming well into the second decade of this century, due largely to a traditional conservatism in the state's populace and a hesitancy in accepting and discarding popular styles. The Ferris Mansion - completed after 1900 - is an outstanding example of this late manifestation of the style. Designed by one of the nationally known pattern book distributors, Barber and Klutz of Knoxville, Tennessee, the architect's hand is evident in the refinement of form and detail that characterizes the house. The father's house is the more classically oriented of the two, with its half-timbered gables, glazed roof tiles and cresting and linear entry porch, and in some ways it recalls both medieval English models and the origin of the style a quarter century before. The son's house - a classic cottage form - displays some Shingle style influence, primarily in its reliance upon shingles as principal material and in the shingled arch in the main gable. Both buildings, however, are well within the idiom of the late-stage Queen Anne style, as characterized by the picturesque massing and roofline, interior spatial arrangement, applied classical ornamentation and rich

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interplay of materials.

So richly embellished is the exterior of the mansion with dentils, scroll-sawn and moulded brackets, fluted Tuscan columns, turned balusters, carved garlands and swags, fretwork, inlaid stone half-timbering, ceramic cresting and spires that the elements vie with each other for preeminence. The south (front) facade is dominated by the three-story corner tower, although the circular open porch, covered entry porch on the west side and the prominent half-timbered main gable demand attention. The east facade features another half-timbered open porch over the side entrance. The rear is somewhat more calm than the front and sides, but it also displays a collection of picturesquely placed windows and doors. The principal material for the exterior walls is red brick manufactured in Colorado, with native red sandstone foundations, lintels and sills. The third-story gables are half-timbered, with multi-colored pebbles inlaid in the textured grout; the upper level of the corner tower displays a band of plain wood shingles. The roof is sheathed with green glazed ceramic tile shingles and is capped with ceramic cresting with decorative crest finials at the ridge ends. The windows are largely one/one double-hung, some featuring leaded glass transoms over, and the doors are all paneled wood, again some with transoms over; all windows and doorways, as well as the applied ornamentation, are made up of wood components.

In side the house has undergone few alterations, remarkable in light of its subdivision in recent times into several small apartments. The entry hall, parlor, sitting room and bedrooms feature original configurations, and the finishes have been altered little. The hardwood trim - oak, maple and birch, fretwork, windows and doors and the five fireplaces all remain in place. Although deteriorated somewhat due to years of deferred maintenance, the Ferris Mansion is today a substantial structure. The carriage house behind remains almost as original outside, while the interior has been rehabilitated into apartments. The main house is currently undergoing restoration by the present owners, who have returned it to a single family residence. As a sophisticated and well-preserved example of Queen Anne, the Ferris Mansion is one of the state's most outstanding, as magnificent as the Ivinson Mansion in Laramie and George Rainsford's houses in Cheyenne.

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Continuation sheet

George Ferris House

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Tennessee in kit form. Barber-designed houses have been traced to cities across the country - in Brookville, Ohio, Drain, Oregon and Kenyon, Minnesota, among many others. Barber's advertisement as it appeared in Harper's Weekly in 1885:

A Complete Home should be so designed as to combine
Comfort, Convenience, Durability and Style.

We design and furnish plans of just the Cottage Souvenir, a book of 172 pages, 8 1/2 x 11 inches, containing such homes, and publish a great variety of Designs and Plans of Artistic Dwellings costing from \$500 to \$10,000. The Beauty & Completeness of these Designs, combining so many new features, has given to this book a wonderful sale, and hundreds of Beautiful Homes are being built in all parts of our land from its designs. Price post paid \$1.00. Proprietors and Sample Copies FREE.

Geo. F. Barber & Co.
ARCHITECTS
Knoxville, Tenn.

Clearly the Ferris House is the most architecturally expressive residence in Rawlins. Further it is one of the finest Victorian-era buildings remaining in the state. As a classically articulated and well-preserved representative of Queen Anne architecture it has few comparables in Wyoming; as the house of a locally prominent personage it is an historically important local landmark - a building which deserves enrollment on the Register.