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United States Department of the Interior
National Park Service

OCT 06 1993

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Consolidated Royalty Building

other names/site number Oil Exchange Building

2. Location

street & number 137-141 South Center Street not for publication N/A

city or town Casper vicinity N/A

state Wyoming code WY county Natrona code 025 zip code 82601

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

John J. Keck
Signature of certifying official

9/27/93
Date

Wyoming State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

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4. National Park Service Certification
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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): _____

Entered in the National Register
Alleva/Byer *11/14/93*

Signature of Keeper Date
of Action

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5. Classification
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Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>1</u>	_____ Total

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

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: Commerce/Trade

Sub: Office Building

Current Functions (Enter categories from instructions)

Cat: Commerce/Trade

Sub: Office Building

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7. Description

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Architectural Classification (Enter categories from instructions)

Commercial Style

Materials (Enter categories from instructions)

foundation Concrete

roof Other: Built-up tar and gravel

walls Brick

other Terra cotta

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)
Commerce

Period of Significance 1917-1943

Significant Dates 1917
1920

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect or builder Garbutt and Weidner

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- Previous documentation on file (NPS)
- preliminary determination of individual listing (36 CFR 67) has been requested.
 - previously listed in the National Register
 - previously determined eligible by the National Register
 - designated a National Historic Landmark
 - recorded by Historic American Buildings Survey # _____
 - recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

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10. Geographical Data

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Acreeage of Property less than 1 acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>13</u>	<u>391800</u>	<u>4744710</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____
	<u>See continuation sheet.</u>					

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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11. Form Prepared By

=====

name/title Eileen Starr and Dr. Michael Cassity

organization WY State Historic Preservation Office date Janaury 1993

street & number Barrett Building, 2301 Central Avenue telephone 307-777-6301

city or town Cheyenne state WY zip code 82001

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Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage
or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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Property Owner

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(Complete this item at the request of the SHPO or FPO.)

name Leo A. Riley (General Partner for Consolidated Royalty Partnership)

street & number 141 South Center St. Suite 200 telephone 307-265-3800

city or town Casper state WY zip code 82601

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Consolidated Royalty Building
name of property
Natrona Co., WY
County and State

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The Consolidated Royalty or Con Roy Building is a substantial, five story, brick commercial building located along Center Street, the "main street" of Casper, Wyoming. Most of the historic office buildings that were constructed in Casper between 1915 and 1927 are now either gone or radically changed; the Con Roy Building is one of the last remnants of the tall office buildings in downtown and is one of a handful of historic buildings that have retained their integrity in the city's commercial core. When designed by the Casper firm of Garbutt and Weidner in 1917, the Con Roy had the architectural elements and design of many of the early "skyscrapers" constructed first in Chicago during the late nineteenth century. The Con Roy can be considered an example of the commercial style with neoclassical elements such as the prominent terra cotta cornice, dentil molding, and symmetrical appearance. The integrity of the Con Roy has been compromised by the alteration of the first floor and by the placement of new windows on the upper floors of the facade.

The Con Roy has a double "H" shape and was designed that way to provide natural light for interior offices. Both the north and south sides have two recessed areas each, referred to on the drawings as light courts. The brick on the facade is red while cheaper, lighter colored brick was used on the rest of the building. The first story storefront windows and entries have been completely altered and areas surrounding the windows have been infilled with artificial stone. Originally there were three entries on the facade; two for retail outlets and one for the office building. There are still three entrances but none of them is original. A large modern metal overhanging canopy covers the sidewalk. More artificial stone covers the area where the clerestory windows with prism glass were located. A secondary terra cotta cornice is visible above the canopy and in-fill.

The windows on the upper stories are grouped in three sets of three and in between each triple unit the architects placed a single window. All the windows are double hung and are anodized aluminum. The original windows were in place until 1990; at that time they were replaced with darker glass units for energy conservation purposes. Plain brick surrounds accent the windows. Spandrel panels of recessed bricks are found below the window units on the third, fourth and fifth floors. More white and green terra cotta is found near the elaborate cornice with both dentil, and egg and dart molding giving the cornice a strong neoclassical look. The cornice projects over the building and a striking terra cotta screen tops the building.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Consolidated Royalty Building
name of property
Natrona Co., Wyoming
County and State

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The roof is flat. Recently heating, ventilating and air conditioning equipment was placed roof of the building.

The north face of the building is partially obscured by a smaller two story commercial building. The recesses that define the "H" shape of the building are located on the north and south sides of the structure. Original double hung windows are still found on the rest of the building. Concrete post and beam construction was used for structural purposes on the sides and back of the building.

A large metal circular stairs fire escape was placed in the middle of the back or west side of the building. The south side of the building is similar to the other sides with the original windows and concrete as the defining features.

The interior was changed over the years so that the elaborate decorative appearance of the office building is no longer evident, although the original plan with a central corridor and offices on either side of the hall was, for the most part, retained. The original hallways had marble wainscoting and floors; marble is still visible on the first floor inside the fire escape stairs.

The original plans and construction drawings produced by Arthur Garbutt and Charles Weidner are located in the Jan Wilking collection housed in the Historical Research section of the Wyoming State Museum. The firm of Garbutt and Weidner were the leading Casper architects of the period and designed some of the city's most elaborate buildings such as the Elk's Club, St. Anthony's Church, the Fire station and municipal garage, and Natrona County High School. Many of the Garbutt and Weidner buildings have neoclassical elements and are either beaux arts or colonial revival in style. The building contractors were Gagnon and Company of Omaha.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 3

Consolidated Royalty Building
name of property
Natrona County, Wyoming
County and State

Some of Casper leading citizens, such as Patrick J. Sullivan and B. B. Brooks, were instrumental in the development and subsequent occupation of the Oil Exchange Building, later renamed the Consolidated Royalty Building. The building, constructed in response to a need for more office space that was necessary because of the tremendous oil boom, symbolizes the wealth that was part of Casper during a period of prosperity from 1914-1927. The developers chose the leading architectural firm in Casper, Garbutt and Weidner, and located their substantial and somewhat ornate building along the city's main street. The history of the Consolidated Royalty Building is strongly associated with the discovery and commercialization of oil in the Casper area and the need for a prominent office building to house the prosperous oil companies. The Con Roy building is therefore eligible for the National Register under Criterion A because of its association with the growth that occurred in Casper during the oil boom and its occupation by various oil companies and related industries. Few of the large office buildings constructed in Casper during the boom are left, the Con Roy Building is one of the last representative examples.

Patrick Sullivan, an immigrant from Ireland, came to Wyoming and was successful both in politics and business. Sullivan, a Republican, served the state in a variety of capacities including Mayor of Casper, State Representative and Senator from Natrona County, and United States Senator. Sullivan was both an oilman and a rancher. Along with G. R. Hagens, R. G. Taylor, and Eugene McCarthy, Patrick Sullivan purchased the property and acted as developers for the Oil Exchange Building. Additional funding for the project came from the Wyoming Trust Saving Bank. Construction began on the building in 1917 and was interrupted by labor strikes when non-union laborers attempted to work on the building. "At noon the union workmen employed at the Oil Exchange Building laid down their tools and walked off the job because W. F. Henning appeared on the scene with a crew of non union steam fitters." (Casper Daily Tribune, February 1, 1918)

According to newspaper accounts, the building contractors, Gagnon and Company, were supposed to be finished by February 1, 1918; if that deadline was not met, the Contractor had to pay a penalty of \$100 per day. The building was not ready by the February deadline and litigation ensued. Allegedly the contractors barred prospective occupants from the building. Ultimately the district court commissioner, M. P. Wheeler, filed a permanent injunction permitting the building to be occupied. (Casper Daily Tribune, May 27, 1918) Companies such as Midwest Refining occupied entire floors. By the end of 1918, over thirty different entities were listed as occupants of the building in a Casper business directory. The Oil Exchange Building was a prestigious address. The building's architects, Garbutt and Weidner, had an office in the building until the firm was disbanded after the boom.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

Consolidated Royalty Building
name of property
Natrona County, Wyoming
County and State

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By consolidating various Wyoming royalty companies, Bryant B. Brooks and C. R. Richardson formed the Consolidated Royalty (Con Roy) Company in 1917. B. B. Brooks, who served as Governor of Wyoming from 1905-1910, became President of the Consolidated Royalty Company. The Company had mineral rights in various Wyoming oil fields including: Salt Creek, Grass Creek, Big Muddy, Hudson, Billy Creek, and Wallace Creek. Similar to his contemporary Patrick Sullivan, Brooks, a Republican, was a successful politician, rancher, and businessman. Sullivan and Brooks served on various financial as well as fraternal boards together. Brooks also served as President of the Rocky Mountain Oil and Gas Association as well as President of the Wyoming National Bank.

In 1920, the Consolidated Royalty Company purchased the Oil Exchange Building. In his memoirs, B. B. Brooks describes the office building as "a five story fireproof, modern structure, one of the most substantial office buildings in the state of Wyoming." The Company's offices were located on the fourth floor.

Newspaper advertisements throughout 1920's occasionally mention that offices or suites were available for rent at the Con Roy. The oil boom did not last and by the end of 1927, the city was losing population. Nonetheless, the Con Roy Building continued to serve the community as one of the finest office buildings. Government agencies, attorneys and oil field businesses occupied the building. Over the years, the Con Roy Building was sold several times to different partnerships. Numerous businesses occupied the two retail spaces on the first floor. Although an exact date for the alteration of the first story is not available, many downtown Casper buildings received a "face-lift" during the early 1960's when Second Street was altered. The new windows for the facade were funded by the State of Wyoming's Petroleum Violation Fund in 1990.

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CONTINUATION SHEET

Section 9 Page 5

Consolidated Royalty Building
name of property
Natrona County, Wyoming
County and State

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Brook, B. B. Memoirs of Bryant B. Brooks: Cowboy, trapper, Lumberman, Stockman, Oilman, Banker and Governor of Wyoming. Glendale, California: Arthur H. Clark and Company, 1939.

Casper College, Goodstein Foundation Library, Western History Collection:
Vertical Files

Casper Daily Tribune

Frank, Patrick. "Classicism in a Boomtown: The Architecture of Garbutt, Weidner, and Sweeney in 1920s Casper." Unpublished manuscript available from author, 1992.

Larson, T. A. History of Wyoming. Lincoln: University of Nebraska Press, 1978.

Mokler, Alfred J. History of Natrona County, Wyoming 1888-1922. Chicago: R. R. Donnelley and Sons, Lakeside Press, 1923.

Mountain States Oil Index. Volume 1. Casper: A. J. Hazlett Publisher in connection with Inland Oil Index, 1926.

Natrona County Clerk's Record, Natrona County Courthouse.

Trenholm, Virginia, ed. Wyoming Blue Book. Volume 2. Cheyenne: Wyoming State Archives and Historical Department, 1974.

Wyoming State Museum, Jan Wilking Collection and Vertical Files.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 6

Consolidated Royalty Building
name of property
Natrona County, Wyoming
County and State

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Verbal Boundary Description

The building is located on the south 1/2 of lot 4 and the north 1/2 of lot 5, block 7, Casper Addition, with dimensions of 60 feet by 120 feet deep.

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Boundary Justification

The boundary is defined by man-made features such as the curb and gutter along Second Street (the east face) and the alley located on the west side of the building. The walls of adjacent commercial buildings located on the north and south sides of the structure provide the exterior boundaries. The boundary of the site has remained constant during the period of historic development of the Con Roy and is indicated as such on all available documentation.