

NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

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United States Department of the Interior
National Park Service

JAN 11 1994

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

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1. Name of Property

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historic name Tribune Building

other names/site number Corral West

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2. Location

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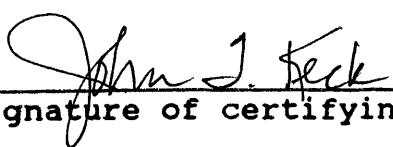
street & number 216 East 2nd Street not for publication N/A
city or town Casper vicinity N/A
state Wyoming code WY county Natrona code 25 zip code 82601

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3. State/Federal Agency Certification

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



Signature of certifying official

11/12/93

Date

State or Federal agency and bureau

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
=====

Historic Functions (Enter categories from instructions)

Cat: Industry/Processing/Extraction Sub: Communications facility

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: Commerce Sub: Specialty store

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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7. Description
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Architectural Classification (Enter categories from instructions)

Late 19th and 20th century revivals: Italian Renaissance

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Materials (Enter categories from instructions)

foundation concrete

roof asphalt (rolled roofing)

walls brick

other _____

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
Communication

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Period of Significance 1920-1943

Significant Dates 1920 (date of construction)

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder Garbutt, Weidner and Sweeney

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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Acreage of Property less than one

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>13</u>	<u>391915</u>	<u>4744660</u>	3	_____	_____
2	_____	_____	_____	4	_____	_____

_____ See continuation sheet.

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 Robert G. Rosenberg, Historian
organization Rosenberg Historical Consultants date June 28, 1993
street & number 739 Crow Creek Road telephone (307)632-1144
city or town Cheyenne state WY zip code 82009

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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: Intrawest Properties, Inc.

street & number: 4519 Frontier Mall Drive

telephone _____

city or town: Cheyenne,

state: Wyoming zip code: 82001

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Tribune Building

Natrona County, Wyoming

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7. Description

The Tribune Building was constructed in 1920 by J.E. Hanway for the Casper Tribune and currently houses Corral West. The three-story brick building, representing the Italian Renaissance Revival style, occupies Lots 10-11 in Block 6 on the north side of East Second Street in the downtown commercial district of Casper. It is flanked on the west by the large multi-story Wyoming National Bank Building (currently vacant), whose original brick walls are now covered with an aluminum mesh-like fabric above street level. It is flanked on the east by Fashion Crossroads, a building of similar proportions and style.

The Tribune Building (104' N-S x 52' E-W) rests on a concrete foundation and has a half basement. The building frame consists of concrete and structural steel beams. The ground floor currently houses the Corral West clothing store. The second story is used for storage, and the third floor is vacant. Historically, the first floor was occupied by the Tribune advertising and circulation departments, photo-engraving department, press room, and mailing room. The editorial and bookkeeping departments and the composing room were located on the second floor. The third floor consisted of rental apartments.

There is a recessed entrance centered in the facade or south elevation with two aluminum glass doors separated by a brick pier. There are small aluminum framed glass windows on either side of the entrances. The original brick is exposed within the recessed entrance. The entrance is flanked on either side by plate glass display windows set in aluminum frames. There are also two entrances with limestone pedimented frontispieces located at the east and west ends of the south elevation. The west entrance gives access to the second story via an interior stairway, and the east entrance leads to the third story via an interior stairway. These entrances are no longer functional. The doors have been replaced with similarly proportioned display windows, but the limestone surrounds remain. The interior stairways are still in place. A secondary cornice runs the length of the south elevation above the street level windows and doors and has a sign band lintel that bears incised letters in Roman style that read, "TRIBUNE BUILDING" centered over the recessed entrance, "J.E. HANWAY" over the west entrance, and "APARTMENTS" over the east entrance. Decorative brick piers divide the bays of the windows and surround the doorways. The building originally had brick kickplates. However, all of these areas have been covered with white painted

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board and batten wood siding. Historic photographs show canvas awnings over the display windows. The awnings and associated hardware have been removed. There is a metal and plastic "Corral West Ranchwear" sign suspended from the facade that runs from the secondary cornice to the base of the cornice. All of the exposed brick surfaces have been painted white, with most of the limestone detailing painted a contrasting dark brown.

The south elevation of the second story consists of a series of five rectangular casement windows, with three of the units set side-by-side in the center and flanked on either side by a single window bay. Historically, each of the five units consisted of two ten-light sashes that opened vertically in the center. Each also had an eight-light transom. These windows have recently been replaced with four-light units, although the transoms remain the same. There are two remaining windows with arched surrounds in the second story, placed over the pedimented entrances in the first story. Historic photographs show that these windows were two fifteen-light sashes that also opened vertically in the center. They have been replaced by four-light units. The tops of these two windows are aligned with the bottom of the transom on the center five units. However, the disparity in height is resolved by the arched surrounds, so that the horizontal line created by the brick lintels of the center five windows is carried evenly across the length of the facade.

The south elevation of the third story has three sets of three rectangular-shaped window bays consisting of double-hung units. The center unit of each is an eight over one-light unit. It is flanked on either side by a narrower four over one-light unit. Historically, it appears that these windows were eight over eight-light and four over four-light units. A brick belt course corresponds with the sills of the windows and continues a horizontal line across the facade.

An ornate projecting cornice supported by a series of scrolled brackets is located above the third story windows. The intervening spaces between the brackets are filled with protruding terra cotta geometric detailing consisting of circles, diamonds, and squares. The detailing has been painted dark brown. The roof of the cornice originally consisted of red clay tile. However, it has been removed and/or covered with light asphalt shingles. Rectangular brick chimney units are set at the east and west end of the cornice. It is not clear if they are functional or merely decorative.

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The north elevation of the building faces an alley and has three sets of six 9-light windows with metal sash on the second floor. These windows provided natural light for the newspaper facilities. The ground floor has smaller multi-light window units with metal sash. The third story has five six over-one light double-hung windows with arched surrounds. There is one smaller window with arched surrounds on either side of the five larger units. There is also a steel fire escape and a steel delivery door in this elevation. The north elevation appears to consist of concrete or brick covered with cement or stucco. Finally, there is a small, flat-roofed, masonry fourth story addition that is the top of the elevator shaft.

The interior of the building has hardwood floors and plaster walls. All newspaper machinery and equipment have been removed, but there are still offices in the south end of the second story with mahogany and glass partitions and the remainders of a cast metal ceiling. The third floor retains numerous individual apartments set on either side of a central hallway. These apartments have hardwood floors, plaster walls, and wood trim and moldings. Some retain brass metal bed frames that were enclosed in a closet and swung out on hinges. However, the third story has been abandoned for at least twenty years and is in disrepair with broken windows, leaking ceilings, scattered refuse and scavenged building materials.

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Tribune Building

Natrona County, Wyoming

8. Significance

The Tribune Building represents one of the most important buildings in the central business district of Casper because of the role it played in communications and commerce as a continuously operating newspaper facility for over forty years. The Tribune Building housed Casper's major newspaper from 1920 to 1963. The newspaper served as the major source of daily local, regional, and national news for the community until the gradual dominance of television in the 1950s and 1960s. It was also an important source of advertising and promotion of local and regional business and industry. Therefore, it is eligible under National Register Criterion A as the most important communication facility in Casper during this time period and for its contributions to the commerce of the city.

The Tribune Building was constructed in 1920 by J.E. Hanway. Hanway and his associates purchased the Natrona County Tribune from A.J. Mokler in 1914. Mokler's paper was a weekly and the direct descendent of the Natrona Tribune started by J. Enos Wait in 1891. Hanway already had considerable experience in the newspaper business as a circulation solicitor for several Kansas newspapers and as an owner of daily newspapers in Sterling and Loveland, Colorado, and weeklies in Sterling, Nebraska, and Richfield, Utah. In October 1916, Hanway and his son Earl began publishing the Casper Daily Tribune in addition to the weekly paper. At first, they intended to run the second paper only through the presidential election that fall. However, the timing of the purchase of the daily paper coincided with a period of unprecedented growth in Casper due to the oil boom in the nearby Salt Creek and Big Muddy Oil Fields. The population grew from 4,040 in 1915 to over 20,000 by the 1920s, sufficient to support a daily newspaper. Therefore, the Hanways abandoned their plans to go back to a weekly publication. However, they were limited by Mokler's hand-fed printing press, which was capable of printing about 1,000 four-page papers per hour and was designed for a weekly rather than a daily publication. Furthermore, they were still operating out of the basement of the Mokler Building.

By 1920, Hanway felt sufficiently confident about the future of Casper and his newspaper that he hired the local architectural firm of Garbutt, Weidner, and Sweeney to design a new building for his enterprise. Hanway formed a corporation known as the Wyoming Weekly Review and sold six percent bonds to pay for the new building. In return, he promised to publish a

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statewide weekly news magazine in addition to the evening daily. However, the weekly news magazine was not successful and was dropped after two years.

Hanway purchased two lots from C.H. Townsend for \$15,000. While excavating the new building, the builders discovered sand onsite that was thought to be suitable for making bricks. A brick-making plant was set up on North Beech Street, where the bricks were molded from sand and cement rather than clay. Coloring was added to make them more attractive, resulting in a deep wine-colored face brick. Indiana limestone was used for the trim. The brick and stone work was performed by George W. Cottrell. Red clay tile for the cornice was supplied by the Heinz Roof Tile Company. The Charles R. Schank Plumbing and Heating Company installed a Dunham vapor system of steam heat. The electrical work was performed by the Electric Supply and Construction Company.

In choosing Garbutt, Weidner, and Sweeney to design the Tribune Building, Hanway had selected the most prestigious architectural firm in Casper during the oil boom. Between 1914 and 1925, they designed fifteen schools and over fifty homes and commercial buildings. Casper's advantageous geographic location as the nearest railhead to the Salt Creek Oil Field made it the center of economic activity related to the development of this major oil discovery. As a result, the major refineries and storage facilities were located in Casper, connected to the field via a system of pipelines, and the major oil concerns also located their offices in Casper. When the nearby Big Muddy Oil Field began extensive commercial development in 1916, Casper's role as the financial and industrial hub of the oil industry in central Wyoming was assured.

Thus, Garbutt, Weidner, and Sweeney also prospered in a period of unparalleled economic growth in Casper that saw the number of building permits soar from 574 in 1920 to 1,256 by 1923. Casper's business leaders promoted the role of the city as the center of the oil industry, and the city spent 20 million dollars in civic improvements by the end of 1927. Garbutt, a structural engineer and graduate of Massachusetts Institute of Technology, and C.T. Weidner, a draftsman, reflected the optimistic boomtown mentality of Casper by constructing expensive buildings with terra cotta architectural embellishments. However, Casper's oil boom ended almost as quickly as it had begun, as output from the local fields declined and competition from Texas and Oklahoma increased. This was immediately reflected in the local economy,

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and as a result Garbutt, Weidner, and Sweeney ceased operations in 1925.

However, the Casper of 1920 could not foresee the forthcoming decline, and unbridled optimism reigned at that time. The Tribune Building was completed, and Hanway equipped it with a 16-page Duplex tubular press that could print 30,000 copies per hour. Local citizens could watch the big press running from the alley behind the building. When the building was finished, Hanway held an open house for the community. He waxed the wood floor of the composing room, hired an orchestra, and used it as a dance floor. His wife served homemade doughnuts and coffee. This is an indication of the importance of the newspaper to the community and the key role it played at this time prior to the introduction of the radio and television. During the World Series each year, the area in front of the Tribune Building was roped off, and the local citizens could watch the progress of each game on a magnetic board with a movable metal ball set up on the second floor. Tom Daily, the advertising manager, delivered a running commentary of the game that the newspaper got from the Associated Press leased wires. Once the radio became a common household item, the yearly ritual was discontinued.

In 1925, the Hanways bought out the competing Casper Herald and operated it as a morning paper until 1931, when the two papers were merged into the Tribune-Herald. J.E. Hanway died in 1946, but the paper remained in the family under the leadership of his son Earl E. Hanway as publisher and president. By 1949, the Tribune-Herald had fifty-eight full-time employees, and over sixty per cent of its total income was paid back to the employees, who in turn spent the money in local trade channels. In 1954, the Tribune-Herald purchased the rival Casper Morning Star from the Star Publishing Company. In the same year, Mr. and Mrs. Earl E. Hanway sold their controlling interest in the paper to their son, Earl P. Hanway, and Jack W. and Clark F. Perry, brothers of Mrs. Hanway. Wyoming Publishers, Inc. purchased the paper in 1961, ending the involvement of the Hanway family. The newspaper moved from the Tribune Building to a new building at First and Jefferson in September 1963.

From its construction in 1920 until 1963, the Tribune Building housed Casper's major newspaper. Although the function of the building has changed and the presses have been removed, it still retains a high degree of integrity of setting, location, design, workmanship, materials, and feeling and association, therefore meeting the requirements for listing on the National Register of Historic Places.

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9. Major Bibliographical References

- Frank, Patrick, "Classicism in a Boomtown: The Architecture of Garbutt, Weidener, and Sweeney in 1920s Casper," unpublished manuscript on file at Wyoming SHPO, Cheyenne.
- Hanway, Earl E., "Former Publisher Earl E. Hanway Reviews Early Years of Paper," Casper Star-Tribune, Casper, Wyoming, 10/20/63.
- Hanway, J. Edwin, Memoirs of J. Edwin Hanway, Douglas Enterprise Co., 1942.
- Jackson, Hugh, "100-Year-Oil CS-T, Born a Small Weekly, became State-wide Daily," Casper Star-Tribune, 6/21/91.
- Property Records, Tax Assessor's Office, Natrona County Courthouse, Casper, Wyoming.
- Starr, Eileen F., Architecture in the Cowboy State, 1849-1940. Glendo, Wyoming: High Plains Press, 1992.

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Tribune Building

Natrona County, Wyoming

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10. Geographical Data

Verbal Boundary Description

The property is located at 216 East 2nd Street, Casper, Wyoming, on the north side of the street. It occupies Lots 10-11, Block 6.

Boundary Justification

The boundary is defined by the lots which the building occupies and its building lines.