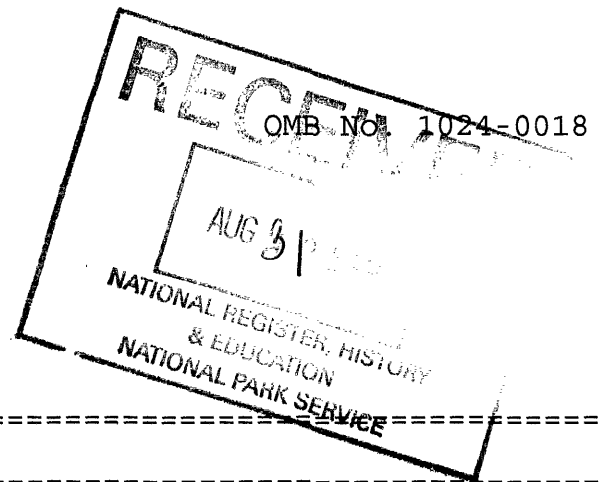


NPS Form 10-900
(Rev. 10-90)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. Name of Property

historic name: Downtown Rawlins Historic District (Boundary Increase)

other names/site number: N/A

2. Location

street & number Various , See Section 7 not for publication N/A
city or town Rawlins vicinity N/A
state Wyoming code 56 county Carbon code 7 zip code 82301

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.)

Shirley Brandy-wade
Signature of certifying official

7/15/99
Date

Wyoming Deputy 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.)

Date _____

4. National Park Service Certification

I, hereby certify that this property is,

1 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): _____

Signature of Keeper

Date
of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

```

x private
x public-local
___ public-State
___ public-Federal

```

Category of Property (Check only one box)

```

_____ building(s)
  x   district
_____ site
_____ structure
_____ object

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USDI/NPS NRHP Registration Form
Downtown Rawlins Historic District
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Number of Resources within Property

Contributing	Noncontributing	
<u>32</u>	<u>12</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>32</u>	<u>12</u>	Total

Number of contributing resources previously listed in the National Register 26

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

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE

Sub: specialty store

organizational

financial institution

restaurant

department store

warehouse

meeting hall

theater

rail-related

doctor's office

single dwelling

courthouse

SOCIAL

RECREATION AND CULTURE

TRANSPORTATION

HEALTH CARE

DOMESTIC

GOVERNMENT

Current Functions (Enter categories from instructions)

Cat: COMMERCE/TRADE

Sub: specialty store

organizational

financial institution

restaurant

SOCIAL

RECREATION AND CULTURE

TRANSPORTATION

RELIGION

GOVERNMENT

meeting hall

theater

rail-related

religious facility

courthouse

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7. Description

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Architectural Classification (Enter categories from instructions)

LATE VICTORIAN/Italianate, Second Gothic Revivial, Second
Renaissance Revival

LATE 19TH AND 20TH CENTURY REVIVALS/Neo-Classical Revival

MODERN MOVEMENT/ Art Deco, Moderne

OTHER/20th Century Commercial

LATE 19TH AND 20TH CENTURY MOVEMENTS/Bungalow/Craftsman

Materials (Enter categories from instructions)

foundation Concrete, stone

roof wood, asphalt shingles, rolled roofing

walls brick, stucco, stone, wood, concrete

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)

ARCHITECTURE

COMMERCE

ENTERTAINMENT/RECREATION

TRANSPORTATION

POLITICS/GOVERNMENT

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Period of Significance 1868-1948

Significant Dates _____

Significant Person (Complete if Criterion B is marked above)
N/A _____

Cultural Affiliation N/A _____

Architect/Builder Porter, Frederick Hutchinson

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: _____

=====

10. Geographical Data

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Acreage of Property 12 acres

UTM References (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.)

=====

11. Form Prepared By

=====

name/title Robert G. Rosenberg, Historian

organization Rosenberg Historical Consultants date 9/10/98

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)

=====

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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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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Downtown Rawlins Historic District
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7. Description

The Downtown Rawlins Historic District comprises the central business district of Rawlins, Wyoming. Construction dates range from the 1880s through the 1980s. It is located within the traditional commercial area of Rawlins that extends from the Union Pacific Railroad on the south to West Spruce Street on the north and from Third Street on the east to Sixth Street on the west. Although the downtown commercial district extends beyond these boundaries, urban renewal and modern renovation of individual buildings has adversely affected many blocks, which have been excluded from the Historic District boundaries. The buildings within the Historic District are generally one or two-story brick or commercial buildings interspersed with several important social and government buildings. The oldest buildings in Rawlins were generally located along West Front Street just north of the Union Pacific tracks, but most of these buildings have been removed or renovated. The district grew northward from the railroad tracks, and the buildings tend to be more recent as their distance from the railroad tracks increases. The core of the district is located along West Cedar Street (the old Lincoln Highway) from Third Street to Fifth Street and north along Fifth Street to West Spruce Street, forming a roughly L-shaped district.

The original Downtown Rawlins Historic District nomination was prepared in 1984 and was based on an intensive survey at that time. The boundary was drawn to include contiguous buildings more than 50 years old retaining historical integrity. In 1998, this portion of Rawlins was resurveyed to determine the feasibility of expanding the district boundaries. A ten and one-half block survey area was established by the Rawlins Landmark Committee, and every building approaching or over fifty years of age was inventoried. Furthermore, many changes have occurred to the existing National Register District since 1984, including the removal of one of the contributing buildings (114 4th Street); therefore all buildings were re-evaluated during the current survey. This survey added thirteen buildings to the district, seven of which were considered contributing and six noncontributing. The inclusion of these buildings resulted from expanding the district north along the west side of Fifth Street and including the Carbon County Courthouse on the east side of Fifth Street, and expanding the existing district boundary to include the remainder of the 400-block on the north side of West Cedar Street. The original boundary within this block arbitrarily divided the block between

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attached buildings. The resulting proposed boundaries include several notable and important historic buildings and help to consolidate the Downtown Rawlins Historic District. These revised and consolidated boundaries should facilitate the management of the Downtown Rawlins Historic District in terms of planning, historic preservation ordinances, and tax act incentives.

The expanded Downtown Rawlins Historic District contains forty-four buildings, thirty-two of which are considered to be contributing elements to the District. Buildings include structures built for commercial, financial, social, recreational, and transportation purposes. The boundaries of the District have been drawn to include all buildings that reflect or contribute to the visual and historical nature of the area, and to exclude areas containing noncontributing buildings wherever possible.

Buildings in the Downtown Rawlins Historic District were rated according to architectural integrity. A rating of 3, or Major Contributor, was given to those buildings that retain their physical integrity and have not experienced major or insensitive exterior changes. Those buildings that received a rating of 2, or Contributing, have experienced some minimal exterior alterations which, while not seriously damaging the integrity of the building, have altered the appearance enough to be noted. The most common changes in this category have occurred to the street level of multiple-story commercial buildings, such as new display windows, the alteration of recessed entrances, the alteration, addition or removal of awnings, new signs and signboards, and changes in basic fabric. Generally these changes have been limited to ground level, and the remaining stories have experienced only minimal alterations. Those buildings with a rating of 1 are Noncontributing Nonintrusive structures, which have undergone numerous exterior changes. These structures retain integrity as commercial structures but do not retain the integrity of design, style, feeling and association necessary to be listed as contributing. Some of these buildings also have the potential to become contributing with sensitive rehabilitation. Finally, a few buildings were given a rating of 1 with the classification Noncontributing By Date. These are buildings constructed less than fifty years ago that retain integrity and should be re-evaluated for tax act certification upon reaching fifty years of age. A rating of 0 or Intrusive was given to modern buildings within the District whose style, proportions, and materials are wholly inconsistent with any of the historic building periods in the Downtown Rawlins Historic District, and

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have no contributing potential. The exterior changes to a particular building are cumulative; as the alterations become more numerous or extensive, the overall rating of the integrity of the building decreases.

The proposed Downtown Rawlins Historic District contains several notable "anchor" buildings. The Carbon County Courthouse (No. 44) with its Art Deco influences is at the north end of the district. The Neo-classical stone Masonic Temple (No. 43) is located at the northwest corner of the District, on the west side of Fifth Street across from the courthouse. The Second Renaissance Revival brick Federal Post Office building (No. 25) anchors the district at its west edge. The massive two-story brick Osborne Block (No. 24) is located at the southwest corner of the district and occupies a key corner lot. The First National Bank building (No. 30) is another large brick Neo-Classical Revival building with marble Corinthian columns and pilaster that is still in use as a bank. The Ferguson Building (No. 28) is a massive two-story stone building that is located on a corner lot in the heart of the district and typifies the extensive use of locally quarried stone as a building material in the early development of Rawlins. The brick Union Pacific Railroad Depot (No. 31) constructed in 1901 stands at the southern extreme of the district along the tracks that represent the first transcontinental railroad. Finally, the Fox Theater (No. 3) constructed in 1920 and the Blake House (No. 5) constructed in 1881 face one another across West Cedar Street at the east end of the district. They represent the contrast of two different centuries of architectural style, from Victorian Italianate to Art Deco, in the growth of a small western town. The above-mentioned buildings are significant because of their key functions, architecture, and dominating physical presences. Overall, the District contains a wide variety of architectural forms, dimensions, and materials representing the various dominant building periods and architectural preferences in the evolution of Rawlins. The architectural forms include Late Victorian Italianate, Romanesque Revival, Neo-Classical Revival and Art Deco buildings, and many simple brickfront commercial buildings without strong stylistic origins. The facades of many of these buildings were modified in the 1920s, the 1930s, and the early 1940s to reflect the Art Deco Movement, but the second stories often retain their original ornate cornices and other Late Victorian Italianate detailing. Although wood was used in the earliest construction phase of the District, the buildings proved to be fire hazards and were gradually replaced with masonry buildings starting in the 1880s. No examples from this earliest construction period remain in the District.

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Building No. 1 (210 West Cedar Street) was constructed in 1923 and retains the name "H. Larson Coal, Lumber, Paint, Hardware" across the front of the building. It is a one-story stone masonry building with a flat roof and brick capped stepped parapet. The facade consists of brown brick in common bond with a painted sign on brick. The entrance has a single recessed doorway with flanking glass display windows, brick kickplates, and glass block and ceramic tile clerestory. Window and door spaces are original and the interior retains high integrity of original construction.

Building No. 2 (214 West Cedar Street) was constructed in 1923 and is currently occupied by "Furniture-New & Used, Antiques and Collectables." It is a one-story ashlar sandstone building with a flat roof. The exterior walls are finished in concrete except the facade. It was originally brick but was covered at an unknown date with tile blocks and terra cotta medallions. The parapeted facade forms a false gable with flanking merlons. The entrance has a massive tile door surround that features a transom window and flanking ornate light fixtures. The original door has been replaced with a glass and aluminum frame unit. There are flanking display windows with aluminum frames and what appears to be the original clerestory above. The facade has a large aluminum overhead garage door. The bay is original but the door has been replaced. There is another set of display windows with clerestory to the east of the garage door. This building originally housed a car dealership and retains its essential physical integrity.

Building No. 3 (216 West Cedar Street) was constructed in 1919-1920 and houses the Fox Theatre (currently vacant). It is a tall red brick masonry building with a dark brown glazed brick facade. Cream-colored terra cotta is used extensively in the two end second-story window surrounds and parapet crown and coping. The intervening three windows are arched with terra cotta surrounds. There is a signboard centered above the arched windows. The ground floor of the facade has been altered by application of cedar sheathing that appears to be a reversible alteration. The marquee remains in place, but large neon letters spelling "FOX" on either side and above the marquee have been removed. Several windows and doors have been altered or sealed with brick and/or concrete on the east, west and south sides. The south side has a large central elevated concrete structure with a faded painted sign "Strand Theatre," and which accommodated the backdrop and curtain machinery.

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Building No. 4 (220 West Cedar Street) was constructed in 1916 and currently houses the Moose Hall. It is a two-story wood frame building with a gambrel roof covered with wood shingles. There is a gable-roofed dormer in the west roof slope. The rectangular main structure is appended with a one-story addition on the south end and a small portico at the center of the facade. The building is set on a full basement of gray sandstone ashlar. The exterior is clad with wide vinyl lap siding that covers an earlier medium-width wood lap siding. The entry portico is a wooden pediment supported by battered wooden columns. Ground floor windows and the entry have been altered, but the second story windows retain apparent original four over four-light and eight over eight-light double-hung windows with wooden sash.

Building No. 5 (221 West Cedar Street) was constructed in 1880-1881 and currently houses the "Pantry Restaurant." Its historic name is the Blake House after the original owner, sheepman Frank Blake. It is a Victorian Italianate wood frame building. The one and one-half story building features scrolled eave brackets on the main T-shaped roof and on the ground floor a bay window and porch roofs. There are round arched light and hoods on most of the windows in the original south portion of the building. Windows in the entry porch area have apparently been altered by closing of the arched heads and replacement of the original frames with sympathetic wooden frames and plate glass. The exterior walls are covered with tan stucco, which is not the original wall treatment. Three corbeled brick chimneys rise from the roof, which is now covered with asphalt shingles. Recently a small one-story shed-roofed addition has been constructed onto the east side of the building but is inobtrusive and generally sympathetic to the original components. The interior retains high integrity in spaces and woodwork throughout. The interior use of modern floral print wallpaper is sympathetic to the Victorian nature of the building. This building is one of only three residential properties included in the District, but it is a visual cornerstone and is one of the oldest remaining buildings in the downtown area.

Building No. 6 (302 West Cedar Street) was constructed in 1882 and currently houses the Victory Baptist Church of Rawlins. It is a large Gothic Revival church built of quarry-faced sandstone ashlar, with a square tower and entry superceded with a wood frame bell tower and spire. The Gothic arch windows have wooden tracery. Window surrounds, string courses, door surrounds, and corner pilasters are slightly lighter-colored

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sandstone. The foundation is massive battered sandstone ashlar. The gable roof was formerly covered with flat slate tiles but has recently been replaced with asphalt shingles. A one-story addition on the west side of the main building is constructed of similar ashlar sandstone and has a flat roof. A second addition extends from the south end of the main structure, and is a one-story concrete block structure with poured concrete foundation. This building was individually nominated to the National Register as the France Memorial Presbyterian Church before the existing district was enrolled.

Building No. 7 (304-308 West Cedar Street) was constructed in 1926. It is currently vacant but originally housed the Engstrom Motor Company and also the Sundin auto dealership for many years. It is a one-story brick building with a flat roof. The facade is covered with pink and green terra cotta, with ornate designs in pilasters, window surrounds, frieze and cornice. The original window spaces and apparent original metal framing are intact. The transom spaces above the display windows have original frosted glass. The poured concrete foundation bears the inscription "H. Larson." The building was designed by the prominent Wyoming architect William Dubois and was built by L.C. Graves and Hans Larson. The rear or south portion of the building retains its masonry outer walls and a system of steel truss roof supports, but this component is roofless with an empty interior and a concrete floor. The building has been recently restored so that it is an attractive addition to the downtown district.

Building No. 8 (310-312 West Cedar Street) was constructed in 1925 and currently houses "Domino's Pizza." It was designed as an auto showroom and garage and was also built by L.C. Graves and Hans Larson. It is a simple one-story brick masonry building with a red brick facade that features a gently gabled parapet and simple geometric designs in the brickwork. There is an open garage bay located at the west end of the facade that leads to a roofless masonry walled component in the rear or south side, which retains steel truss roof supports but is empty with only a concrete floor. The north portion of this building has been recently renovated. The brick facade has been painted, and sympathetic display windows added. An inappropriate pent roof with cedar shingles has also been removed from the facade. The window and door bays retain their original proportions.

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Downtown Rawlins Historic District
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Building No. 9 (314 West Cedar Street) was constructed in 1929 and is currently unoccupied. It is a narrow one-story single storefront with a flat roof. The facade consists of buff-colored, wire-faced brick. The recessed entrance contains a one-light wood panel door with transom that appears original. It is flanked by display windows that utilize the original space, but the aluminum frames are not original. The transom area above the display windows features frosted glass. The kickplates consist of a simulated brick facing that is somewhat darker in color than the rest of the facade. The only decorative element on the facade is a rectangular brickwork pattern above the windows and entry.

Building No. 10 (316 West Cedar Street) was constructed in 1907 and houses Rasmussen Furniture. It is a tall one-story L-shaped building. The major facade faces West Cedar Street and Fourth Street, and this portion of the building is of wood frame construction with a flat roof. The north and west storefronts are cast or pressed metal, with ornate friezes and projecting cornice. Window spaces are original and have wood framing. The clerestory area has been exposed and the facade attractively painted as part of an overall recent restoration of the building. Historic photographs reveal that there were originally two recessed entrances on the north side and a canted entrance on the corner. The canted entrance and the more westerly recessed entrance have been converted into display windows. A wing of the building extends from the east end of the Cedar Street facade to the alley and is constructed of locally-quarried gray sandstone. The flat-roofed wing was built before 1912, at which date it was in use as a furniture warehouse.

Building No. 11 (123 Fourth Street) was constructed in 1904 and is currently vacant. It was originally constructed by Charles Anderson for a saloon and roominghouse. It subsequently housed a drug store and jewelry store, and the Western Union Telegraph Office. It is a two-story brick masonry building with a flat roof. The facade has been altered by applications of concrete to the second story and red pitted sandstone wall sheathing in the kickplate area. The display windows have also been altered. However, the door and transom in the recessed entrance appear original or quite early. The entrance to the second floor has also been altered as have the second floor windows. It is unknown at this time if any of the changes to the facade are reversible, but it currently bears little resemblance to the original building.

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Building No. 12 (119 Fourth Street) originally housed Verne Ferris Chalmers Detroit Auto Dealership. Construction began in February 1910 and was open for business within two months. It later housed a tobacco and billiard parlor and a succession of other businesses. It is currently unoccupied and is undergoing extensive remodeling. It is a tall one-story ashlar sandstone building with a flat roof and metal cornice. The building was converted to a bar at an unknown date with massive alterations to the facade. Alterations included application of vertical half-rounds above the entry, changes in window spaces and dimensions, and application of concrete to exterior walls. The recent renovation has restored the cornice and created a clerestory that while not original is more in keeping with an early 20th century storefront. Windows have also been enlarged, and the facade has been repainted. The renovation is a vast improvement over the former condition of the building; however, it is not an accurate historical restoration of the building.

Building No. 13 (115 Fourth Street) is a recently constructed one-story flat-roofed, concrete block building that currently houses "Perfect Image Hair and Nail Care." It has a brick and tan sandstone covered facade. It has a one-light wood panel door and a small display window to the south of the entrance. The building has no other decorative elements and does not replicate materials, scale or design of contributing buildings in the district.

Building No. 14 (113 Fourth Street) is a recently constructed one-story flat-roofed, concrete block building that currently houses the Cloverleaf Cafe. The facade is covered with black brick. It has a recessed entry and a small display window to the south of the entrance. There is a large plastic and metal sign bearing the name of the business suspended from the facade. A handicapped ramp with metal railing has been installed for the entrance. This building does not replicate materials, scale or design of contributing elements of the historic district.

Building No. 15 (116 Fourth Street) was constructed in 1899 as an annex to the Brunswick (Abbott) Hotel that stood to the south but has been razed. The first floor was rented out as store space and housed J.P. Ryan's Home Ranch Saloon. It housed the Teton Bar in recent years but is currently vacant. It is a two-story flat-roofed sandstone ashlar building with a metal frieze and projecting bracketed metal cornice. The ground floor facade has been altered by application of simulated stone and red

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Downtown Rawlins Historic District
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sandstone and alteration of fenestration and entry. At present, the building is in need of basic maintenance and stabilization.

Building No. 16 (118 Fourth Street) currently unoccupied, was constructed by Jake Waeckerlin in 1918 and housed a soda fountain and candy store with furnished rooms on the second floor. It is a two-story buff brick building with a flat roof. An apparently original bracketed pent roof covered with red clay tile forms the wall cornice and is supported by paired wooden brackets. Second story windows have red sandstone sills and apparently original wood framing. The ground floor has been extensively altered by application of concrete over the brickwork and changes in door and window placement and dimensions. There is a triangular shaped metal awning and sign suspended above the entrance. An entrance to the Rainbow Hotel, which occupied the upper floor of 116 4th Street, remains on the south end of the facade.

Building No. 17 (120 Fourth Street) was constructed in 1936 and currently houses the Rifleman Club Bar. It is a one-story brick building with elements of Art Deco design. The facade is covered with glazed dark blue and cream ceramic tile in geometric patterns, and transom windows over the entry have frosted glass in Art Deco patterns. The ground floor has two entrances with wood panel doors and a single window on either side with outlined ceramic tile surrounds. This building is one of three buildings built or remodeled on this block in 1936 after a fire destroyed earlier buildings. It is on the site of the Palace Candy Kitchen where the fire started.

Building No. 18 (400 West Cedar Street, Paul L. Paulson Building) was constructed in 1936 and currently houses "Lincare" and the "Rawlins Barber Shop." It is a two-story masonry building in tan-red brick with dark brown brick wall coping and central window bay treatment. The east and north side ground floors have large plate glass display windows, apparently original, with a narrow clerestory, both of which are surrounded by white and red ceramic tile including the kickplate area. The building exhibits elements of the Moderne Style of architecture in second story design, window treatment, and use of darker brick to emphasize the projecting central section of the second story facades.

Building No. 19 (406-408 West Cedar Street) currently houses Branham's Jewelry. It is a two-story ashlar sandstone building constructed in 1923

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Downtown Rawlins Historic District
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with a brown and tan brick facade. In 1936 the facade was apparently refinished in dark gray brick with tan brick and terra cotta trim. The original building may have been extended to the east at the latter date to accommodate access to the Rainbow Hotel rooms above the jewelry store. This extension has a twin leaf glass and wooden door with transom leading to the stairway to the second floor. The old metal sign for the "Rainbow Hotel" is suspended from the second story of the eastern extension above this entrance. A metal pent roof above the second story windows does not extend to the eastern extension. A metal dripline shelters the recessed entrance and display windows in the jewelry store area. A large triangular-shaped suspended metal sign has recently been removed from the facade and a simple signboard has taken its place. A plaque above the Rainbow Hotel door reads "Paul L. Paulson Building 1936-1923."

Building No. 20 (410 West Cedar Street) was constructed in 1935 and currently houses "The Viewfinder Photography." It is a one-story brick building with a flat roof and stepped parapet facade. The facade is finished in fine Art Deco Style, with black carrara glass tiles broken with white geometric forms above and flanking the display windows and recessed entry. The name of the original occupant, L. Kremish, who had a clothing store at this location, is still faintly visible on the black glass. The display windows and entry appear to retain original form and materials.

Building No. 21 (414-416 West Cedar Street) currently houses the "Stage." It was formerly a J.C. Penney Store. It is a one-story stone building faced with modern materials that include greenish blue tile overlapped with white enamel metal squares extending across the front of the building. The street level has modern glass display windows set in aluminum frames and glass and aluminum doors. This building does not replicate materials or design of contributing elements of the historic district.

Building No. 22 (418 West Cedar Street) currently houses the "Cedar Chest Gallery." Built by James Clause, the first floor was constructed in 1907 and the second floor added in 1910. This building was originally a jewelry store and in the 1920s and 1930s served as a drugstore. It is a two-story ashlar sandstone building with a flat roof. The second story fenestration has light and finer sandstone heads and sills; windows are original one over one-light double hung units with wooden frames. The ground floor facade retains the original cast steel storefront, but the

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windows have aluminum frames. The clerestory area has recently been filled in with white and contrasting black painted arches. The facade has a separate entrance for the second floor stairs with twin one-light wooden doors, and a single one-light wooden door for the store entrance. This building exemplifies a period of stone construction in Rawlins commercial buildings, most of which have been covered by other materials.

Building No. 23 (420-422 West Cedar Street) is a late 1940s building that currently houses "Gizmo's Rental/Purchase." It is a one-story tan brick building with a flat roof. It has a recessed entrance located near the east side of the facade that contains twin leaf glass doors with aluminum frames. The remainder of the street level facade is composed of glass display windows set in aluminum frames. The kickplate area is covered with large black simulated tiles. The building has a large fabricated awning that projects from the facades and protects the entrance and display windows. This has been recently applied and covers the old F.W. Woolworth Company sign for the former occupant. This building does not replicate materials, design or scale of contributing elements of the historic district.

Building No. 24 (114-122 Fifth Street) was constructed in 1901 and is historically known as the Osborne Block. It currently houses a number of businesses. It is a massive two-story brick corner building with a flat parapet roof. The building is distinguished by a consoled metal cornice, metal framing of small round clerestory windows, metal stringlines and pilaster capitols, iron balconies over stair entries, and a metal crown above the east side reading "Osborne Building Erected 1901." Brick pilasters with painted stone bases rise from the floor level of the second story to the wall coping. Second story window openings have red sandstone heads and sills; above the heads are "super-heads" of rusticated dark brown brick. Second story windows are one over one-light double-hung units set in wooden frames with single-pane fixed transom lights. The ground floor has been extensively altered by attachment of a shingle pent roof on portions of the east and north sides, alteration of windows and window spaces, and attachment of light stone sheathing on the west end of the north side ("Magic Key Realty" segment). However, a portion of the street level consisting of the south two-thirds of the east side of the building has been renovated so that there are now three matching segments of single entrance storefronts utilizing painted stucco panels that surround new display windows and extend into the clerestory area. While not wholly in

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keeping with the original facade, they represent an improvement over the previous treatment and are more in keeping with the overall architecture of the building.

Building No. 25 (517-521 West Cedar) was constructed in 1909-1910 and is the former U.S. Post Office Building. It currently houses the Rawlins City Hall. It is a two-story steel frame and brick masonry building with elements of the Second Renaissance Revival style, including a raised basement level, flat arches over first floor windows, paired second story windows with simple linteled surrounds, quoined corners, and absolute symmetry in massing and bay placement. This building also features white marble wall and pilaster bases, arch keystones, and full entablature. The basement level has granite sheathing on a poured concrete foundation. Ornate metal lamp posts flank entrances on the south and west sides. The flat roof has a square tower constructed of materials matching the rest of the building. Window frames throughout the building are wooden six over six-light double-hung units. The building has been extended to the north in a one-story addition in matching materials. This building was designed under the supervision of Henry Knox Taylor, Supervising Architect of the Treasury Department, and is similar to many other post offices built in the United States between 1900 and 1920.

Building No. 26 (501-511 West Cedar Street) was constructed in 1907 and is known historically as the Miller Block. It currently houses a number of retail businesses and the Chamber of Commerce. It is a large two-story gray sandstone ashlar corner building with consoled metal cornice, metal stringline above the second story, and a metal dateblock on the south side reading "The Miller Block 1907." The corners of the building have subtle rusticated quoining. The second story window openings have tan sandstone heads and sills, as do some remaining windows on the ground floor. Second story windows are one over one-light double-hung units with wooden frames. An original cast steel storefront remains at the center of the south side, and windows in that area retain original dimensions and framing. Elsewhere on the ground floor, the storefronts have been extensively altered by application of shingled pent roofs, application of non-complimentary white stucco facing, changes in window placement and shapes, and application of plastic, wood and metal sheathing.

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Building No. 27 (206-210 Fifth Street) was constructed in 1923. It currently houses three retail businesses and was known historically as the Daley Building. It is a two-story brick masonry building with white terra cotta coping, trim and nameplate ("Daley Building"). The ground floor of the facade (east side) appears to have been substantially altered by application of a shingled pent roof, modern green plastic wall sheathing, and aluminum window and door frames. At present, the ground floor has three recessed entrances with flanking display windows. The window and door locations and dimensions may not be original, but the second story appears to be intact. The windows are twin double-hung units with wooden frames. The west side has "New Albany Hotel" painted on the brick wall, a business that occupied a portion of the building in the 1930s.

Building No. 28 (417-421 West Cedar Street) is currently vacant. It was constructed in two stages. The first story was constructed in 1895 of quarry-faced ashlar native sandstone by J.E. Hugus & Company for their general merchandise store. The second floor of red brick was added in 1901 and was the Masonic Lodge from 1901 to 1909. The building was purchased by the Ferguson Mercantile Company in 1912 and operated as such into the 1960s. The building has a parapeted flat roof. Window heads are slightly arched on the second story with an extruding brick keystone extending upward to a brick stringline. A cornice of cast metal distinguishes the upper portion of the building, as do applied metal fleur-de-lis above the second floor window level. Window surrounds on the ground floor and sills on the second floor are fine tan sandstone. Near the north end of the west side an entry has been altered or installed that has a light tan brick surround, a glass or plastic upper panel labeled with "Ferguson Building," and a lower area of wood-framed doors and plate glass windows. The original building was extended in a parapeted one-story addition on the north end of the west side. The addition is of matching ashlar, has a stone parapet coping and a non-original metal and ceramic tile storefront. The street level facade has been altered and has two recessed entrances with glass and aluminum framed doors and flanking display windows. The clerestory area has been recently exposed by the removal of non-original fabric and revealing smoked glass panels. The trim around the clerestory and display windows has been painted white with red and blue stripes.

Building No. 29 (215-217 Fifth Street) was constructed in 1939-1940 and is currently occupied by the Rawlins Police Department. It is a one and two-story Moderne Style building in tan brick with peach-colored terra

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cotta wall coping and "City Hall" frieze. The entries on the west and north sides have high arched surrounds with large plate transoms above the doors. A full raised basement is poured concrete that has been painted white. Windows are four-light fixed and four-light casement; basement level windows have glass block lights, except in the jail area where clear lights are covered with wire mesh. The west entrance has a set of concrete steps with raised platform, and a handicap access ramp and railing have been installed on the south side of the steps. Construction of the building was a PWA project under President Roosevelt's Depression-era New Deal programs.

Building No. 30 (220-222 Fourth Street) was constructed in 1923 and is currently occupied by the Community First National Bank. The building was originally the First National Bank and still bears the name incised in the frieze. It is a large Neo-Classical Revival Style brick building occupying a corner lot. It has mottled marble Corinthian Order columns and pilasters, full entablature, cartouches, window surrounds and sheathing on a full raised basement level. The north side has exaggerated keystones on round-arched window bays and festoon ornamentations. The main entrance (east side) is arched and contains twin leaf glass doors surmounted by a multi-paned window with metal sash filling in the arch area. Second story windows are regularly spaced single and paired one over one-light double-hung units. This building retains excellent exterior integrity and is one of the major anchors for the district.

Building No. 31 (400 West Front Street) was constructed in 1901 and was formerly the Union Pacific Railroad Depot. It is a one-story rectangular building of quarried granite and brick. It has a basic hipped roof with a gabled extension on the northeast. Ornamental brickwork extends to an inside end chimney with decorative brackets on two sides. The main entrance is in a central pavilion with its own hipped roof and is flanked by two hipped extensions of the main roof facing north. On the south side, the central pavilion has a double gabled roof as well as an additional gabled extension over an entry and features a scroll verge board, penda and finial. Brackets extend from the brick wall to the roof on all sides. The main entrance has a semi-elliptical stone hood mould with three lunettes above and brackets extending to the hipped roof. The windows are one over one-light double-hung units with wooden sash. A rock-faced belt course reaches about half way up the brick work beneath the windows around the entire building. The building rests on a quarried rock

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foundation that extends about two feet above ground level. The bricks used in construction were hauled from the Golden (Colorado) Pressed Brick Works. The brick work is generally plain with some moulded brick work on the north and south sides. The exterior of the building retains its original integrity, and recently the surrounding yard has been landscaped and brick and concrete sidewalks installed.

The remainder of the buildings are located in the proposed district expansion. Near the west end of the 400-block of West Cedar Street on the north side, Building No. 32 (415 West Cedar Street) was constructed before 1912 and originally was a bank. It currently houses Herrud Jewelers. It is a one-story stone building resting on a stone foundation without a basement. In 1951, a concrete block addition with a partial basement was built onto the rear or north. This building was originally an early twentieth century storefront with recessed entrance, kickplates, display windows, and clerestory. However, the building was remodeled in 1951 at which time the facade was completely remodeled. The entrance has shifted to the west and is now a single glass door with aluminum frame. Display windows were added east of the entrance. The facade was covered with false brick on the street level and a large terra cotta panel above, which now bears the name of Herrud Jewelers. The building has a falsefront and a wood frame hipped roof with a wood deck. This building is considered to be a noncontributing element to the district because it no longer retains integrity of design, materials or workmanship and therefore also has poor integrity of feeling and association.

Building No. 33 (413 West Cedar Street) originally housed the Old Donnel Saddle Works and was rebuilt and modified into a retail store by John Donnell in 1907. It currently houses Allegro Music. It is a one-story wood frame single storefront with a brick addition on the rear that was constructed in 1922. The original portion has a stone foundation, and the brick addition has a concrete foundation. There is no basement. The building has wood siding that cannot be seen from the street. It has a gable roof supported with wood joists and a wood deck. The facade contains a single centered entrance with an aluminum frame glass door flanked by plate glass display windows. The entrance is not recessed, and there are no kickplates. The building retains a retractable canvas awning. The falsefront and signboard area is separated from the street level by chrome trim. The interesting feature of the building is the multi-colored ceramic tile that covers the remainder of the building to the top of the

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falsefront. In the 1940s the building housed Ideal Bakery, and the tiles depict a red, blue and yellow-colored parrot with a cartoon-like balloon "Say Ideal Bread." The sign is trimmed with green, yellow and black decorative tile trim, and there is a similar colored large geometric pattern to the east of the sign. All of the signboard area is backed with dark blue ceramic tile. It appears that the ceramic tile was formerly used to cover the entire storefront, but it has been removed or covered. The display windows have also been replaced and formerly had tile covered kickplates. Despite several street level changes, this building retains fair to good integrity of design, materials, and workmanship. It retains sufficient physical integrity to convey feeling and association with its period of historical significance. It was formerly excluded from the Downtown Rawlins Historic District, because at the time the early ceramic facade was covered by metallic sheathing that has since been removed.

Building No. 34 (411 West Cedar Street) was originally an 1880s hardware store owned by the Bennett family. It was renovated in 1907 and currently houses Clothes Encounters. It is a one-story wood frame single storefront on a concrete foundation with a partial basement. The rear of the building is unfinished and was formerly a tin shop. The building has wood siding that cannot be seen from the street. It has a gable roof hidden behind the falsefront that is supported with wood joists and has a wood deck. The facade contains a single recessed entrance with a twin-leaf aluminum frame glass door with sidelights and transom and is flanked by plate glass display windows. The display windows have probably been replaced but are about the same size as the originals and retain the kickplate area. If the original building had a clerestory area, it has been filled in or covered. The street level trim, kickplate area and clerestory area are now covered with stucco painted a maroon color. The falsefront and signboard area is composed of cream-colored ceramic tile. It is bordered by black tile with a thin bead of green tile. There is a square geometric design in each corner. The black tile extends down to the sidewalk on each side, creating an attractive outline for the building. The building now appears much as it did in the 1920s-1940s when it housed Bennett Hardware. Despite some minor street level changes, this building retains fair to good integrity of design, materials, and workmanship. It retains sufficient physical integrity to convey feeling and association with its period of historical significance. It was formerly excluded from the Historic District because of the covering of this early ceramic facade and because of lack of integrity of surrounding buildings.

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Building No. 35 (409 West Cedar Street) was constructed in ca. 1900 and currently houses Lincare. It is a one-story wood frame falsefront commercial building resting on a stone foundation with a partial basement. It has an addition built onto the rear or north side. This building was originally an early 20th century falsefront commercial building featuring a single recessed entrance, flanking display windows, and kickplates. It housed a pool hall, cigar factory, and a bake house before Irving Transfer and Storage occupied the building by 1920. However, the building was completely renovated in 1950, including raised floors, lowered ceilings, new interior walls, and sealing off a set of stairs that led to the basement from the sidewalk. The facade was also rebuilt. Today, the building retains a recessed entrance with glass and aluminum frame doors, and new display windows with aluminum frames. There are green tile kickplates and trim on the street level. There is a shallow awning with metal trim set above the display windows and entrance. The entire area above this awning is covered with what appears to be ribbed aluminum sheeting painted green. There is a signboard centered in this area bearing the name "Lincare." The building has a gable roof with a wood deck. Because of the extensive remodeling and exterior changes, the building lacks integrity of design, materials, workmanship, and therefore feeling and association. It is therefore considered to be a noncontributing element to the proposed district expansion.

Building No. 36 (405 West Cedar) was constructed in 1950 and currently houses "4 U Feet/Sports." The building is constructed with concrete block walls and steel beam and post framing. It rests on a concrete foundation with a partial basement. It has a flat roof with wood joists and deck. The facade is covered with large square terra cotta facing. There are two entrances with twin leaf glass and aluminum frames doors. There is also a central single glass and aluminum entrance. The remainder of the facade has plate glass display windows with aluminum frames. The building is less than 50 years of age and does not possess architectural or historical significance; it is therefore considered to be a noncontributing element to the proposed district expansion.

Building No. 37 (401 West Cedar Street) was not constructed until the 1970s and is currently vacant. It is a one-story cement block building with a flat roof and a false mansard-like apron covered with wood shingles. This building is less than 50 years of age and represents modern infill where an older building on this site burned and was replaced. It is

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therefore considered to be a noncontributing element to the proposed district expansion.

Building No. 38 (214 Fourth Street) was constructed in 1912 and currently houses Hidden Treasures Flea Market. It is a two-story reinforced concrete commercial building resting on a stone foundation with a basement. Historically the building housed an opera house and movie theater and originally had architectural elements of the Late Victorian Italiante style of architecture including an ornate projecting cornice. However, the building was remodeled in about 1952 at which time the exterior ornamentation was removed. At present, the building is finished in stucco painted white. It retains its original proportions. It has a parapeted flat roof with a wood deck. There is a raised gable-roofed portion in the rear where the movie screen and stage were once located. It is covered with corrugated metal sheeting. The facade has a single offset recessed entrance with a glass door with aluminum frame. There are four display windows with aluminum frames located to the south of the entrance. The building formerly had another entrance to the second story located just north of the recessed entrance, but it has been recently sealed over. There is a shallow rounded awning over the street level finished with a metal or aluminum band. Second story windows in the facade consist of two 2-light windows and a centered glass block window. It appears that the smaller upper light is hinged. The north and south sides of the building have a row of small nine-light windows with metal sash mounted high in the walls. The south windows are covered with aluminum awnings. This building served as an important center of recreation, culture, and entertainment for several decades. It retains integrity of location and still retains its original materials, proportion and scale. The integrity of design and workmanship have been somewhat compromised by exterior alterations. However, it was an important component of the early twentieth century commercial district and is considered to be a marginally contributing element to the proposed National Register District expansion.

The remainder of the buildings represent a proposed northward expansion of the district along the west side of Fifth Street as well as the Carbon County Courthouse. Building No. 39 (220 Fifth Street) was constructed in 1950 and currently houses the Rawlins National Bank. This is a flat-roofed tan brick building with a two-story component on the south and a one-story component on the north, both resting on a concrete foundation. The two-story component has a basement. The building has a

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concrete post frame construction with brick walls and a flat roof supported with steel joists and wood deck. The building fronts on Fifth Street and occupies the southeast corner of the intersection of that street with West Buffalo Street. The building does not represent a particular architectural style but has an eclectic modern commercial style with smooth simple rectangular lines and utilizes large plain terra cotta tile panels and glass block window bays to achieve a clean modern appearance.

The facade on the two-story portion features one large glass-filled rectangular bay trimmed in terra cotta with an entrance centered in the bay, also trimmed with terra cotta panels that extend beyond the glass window panels. There are 28 fixed plate glass windows set in metal sash, creating one large inverted U-shaped bay around the entrance. The entrance contains a single glass door with a large two-light transom. The parapet is capped with terra cotta, and the name of the bank in metal raised letters is centered above the entrance on the brick. The south wall of this component fronts on an alley and does not have any openings. The facade of the one-story north component has a similar entrance and windows consisting of one large horizontal bay with fixed plate glass windows trimmed in terra cotta and an entrance centered in the bay surrounded with extended rectangular columns covered with terra cotta panels on each side of the door. The entrance consists of twin-leaf glass doors that appear to be original. The parapet is lined with terra cotta and once again the name of the bank is set in raised letters above the window bay. The northeast corner of the building has a suspended time and temperature sign.

The north side of the building has one large terra cotta trimmed window bay filled with glass blocks in five segments. The outer segment on either end is narrow. Terra cotta panels are also used to fill in the space between the bottom of the window and the sidewalk. The rear or west side of the one-story component has a small one-story flat-roofed brick addition that has a single glass and aluminum door and three plate glass windows on the west side. The west side has a parking lot and four small drive-up cubicles. Each cubicle is brick with a flat roof and curved walls except on the vehicle side.

The building was remodeled in 1974 and 1978 but the exact changes are unknown. The driveups were upgraded in 1981. The interior of the building is modern in appearance and has a mezzanine level. This building is less than fifty years of age and is therefore considered to be a noncontributing

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element to the district. However, when the building reaches fifty years of age, it may become a contributing element as it appears to retain integrity of location, design, materials, and workmanship. The bank represents a history of banking in Rawlins that dates back to the pioneer days of 1872 and is associated with one of the founding families of Rawlins, the France family. The bank played a key role in the development of the City of Rawlins and Carbon County. The architecture also represents the early post-World War II era with an emphasis on modern, utilitarian commercial styles.

Building No. 40 (501 West Buffalo Street) was constructed in 1963 and currently houses Allen Insurance. The building was originally constructed for Westland Federal Savings and Loan Association. In the early 1980s, drive-up facilities were added. The building is a two-story concrete structure with precast panels and a striking roofline with precast concrete fluted elements. It is less than fifty years of age and represents modern infill; it is therefore considered to be a noncontributing element to the proposed district expansion. However, this building's interesting architectural details may qualify it as a contributing element to the district under Criterion C when it reaches fifty years of age.

Building No. 41 (316-318 Fifth Street) was constructed in 1905 and currently houses the Aspen House Restaurant. This is a one and one-half story wood frame building resting on a stone and concrete block foundation. It is a good example of the Craftsman style of architecture popular from 1905-1930. It is a visually interesting building with a variety of rooflines created by dormers and additions. The foundation consists of native stone; the addition located at the southwest corner of the building has a concrete block foundation. Only the central portion of the house and the southwest addition have basements. The building has a cross gabled roof with clipped gables and dormers. It is covered with wood shingles. There is a stucco covered chimney protruding from the roofline near the south end of the building. The roof has extended exposed eaves with decorative brackets. The walls are covered with clapboard siding with stucco and white painted vertical wood strips in the gable ends.

The facade or east side has a prominent clipped front gable whose roofline extends across about two-thirds of this side. There is an entrance centered in the front gable with a shed-roofed overdoor and concrete stoop. There is a set of twin eight over two-light double-hung

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windows with wooden sash and plain surrounds located north of the entrance. There is a triple set of six over two-light double-hung windows with wooden sash and plain surrounds centered in the gable end on the second story. This set of windows is protected by a small shed roof. The south end of the facade has a shallow gable-roofed addition located south of the entrance. The gable end has stucco and white painted half timbering in vertical strips. There is a set of three eight over two-light windows with wooden sash and plain surrounds. The upper set of lights is narrow, and the bottom set is divided into two panes by a vertical sash. There is a detached signboard for the business located in front of or east of this addition. There is a smaller clipped gabled dormer to the north of the front gable that is set back into the roof slope. Below this dormer on the first story is a large clipped gable-roofed addition that extends outward or east of the facade. It also has clapboard siding, exposed eaves with brackets, stucco and wood strips in the gable ends, and has a similar light pattern as the remainder of the building. It has a three-light wooden door with a sloped handicapped entrance stoop with hand rails.

There is a large L-shaped wood frame addition with cement block foundation built onto the southwest corner of the buildings. Most of the roof is a flat wood railed balcony that has an entrance from the second story. The east end of this addition has a second story shed-roofed dormer. It is likely that this addition was constructed at a later date, as it has a cement block foundation and the windows appear to be casement units. The west side or rear of the building is basically identical to the facade with the exception of an enclosed shallow clipped gable-roofed entrance porch on the north end.

There are two detached one-story hipped-roofed wood frame garages located west of the building. They have asphalt shingle covered roofs and extended eaves with exposed rafters. One has a wooden overhead door and the other has a sliding wooden door.

The interior of the building has wood floors, plaster walls, wood trim and moldings, and wood panel interior doors with original hardware. There is a narrow stairway leading to the second floor. Interior rooms are numerous; some are quite small as they were used for examining rooms by the doctor in residence.

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This building is considered to be a strong contributing element to the proposed district expansion because it is associated with the life of one of Rawlins' early physicians, Dr. Raymond Barber, and because of its architectural significance and high level of physical integrity.

Building No. 42 (322 Fifth Street) was constructed in ca. 1903-05 and currently houses Kraft Hall of the St. Thomas Episcopal Church. However, it was originally a private residence. It is a one and one-half story stone building resting on a stone foundation with a partial basement. The building represents the Side Gabled manufactured vernacular style of architecture but has elements of the Late Victorian Italianate style. It has a gable roof covered with asphalt shingles and two straddle ridge brick chimneys and a side slope brick chimney. The roof has extended boxed eaves with intricate vergeboards in the gable ends. The facade or east side has a large peaked break in the roofline. There are also two small wood frame gable-roofed dormers on the east roof slope set on either side of this front gable. There is a one-story gable-roofed addition on the rear or west side that has a large wood frame gable-roofed dormer on opposing north and south roof slopes. These dormers may be original. The north side of the addition also has a small shed-roofed dormer. The walls are constructed with coursed squared rubble quarried locally and with pointed mortar. The stone has been squared and hewn randomly around window bays and the main building corners. This stonework creates an interesting effect of varying sizes and textures and required a high degree of craftsmanship. Wood lap siding is used to cover the various dormers. The facade has an open flat-roofed porch with intricate spindlework and turned posts. The north side has a gabled overdoor with brackets over an entrance. This entrance is not original. Windows are one over one-light double-hung units with wooden sash and plain surrounds with stone sills and lintels. There is also a bay window with a mansard roof with scalloped shingles on the south side. There is a wood frame gable-roofed entryway on the rear or west side and an entrance with a gabled overdoor on the south side east of the bay window. These entrances are reportedly original. The building was remodeled in 1935, but it is not known what exterior changes occurred at that time.

This building is important for its architectural significance and is a good representative of the locally quarried stone construction that was prevalent in Rawlins during the late nineteenth and early twentieth centuries. It retains integrity of location, design, setting, materials,

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and workmanship and therefore retains good physical integrity. As such, it is able to convey feeling and association with its period of historical significance. Therefore, it is considered to be a strong contributing element to the proposed expanded National Register District.

Building No. 43 (501 West Pine Street) was constructed in 1909 and originally housed the Rawlins Masonic lodge. It is currently occupied by Korien Temple of the Shriners, a philanthropic branch of the Masons. It is an imposing two-story stone building resting on a stone foundation and displays many elements of the Neo-Classical Revival style of architecture. The foundation consists of rusticated stone laid in regular courses. Basement windows consist of glass block panels that have replaced the original windows. A stone water table delineates the separation between the foundation and the first story. The building has a hipped roof covered with asphalt shingles and three side-slope corbeled brick chimneys. The walls are constructed with rusticated ashlar stone laid in regular courses. This stone was quarried locally and appears to be a gray limestone. It was used in the construction of many buildings in Rawlins. The southeast corner of the building is canted and contains the main entrance. The entrance has an Ionic portico with two fluted shafts. There is a set of concrete steps flanked by low stone walls leading to the entrance. The entrance currently has twin-leaf glass doors with aluminum frames that are replacements for the original twin-leaf one-light wooden doors with sidelights. The east and south walls have regularly-spaced stone pilasters extending to the cornice that are capped with Ionic volutes. The building is capped with an ornate metal cornice with dentils. The cornice area on the canted wall bears the legend "MASONIC TEMPLE, 1909" above the entrance. Windows are regularly-spaced paired units vertically aligned on the first and second stories and have protruding rusticated stone lintels and sills. The original first-story windows were double-hung units with transoms. The second-story windows were also double-hung but without transoms. All of the windows have been replaced with what appear to be two-light casement windows with transom. These new windows do not fill the original bays, which have been filled above the transom with cement coated panels. In about 1988, the majority of the windows were completely sealed with this material to save on heating bills. They are roughly the color of the stone walls, but represent the most significant exterior change to the building. There is a one-story flat-roofed brick addition and a metal fire escape at the northwest corner of the temple.

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This building is considered to be a strong contributing element to the proposed district expansion, because the Masons were an important fraternal organization with many influential and pioneers Rawlins citizens as its members. It is also an architecturally significant building that retains sufficient physical integrity to convey feeling and association with its period of historical significance. Because of its corner location, size and materials, it is considered to be one of the anchors for the district.

Building No. 44 (400 Block West Pine Street) was constructed in 1940 and houses the Carbon County Courthouse. This is a cinder block and brick building resting on a concrete foundation. There are three full stories above ground and a ground-floor level that is partially below grade on the north. The south and west entrances are on the ground floor level. The building and its grounds occupy an entire city block. The ground slopes downward to the south. The entire block is landscaped with conifers and hardwoods with a turf lawn and concrete sidewalks. The main entrance is centered in the south side facing Pine Street. The building represents the Art Deco style of architecture popular in public and commercial buildings in the United States from about 1920 to 1940. The building has elements of this style in its emphasis on verticality with elongated window openings, the illusion of smooth wall surfaces with light-colored brick, and numerous geometric decorative elements. The building has a well-defined brick water table with horizontal raised brick rows capped with concrete. The edifice presents a variety of building or wall planes with recessed areas and is stepped from story to story, decreasing in size from ground level to third floor. The building has a reinforced concrete frame, and the walls are constructed of cinder block faced with light cream-colored common bond brick. Floors are steel reinforced concrete on steel joists. The building has a flat roof covered with built-up tar and gravel. It has a brick parapet capped with terra cotta. The elevator penthouse rises above the third story roofline.

The south side or facade has an entrance for the ground level centered in a flat-roofed advanced pavillion with aluminum framed twin-leaf glass doors, sidelights and transom. There is a rectangular terra cotta signboard above the entrance with the raised letters "CARBON COUNTY." The wall of the ground story extends beyond the first and second story building lines and has a decorative terra cotta band around the top. Ground level windows are narrow elongated bays with four-light fixed windows with metal sash. Many of the window bays are topped with terra cotta sculptures of

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sheep and cattle heads representing the agricultural background of the county. The first and second stories of the facade have a large rectangular bay centered above the entrance containing a 15-light panel with aluminum grillwork and geometric designs. Remaining windows are narrow elongated bays embellished with large bronze-like raised floral emblems that delineate the first and second stories. Each window has four lights above and below the intervening emblem. There is a decorative terra cotta horizontal band that runs above the window bays and across the entire facade. The third story has shorter regularly spaced four-light windows. There is an interesting geometric decorative motif on the third floor centered above the second story grillwork and ground floor entrance. It consists of five elongated rectangular openings filled with circular geometric patterns with regular openings. A one-story brick addition was added onto the northeast corner of the original courthouse at an unknown date. It is constructed with similar brick and blends in rather well with the original component. It houses the sheriff's office.

The ground floor of the courthouse originally contained a library, work room, rest room, community room with kitchen, boilers and shop room, and the welfare and agricultural agents' offices. The first floor contained the principal county offices such as the county clerk, county assessor, county commissioners room, treasurer, sheriff's office, superintendent of schools, and county coroner. The second floor contained the main courtroom and a smaller courtroom, and judges' chambers. The County museum, County Attorney's Office and Justice of the Peace's Office were also located on this floor. The third floor contained the jury room and the county jail and quarters with kitchen. The interior still retains marble wainscotting, terrazo tile floors, wood trim, and brass rails on the stairways. Many of the offices have been rearranged and the main courtroom has been remodeled. Overall, the interior and exterior retain good physical integrity.

The courthouse is considered to be a strong contributing element to the proposed district expansion as it represents one of the most important government buildings in Carbon County, acting as the seat of county government since 1940. It is also one of the most physically imposing buildings in the City of Rawlins and a focal point for community activity. It is a fine example of Art Deco architecture in a public building, and it was designed by Frederick Hutchinson Porter, one of the foremost Wyoming architects of his time.

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LIST AND CLASSIFICATION OF PROPERTIES IN THE DOWNTOWN RAWLINS HISTORIC DISTRICT

Contributing = 32 properties
Noncontributing = 12 properties
Total = 44 properties

Contributing Rating System

C-3 = Major Contributing
C-2 = Contributing
NC-1 = Noncontributing Nonintrusive
NC-2 = Noncontributing by date
NC-0 = Noncontributing Intrusive
NRHP = Separately enrolled on National Register of Historic Places

#	Name of Property	Address	Classification	Date
1.	H. Larson Hardware	210 W. Cedar	C-2	1923
2.	Furniture-New & Used	214 W. Cedar	C-2	1923
3.	Fox Theater	216 W. Cedar	C-3	1919-1920
4.	Moose Hall	220 W. Cedar	C-2	1916
5.	Blake House/Pantry Rest.	221 W. Cedar	C-3	1880-1881
6.	Victory Baptist Church (France Memorial Episcopal)	302 W. Cedar	NRHP	1882
7.	Vacant (former car dealer)	304-08 W. Cedar	C-2	1926
8.	Domino's Pizza (former auto dealership)	310-312 W. Cedar	C-2	1925
9.	Vacant (former print shop)	314 W. Cedar	C-2	1929

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#	Name of Property	Address	Classification	Date
10.	Rasmussen Furniture	316 W. Cedar	C-3	1907
11.	Vacant (former telegraph office)	123 Fourth	NC-1	1904
12.	Vacant (former Silver Spur)	119 Fourth	NC-1	1910
13.	Perfect Image	115 Fourth	NC-2	post-1940
14.	Cloverleaf Cafe	113 Fourth	NC-2	post-1940
15.	Vacant (former bar)	116 Fourth	C-2	1899
16.	Vacant, Rainbow Hotel	118 Fourth	C-2	1918
17.	Rifleman Club Bar	120 Fourth	C-2	1936
18.	Lincare/Barber Shop (Paulson Building)	400 W. Cedar	C-2	1936
19.	Branham's Jewelry (Paulson Building)	1406-08 W. Cedar	C-2	1923
20.	Viewfinder Photography	410 W. Cedar	C-2	1935
21.	Stage	414-416 W. Cedar	NC-0	ca.1907
22.	Cedar Chest Gallery	418 W. Cedar	C-2	1907,1910
23.	Gizmo's Rental	420-22 W. Cedar	NC-1	1949
24.	Osborne Block	114-122 W. Cedar	C-3	1901
25.	Rawlins City Hall (U.S. Post Office)	521 W. Cedar	C-3	1909-1910
26.	Miller Block	501-519 W. Cedar	C-3	1907

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#	Name of Property	Address	Classification	Date
27.	Daley Building	206-210 Fifth	C-2	1923
28.	Ferguson Building	417-421 W. Cedar	C-3	1895, 1901
29.	Rawlins Polic Dept.	215-217 Fifth	C-2	1939-1940
30.	Community First Nat'l Bank	220-222 Fourth	C-3	1923
31.	Union Pacific RR Depot	400 W. Front	C-3	1901
32.	Herrud Jewelers	413 W. Cedar	NC-1	ca. 1912
33.	Allegro Music	415 W. Cedar	C-2	pre-1907
34.	Clothes Encounter	411 W. Cedar	C-2	1880s remodeled 1907
35.	Lincare	409 W. Cedar	NC-1	ca. 1900
36.	4 U Feet/Sports	405 W. Cedar	NC-2	1950
37.	Vacant	401 W. Cedar	NC-2	1976
38.	Hidden Treasure Flea Mkt. (Rawlins Opera House)	214 Fourth	C-2	1912
39.	Rawlins National Bank	220 Fifth	NC-2	1950
40.	Allen Insurance	501 W. Buffalo	NC-2	1963
41.	Aspen House Restaurant	316-318 Fifth	C-3	1905
42.	Kraft Hall	322 Fifth	C-3	1903-1905
43.	Korein (Masonic) Temple	501 W. Pine	C-3	1909
44.	Carbon County Courthouse	400-block W. Pine	C-3	1940

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8. Significance

The Downtown Rawlins Historic District is significant under Criterion A as the original commercial heart of a major Wyoming city that became the county seat of Carbon County. From its humble origins as one of hundreds of railroad towns along the Union Pacific mainline, it grew into a modern city with a diversified economy that today serves a regional ranching, oil and gas, and industrial community. Because of its location on the first transcontinental railroad with a permanent water source in an otherwise semi-arid region, it became a major division point for the Union Pacific Railroad. In the twentieth century, it was located on the first transcontinental auto highway (the Lincoln Highway). Therefore, it has also played a key role in state, regional, and national transportation.

The District is also eligible under Criterion C, because it represents several different architectural styles and influences ranging from simple commercial storefronts to high style, architect-designed buildings. The buildings of the District reflect several identifiable building periods in the town's history and also represent the use of several different building materials, including wood, locally quarried stone, brick, stucco, terra cotta, and concrete. The county courthouse, one of the buildings in the amended district, was designed by architect Frederick Hutchinson Porter, one of Wyoming's most prominent and prolific architects in the 20th century.

The Origins and Early Growth of Rawlins

The development of western towns is an important aspect of the frontier expansion in the nineteenth century. Towns preceded farmers and even ranchers in many of the regions of the west due to railroad expansion. Agriculture, mining, and logging followed the opening of previously isolated interior areas once the railroad provided a means of exploiting and marketing these products. According to historian Duane Smith, the result was that the urban frontier developed in a "leap frog fashion across the western landscape." The development of the western interior often came about not in waves of isolated individuals moving West, but in waves of settlers moving into established railroad and mining towns. As a result, towns emerged in the nineteenth century that began less as villages designed to serve farmers and ranchers than urban centers built to serve the mines and railroads.

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In the years 1867 and 1868, southern Wyoming's six major towns sprang up to serve the Union Pacific Railroad. Cheyenne, Laramie, Rawlins, Rock Springs, Green River, and Evanston all can trace their roots to the railroad construction that is recognized as an epic part of western history. The building of the first transcontinental railroad in these pivotal years required thousands of men in an era of intensive manual labor. Women and men entered Wyoming to serve the needs of the railroad and thereby helped create a new cultural landscape tied to the railroad. With the exception of Rock Springs, all the towns that emerged throughout southern Wyoming in 1867 and 1868 were built solely to serve the railroad. Rock Springs also served the railroad, but as a mining community providing a source of coal. Yet all six towns shared a common beginning, emerging in a short time span in places that previously lacked permanent settlements. All developed astride the tracks of the Union Pacific Railroad, like islands in a sea of sagebrush connected by wooden ties and metal rails. Along these rails, steam locomotives carried a new generation of emigrants into the western interior.

The benefits derived from this railroad were many and immediate. Population grew rapidly in cities selected as railway terminals. Railroad transportation opened up great areas west of the Mississippi River. Western land grant acreage and government homestead laws provided the motivation to utilize this transportation system. The Union Pacific traversed much good grazing land and the mineral rich areas of southern Wyoming Territory. The presence of such a transportation system spurred the development of these natural resources.

Therefore Rawlins began as a railroad town and became a major division point in part because of its free-flowing springs in a semi-arid region. Some sources claim that "Rawling Springs" was named after an early trapper; however the town was named Rawlins by Chief Engineer Grenville A. Dodge, who named it for his good friend Major General John Aron Rawlins, a noted military figure who had been General Grant's Chief of Staff and a Secretary of War.

At first Rawlins was little more than a grading camp built around the springs. By July 1868, the tracks reached Rawlins, and a post office and railroad station were constructed. However, the chief catalyst for Rawlins' early growth was the decision of the Union Pacific Railroad to make it a division point in August 1868. This action effectively ended any

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hopes for "end-o-track" town Benton to the east near Fort Steele, and many of its residents moved to Rawlins, whose future was assured. Being a division point meant that Rawlins would become the site of extensive railroad facilities, such as an engine roundhouse and repair and machine shops, offering many employment opportunities.

Although its initial growth was due to the railroad, Rawlins soon became a major freighting and supply center for the Wind River Reservation to the north and the Ute White River Agency to the south. In 1869, the first Wyoming Territorial Legislature created five counties: Laramie, Albany, Carbon, Sweetwater, and Uinta. Rawlins became the county seat for Carbon County and therefore the center of governmental activity. Early construction was originally limited to the south side of the Union Pacific tracks where a wood frame depot was built. The roundhouse, machine shop, boiler house, blacksmith shop and offices were located at the foot of Second and Third Streets just east of the depot. The long rambling two-story wood frame Union Pacific Hotel stood along the tracks west of the depot. The hotel burned down in about 1873 but was rebuilt on the old foundation and by 1880 was called the Maxwell House. The rest of the town developed behind or south of the depot and hotel.

John C. Friend, one of Rawlins' earliest and most influential citizens, wrote an excellent account of the early growth of Rawlins for the Rawlins Republican (6/9/1927). According to Friend, one of the earliest sources of employment for Rawlins citizens was a large contract given to the firm of Smith and Wills by the railroad to supply 50,000 cords of wood for the wood-burning locomotives. As a result, the sparsely forested hills and canyons around Rawlins were stripped of their timber to fulfill the contract. By the spring of 1869, Friend listed the following businesses in Rawlins, all on the south side of the tracks: Jerry Sheehan, general merchandise and liquors; Hunt and Smith, meat market and coal; J. Dyer, stationery, tobacco and cigars; Dawson Bros., liquors; M.T. Lockridge, saloon; Larry Hayes, restaurant; Charles Good, shoemaker; John O'Brien, Saloon and Fenian headquarters.

In the spring of 1869, H.C. Hall and Company became the first commercial establishment to build north of the tracks, where today's business district is located. Harry Hall and James France went into partnership that year and engaged in supplying local ranchers and the Ute Indian Agency in Colorado with foodstuffs and dry goods. France soon

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bought out his partner and built a large stone edifice at the corner of Front and Fifth Streets in about 1872, since torn down. France became the postmaster of Rawlins, a position he held for fourteen years starting in 1871, and was also engaged in the banking business by 1881.

The Morris Presbyterian Church was erected in the winter of 1869 on land purchased from the Union Pacific Railroad on the north side of the tracks (southwest corner of Third and West Cedar). The small wood frame building was completed in 1870 at a cost of \$2581.89 and was dedicated on March 13. The Morris Chapel was moved when a stone church building was constructed on the site in 1882. It was built of native stone quarried north of town, as would be many of Rawlins' enduring buildings. The France Memorial Presbyterian Church was named after Mrs. Elizabeth France, wife of James France, and still stands within the boundaries of the Downtown Rawlins Historic District (Building No. 6).

St. Joseph's Catholic Church was built across from the Presbyterian Church on the southeast corner of Third and West Cedar Streets in 1873. It was originally founded as St. James; the name was changed to St. Joseph in 1891. This site became the North Star Lodge Hall (now the Moose Hall, Building No. 4) after the new facility was completed in 1915. St. Thomas Episcopal Church was built in 1886, and the Methodists had a permanent building of their own by the mid-1880s. Rawlins' first school house was built in 1874-1875 behind St. James (later St. Joseph's) Church. It was a small wood frame structure but offered a permanent place of education after a number of private homes, churches and even the old courthouse had been used for classes.

In 1870, the population of Rawlins was 612, of whom 86 were military personnel. Most of its citizens were employed in the railroad's extensive facilities. A company of the Second Cavalry was stationed in Rawlins due to sporadic Indian activity, including a raid on the slaughter pens in the spring of 1870. The so-called "Rawlins Massacre" occurred in June 1873, when a raiding party of Arapaho warriors attempted to steal horses and wounded a citizen outside of town. The local sheriff and posse gave chase and killed four of the Indians. Such occurrences served to remind the early settlers in and around Rawlins that they were living on the frontier and the town was only an island of civilization surrounded by wilderness.

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John C. Dyer, Rawlins' first postmaster, contributed to the early economy of the town when he discovered red oxide ores near the town and started the Rawlins Metallic Paint Company in the early 1870s. He erected mills for crushing the ore and manufacturing paint known as "Rawlins Red." His facilities were located just north of the tracks and west of the downtown area. Rawlins Red's claim to fame was that it was used to paint the Brooklyn Bridge, but the company was out of business by 1878.

Other spectacular mining discoveries were reported in 1872 in the Ferris and Seminoe Districts north and northeast of Rawlins, which bore gold, silver and copper-bearing ores. Rawlins was the logical supply base for these highly publicized mines and was connected by wagon road to the area. Merchants remained optimistic throughout the 1870s, but the mines never proved profitable and were gradually abandoned.

The second building boom in Rawlins occurred in the fall of 1879, initiated by the Meeker Massacre at the Ute Indian Agency in September of that year. Agent Nathan Meeker and eleven others were killed by Utes, and a force of soldiers from Fort Steele under the command of Major Thornburgh were nearly annihilated nearby on Milk Creek. This resulted in increased military activity throughout the town, which served as a supply base, and instigated the period of new businesses and construction that continued throughout the early 1880s. The town's population swelled to 1451 in the 1880 census. Business became so brisk in the late 1870s that J.W. Hugus, the post trader at Fort Steele, attempted to divert the Ute Agency trade by building a road from the Fort to intersect the road from Rawlins to the Ute Agency, but this venture proved unsuccessful, fortunately for the Rawlins merchants.

Among the host of new businesses was J.W. Hugus and Company, merchandise and banking, established by the Fort Steele post trader as a branch store when his new road proved ineffective. This business was located on the corner of Third and West Front Streets in August 1880 and was later moved to Fifth and West Cedar (the Ferguson Building, No. 28). Others included Henry Rasmussen, furniture, 1881 (first store on Front Street, later located on Fourth and West Cedar, Building No. 10); Wallace Bros., groceries; Doctor Maghee, drug store and doctor's office and Mr. Bennett, harness and saddlery (both in the 400 block of West Cedar Street); George Wren and Ernest Sundin, barber shops; William Jundquist, hardware (corner of Fifth and West Cedar Streets); and the Olds Bros., clothing.

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These and numerous other businesses established a viable commercial district north of the railroad tracks and continued to serve Rawlins for many years.

The first doctor and dentist in Rawlins, Thomas C. Maghee and A.F. Thode, were both located in a small wood frame building at 405 West Cedar Street on the site of today's 4U Feet/Graphic Sports (No. 36). Maghee arrived during the boom in 1880 and also served as a doctor for the Union Pacific. He established the first hospital in a wing of the Rawlins jail. Doctor Thode set up a permanent practice on West Cedar Street in the same building as Maghee in 1886, after having served the town on a traveling route for many years.

Doctor John E. Osborne came to Rawlins in 1881 and bought the well established Hocker Drug business in what later became the Osborne Block (Building No. 24) on the west side of Fifth Street, between West Front and West Cedar. Osborne was also engaged in the livestock business and became the second mayor of Rawlins. In 1893, he was elected Governor of Wyoming.

Doctor Osborne was involved in the Big Nose Parrott incident in March 1881. Parrott was a member of a gang that attempted to rob a Union Pacific train in 1878 and killed two deputy sheriffs during the subsequent chase. Parrott was caught two years later and jailed in Rawlins. During an aborted escape attempt, he injured Sheriff Rankin but was subdued and rejailed. An angry mob attacked the jail while the sheriff was being treated by the newly arrived Doctor Osborne and hung Big Nose George from a telegraph pole at the foot of Fourth Street. The body mysteriously disappeared and various articles of leather clothing turned up, reportedly made from Parrott's tanned skin. The skull was cut open and retained by Doctor Maghee after "studying" Parrott's brain, and Doctor Osborne reportedly sported a pair of shoes made from Parrott's hide.

Hans Larson, a pioneer Rawlins businessman, entered the lumber and building business in 1889. His office and lumber yard were located on West Front Street (200 Block). Larsen built several of the buildings in downtown Rawlins including the Fox Theatre (Building No. 3), the Elks Lodge (Building No. 58), the Paulson Building (Buildings No. 18-19), and the Odd Fellows Hall. After a fire destroyed part of his facilities in 1908, he rebuilt and added a hardware business at 210 West Cedar (No. 1) in 1923.

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Rawlins was the first and only county seat of Carbon County, but was not incorporated until April 3, 1886, having no organized fire protection or water system before that time. During this period of accelerated growth, the county commissioners were authorized to build a new courthouse and jail, as the makeshift courthouse in John Doty's former saloon and billiard hall south of the tracks was hardly suitable for a thriving, respectable community. The building was constructed in 1882 on the present county courthouse grounds between Pine, Spruce, Fourth and Fifth Streets. It was built of locally quarried sandstone at a cost which was not to exceed \$25,000. At this time, the new courthouse stood slightly north of the downtown district and is prominent in all early photographs of Rawlins. It remained at this location until a new courthouse was built onsite in 1940.

Rawlins also upgraded its educational facilities by constructing a two-story stone school building, completed on November 15, 1886, located in the block bordered by Pine, Spruce, Third and Fourth Streets. Several additions were required to handle expanding enrollment, the last being completed in 1915-16 when an industrial arts addition known as the Rawlins Polytechnic School was added to the north side. Unfortunately, this impressive edifice, which dominated the skyline with its tall stone tower in early photographs of Rawlins, was razed in 1962. The cornerstone for the old school remains at the southeast corner of a parking lot for today's Jeffrey Memorial Community Center.

In the 1870s and 1880s, Rawlins' economic base consisted of the Union Pacific Railroad, the freighting and supply businesses with the Ute Agency and Wind River Reservation, and the livestock industry. The cattle industry had spread westward from Laramie and Albany Counties, and large outfits were established along the northern foothills of the Medicine Bow Range, Elk Mountain, the North Platte River Valley, the northern foothills of the Sierra Madre Range, and the Little Snake River Valley near Baggs and extending into Colorado. To the north, cattle operations were established along the Sweetwater River Valley and foothills of the Green and Ferris Mountains. A list of pioneer ranchers includes William Swan (Elk Seven Cattle Company), Charles Vagner and L.R. Meyer, founders of the Carbon Timber Company, Frank Hadsell, George Baggs, William Richardson and even the famous mountain man, Jim Baker. Once again, Rawlins was at the center of these loci and served as a supply and shipping point for all outlying ranches throughout the region. The sheep industry was established about

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ten years after the cattle industry, and filled the void left by cattlemen on the less attractive open range in the Red Desert region west of Rawlins. These operations grew up along the Union Pacific right-of-way and depended on the railroad for marketing outlets; their stock grazed both the public domain and leased alternate Union Pacific sections twenty miles on either side of the mainline. This was considered ideal winter range, and in summer the sheep were driven into the various mountain ranges and foothills surrounding the desert. Many of the pioneer sheep ranchers, such as I.C. Miller, C.M. Anderson, Frank Blake, George Ferris, William W. Daley, E.M. Tierney, Ernest Sundin, Frank A. Hadsell and William A. McKay, actually resided in Rawlins, leaving the day-to-day operations of moving their flocks to the solitary shepherd and his dogs. Rawlins was central to this important industry as a wool gathering and shipping center. In 1884, James Candlish, a Rawlins blacksmith, built the first sheepwagon, an innovative design that provided a portable home for the shepherd. Sheep ranching helped carry the region as well as the territory and state through the lean years of the cattle industry, which was devastated by the blizzards of 1886-87.

Rawlins continued to grow, reaching a population of 2235 in the census of 1890. The population leveled off through 1900, although Carbon County continued to grow. Although one of the county's chief resources was coal, it did not directly benefit the Rawlins' economy, as the major mines were located far from town.

Rawlins at the Turn of the Century

A third period of increased building activity occurred from 1900 to about 1910. During this ten-year span, Rawlins population jumped to 4256. This renewed activity may have been due in part to the relocation of the State Penitentiary. In 1888, the territorial legislature voted to relocate the penitentiary from Laramie to Rawlins. Built of local sandstone and designed by Walter E. Ware, a well known architect, the facility initially cost \$70,000. However, due to funding problems, it was not ready for actual transfer of prisoners from Laramie until December 1901. The State of Wyoming eventually spent \$250,000 on the extensive facilities, which lay north of town but were eventually absorbed by its expansion. The presence of the State Penitentiary created many new jobs and probably was the chief cause for the temporary economic revitalization of the community from 1900 to 1910.

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The building that reflects this period of growth and optimism in the city's future is the Ferris Hotel, located at the northeast corner of West Buffalo and Fourth Streets. Construction began on the three-story, seventy-room, brick building in 1900, and the grand opening was held on April 7, 1902. It was constructed by the Ferris Hotel Company, a consortium of Rawlins businessmen, at a cost of \$65,000 and had numerous architectural details characteristic of the Italian Renaissance Revival architectural style. It was named after the locally prominent miner, rancher and businessman George Ferris and quickly gained a reputation as one of the finest hotels in the state.

During this time period, the Union Pacific Railroad replaced its antiquated wood station with a quarried granite and brick passenger station. It was located on on the north side of the tracks at the foot of Fourth Street (Building No. 31). Built in 1901, it housed the telegraph office, express and baggage room, depot and dining room and lunch counter. The original wooden station then served as an office for the yardmaster, trainmaster, roadmaster and special agent. It stood vacant for many years and was torn down in the 1930s. The building of a more permanent and elaborate station in Rawlins was an indication that the Union Pacific Railroad considered the town an important element in its overall system both in the present and for the future.

The emergence of Rawlins as a modern city during this decade was described by E.A. Slack, editor of the Cheyenne Leader, after a visit there in 1902:

During the past 30 years we have known the town of Rawlins. Ever since it was a straggling burg of shacks on a side hill...Therefore you can imagine my surprise when the train drew up to a beautiful brick and stone depot...I was dazed as well as amazed, and placing myself under the guidance of editor George Perry, was conducted to the Ferris, a modern, up-to-date hotel, passing by some elegant brick business blocks on our way. Anyone who has not been to Rawlins in eight months will be impressed with the fact that a new Rawlins has been born...It is a big little metropolis, with a great future before it.

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The Elks Lodge built a fine Neo-Classical Revival two-story locally quarried stone building in 1908-09 on the northwest corner of West Buffalo and Fourth Streets (outside the National Register boundaries). It was constructed by Hans Larson and designed by J.J. Huddart. It was the third Elks lodge built in Wyoming and was constructed at a cost of \$32,000. The cornerstone was laid in 1908 and the building was dedicated on Thanksgiving Day of 1909. The Elks Lodge became one of the major centers of social activity, and many prominent Rawlins businessmen and politicians were members. The Elks also performed many humanitarian services for the community such as donating money to the families of miners killed in the Hanna mine disaster in the 1930s.

The Masons also built a Neo-Classical Revival two-story locally quarried stone temple (Building No. 43) in 1908-09 at the northwest corner of West Pine and Fifth Streets. The Masonic fraternity was organized quite early in Wyoming, and a large number of influential businessmen, professionals, and political leaders belonged to the organization. Prior to constructing the new building, the Rawlins Masonic Lodge held its meetings on Front Street over a bar and on the second floor of the Ferguson Building. The cornerstone for the new building was laid on October 31, 1908. William Daley was the superintendent of the building committee, and D.C. Kinnaman was the architect. In 1921, a fire destroyed a portion of the Masonic Temple with the greatest amount of damage occurring to the interior; however, it was renovated and stands today as the Korein Temple of the Shriners, a philanthropic branch of the Masons.

During the same time period, an imposing brick Federal Post Office facility (No. 25) was built at the corner of Sixth and West Cedar Streets. The post office was designed under the supervision of Henry Knox Taylor, Supervising Architect of the Treasury Department, and has elements of the Second Renaissance Revival. Construction began in September 1909 and was completed in November 1910.

At least three major commercial buildings were added to the downtown area during the first decade of the twentieth century and are now considered cornerstones of the Rawlins Downtown Historic District. The Osborne Block (Building No. 24) was completed in 1901 on the southwest corner of Fifth and West Cedar Streets. This two-story brick complex housed not only the drug store but a bank, grocery and hardware by 1912. The Miller Block (No. 26) was constructed of locally quarried stone on the

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northwest corner of Fifth and West Cedar Streets in 1907. Named for the first mayor, I.C. Miller, it replaced buildings destroyed by an earlier fire. By 1920, it housed a drug store, cobbler, tailor, millinery and a variety store. The Ferguson Building (No. 28) was constructed on the northeast corner of Fifth and West Cedar Streets in 1895, its second floor added in 1901. J.W. Hugus and Co. moved there from Front Street, but the firm was bought out in 1912 by Ferguson Mercantile, incorporated in 1907.

Also during this time period, commercial buildings were constructed on the north side of West Cedar Street east of the Ferguson Building. A stone bank building was built ca. 1900 at 415 West Cedar (Building No. 32), replacing a small wood frame building that had been a shoe store. This building later housed the Rawlins Federal Savings and Loan Association, which opened its doors on May 8, 1935 at this location. A one-story wood frame commercial building at 413 West Cedar (Building No. 33) was rebuilt or remodeled in 1907 by John Donnel. In 1920, it contained a grocery store. By 1930, the building was occupied by the Good and Anderson Bakery. By 1940, the name had changed to the Ideal Bakery but under the same ownership. It was during this time period that the attractive Art Deco ceramic tile signboard was added that has recently been revealed by the removal of a newer fabric on the facade. An 1880s one-story wood frame commercial building was remodeled in 1907 by the Bennett family at 411 West Cedar (Building No. 34) that originally housed a hardware store. The Bennett Hardware Company was owned by Ed F. Bennett, who remained at this location into the 1940s. A one-story wood frame falsefront commercial building was constructed in ca. 1900 at 409 West Cedar (Building No. 35). By 1912, it housed a pool hall, cigar factory, and a bake house. By 1920, Irving Transfer and Storage occupied the building. This concern remained in the building until it was purchased by Dorothy and Henry Boldman in 1950 and operated it as a shoe store.

Two residential buildings were also added to the periphery of downtown Rawlins during this time period. What became known as Kraft Hall at 322 Fifth Street (Building No. 42) was constructed in circa 1903-05. It was a private residence composed of local stone quarried from Hans Larson's quartzite quarry north of Rawlins; the windowsills came from Larson's sandstone quarry south of town. The earliest known occupant was Warren Gavin, a saloon owner and policeman. A one-story addition with dormers was added to the rear in November 1906 to accommodate Gavin's large family. Doctor John Osborne was the owner of the lots the house was built on. One

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of the long-time owners of the house was A.J. Rosier, who served as county and prosecuting attorney for about twenty years, until he was shot and killed in 1932. His widow Grace Rosier continued to live in the house, and it remained in the Rosier family until the 1970s. The house was acquired by St. Thomas Episcopal Church in 1984. The residence reflects elements of Late Victorian Italiante or more accurately Folk Victorian architecture. This style is defined by the presence of Victorian decorative detailing on simple folk house forms, which are generally much less elaborate than the Victorian styles they emulate. These elements are shown in the turned posts and intricate spindlework detailing on the porch and intricate vergeboards in the gable ends.

A residence and office for Dr. Raymond Barber was constructed in 1905 at 316-18 Fifth Street (Building No. 38). It is a very good example of the Craftsman architectural style featuring low pitched clipped gable roofs with wide, unenclosed eave overhangs and exposed rafters and decorative brackets. In 1959, Gertrude Barber, Dr. Barber's widow, sold the estate with furnishings to the Briggs family. Briggs was an attorney who had his law office in the home until 1989. The current owners, the Dirck family, acquired the property in 1993 and operate it as a restaurant. It retains some of the original furnishings. The interior is divided into a number of dining areas of varying sizes on both the first and second floors.

Little new activity occurred in Rawlins between 1910 and 1920, and the population actually decreased in the town and county. However, the next decade, 1920 to 1930, witnessed an impressive increase in population to 4868, which more than compensated for the preceding ten-year decrease. This spurt in growth and building resulted from the expansion of the oil and gas industry, as well as the national increase in economic activity prior to the bursting of the financial bubble in 1929.

Rawlins in the Roaring Twenties

Rawlins benefitted from the pioneer oil and gas industry starting in the 1910s. The nearby Lost Soldier Field to the north became a heavy oil and gas producer by the early 1920s, with pipelines running to Rawlins and to the Producers and Refiners Corporation Refinery at Parco six miles east. In 1924, a company town of 1500 was built there, utilizing a Spanish Mission architectural motif. Sinclair Oil took over the operations in 1943 and changed the name of the town to Sinclair. Although the oil and

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gas industry fluctuated with market demand throughout the twentieth century, it has continued to benefit Rawlins, which is strategically located amidst oil and gas fields to the north, west, south, and east.

In the 1920s, Rawlins took advantage of boom times to modernize both its water system and its streets. A new water system was completed in 1924, utilizing mountain water in the Sage Creek Basin to the south. Water was carried to the city via a 35-mile pipeline. This replaced the old system, which pumped water from deep wells. City streets were paved and storm sewers installed starting in the spring of 1926 and continuing on a district-by-district basis for many years thereafter. Prior to the project, Rawlins' streets had been paved with local shale.

Construction also increased. The city built a new brick high school that was completed in 1923 at a cost of \$250,000. In that same year, the First National Bank (Building No. 30), a two-story concrete and brick structure, was built on the southwest corner of Fourth and West Buffalo Streets. The First National Bank could trace its roots to J.W. Hugus and Company, located on Front Street in 1879 and granted a national charter in 1890. Built with permanence in mind, this Neo-Classical Revival style edifice with its marble Corinthian columns and pilasters was yet another lasting addition to the Rawlins. Like its equally imposing counterparts, the Elks Lodge and Ferris Hotel built on adjacent street corners, these buildings reflected the pride, confidence and optimism that the 1920s residents of Rawlins had in their community.

Several fires played a role in changing the face of the downtown area over the years. In addition to the fire in 1873 at the Union Pacific Hotel, a major fire in October 1906 destroyed several buildings in the 500-block of West Cedar Street, including the Jungquist Hardware and the first opera house. The Miller Building (No. 26) was built to replace these businesses in 1907. In 1936, a major fire destroyed several buildings along West Cedar, especially in the 400-Block. The Paulson Building was constructed to replace a portion of the razed buildings.

A new opera house (No. 38) was constructed in about 1912 at 214 Fourth Street. It replaced the Old Community Opera House on Fifth Street that had burned in October 1906. The site was purchased by Charles Anderson and associates in 1910 for \$2,000. Anderson was a sheep rancher and five-time mayor of Rawlins. The building was finished in late 1912. In 1914, the

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Opera House was advertised in the Wyoming State Business Directory with C.H. Anderson as owner and manager. The business operated as a civic opera house and also showed silent movies. P.J. Johnson and J.E. Bangs purchased the theater in 1919. This partnership also built the Strand Theater at 216 West Cedar Street the next year. In following years, 214 Fourth Street continued to be a movie theater under various names including the Rex, the Strand, and following World War II, as the Elk Theater under the management of Bob Adams. In 1952, Leo Keller, a building contractor, and James Chapman remodeled the building and put in a basement and a second floor. The addition of the second floor did not change the height or proportions of the outside of the building.

The Fox Theater (Building No. 3) located at 216 West Cedar Street was built in about 1919-1920 by Hans Larson for P.J. Johnson and J.E. Bangs. Its grand opening as the Strand Theater took place on February 26, 1920. The extravagant facade of the theater featured terra cotta ornamentation around the second story windows and parapet crown and coping. The old Strand Theater signs can still be seen on the upper story bricks on the side of the building. The interior was remodeled in 1938 and again in 1982.

Rawlins and the Great Depression

In spite of the depression, Rawlins witnessed yet another period of downtown building construction. This renewed activity resulted from a fire on December 30, 1935 which destroyed several buildings and from President Roosevelt's New Deal program.

What was termed "...the most devastating fire in the history" of Rawlins caused \$100,000 worth of damage to buildings on the southwest corner of Fourth and West Cedar Streets. The fire destroyed the Odd Fellows Building, originally constructed in 1880. Several adjoining buildings were either destroyed or badly damaged by the blaze.

Hans Larson received a contract from the Odd Fellows to build a \$45,000 two-story brick hall at 311 West Cedar Street, which now houses the Squareshooter's Restaurant on the first floor and the I.O.O.F. on the second. At the same time, the Odd Fellows contracted Larson to construct a two-story brick building on the site of the old hall. This building was constructed at a cost of \$30,000 and had three stores on the main floor and

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offices on the second floor. The facade of what is now Branham's Jewelry was also replaced along with other improvements and was known as the Paul L. Paulson Building. These improvements compensated for the devastation wrought on the downtown area by the fire and resulted in the addition of the new Odd Fellows Hall. The two buildings are similar in appearance and both reflect Art Deco architectural elements in vogue at the time.

In 1939 and 1940, the City of Rawlins benefitted from the New Deal with the construction of a new county courthouse (No. 44) and a new city hall (Building No. 29). The county courthouse was designed by the prominent Wyoming architect, Frederick Hutchinson Porter. Porter started private practice in Wyoming in 1920. He designed Cheyenne's First Presbyterian Church, which he considered the "best job" he ever did. He also designed several public buildings at the University of Wyoming. The courthouse was constructed in 1940 as a Federal Works Agency/Public Works Administration New Deal project. Spiegelberg Lumber and Building Company of Rawlins was the general contractor for the project. The county voted favorably on the issue of a new courthouse, and County Commissioners Gus Larson, Eugene McCarthy and Fred Hansen issued \$160,000 in bonds on August 16, 1938. The commissioners also applied for a federal grant of \$130,500. The new courthouse was built on the site of the 1882 stone courthouse. It was first necessary to raze the old courthouse, which was carried out by H.J. Cashman for the bid of \$6,719.61. The projected cost of the project was \$290,500 but the actual final cost was \$310,000. Dedication ceremonies were held on August 30, 1940. The county courthouse remains one of the most physically imposing buildings in the City of Rawlins and occupies an entire city block with landscaping. It is also a fine example of Art Deco architecture applied to a public building.

The City Hall (Building No. 29) was built in cooperation with the Public Works Administration (PWA), which contributed \$28,000 of the \$51,750 total cost. The PWA engineer was E.F. Sullivan, the Project Architect was G.C. Hollo, and the contractor was the Spiegelberg Lumber and Building Company. The new city hall was completed by March 1940. Both projects utilized large local work forces and provided modern, up-to-date facilities that were badly needed by the community.

The City of Rawlins has experienced economic fluctuations throughout its history, but the presence of the Union Pacific facilities and the state penitentiary and Rawlins' continued role as a commercial center for the

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surrounding ranching community have helped provide a stabilizing influence. The late 1970s brought a tremendous energy boom to the city. However, most of the new construction occurred east of the commercial area and tended to draw activity away from the city's core. The "boom and bust" cycles of the energy industry continue to directly effect the economic vitality of Rawlins and the downtown commercial district but have also served to limit new impacts and intrusions there, helping to preserve the western flavor of the downtown area of which the historic district is a part.

The Downtown Rawlins Historic District still retains its ties with the past by means of its many historic buildings, which represent the major episodes in the city's growth from a railroad camp in the 1860s to a modern commercial and governmental center in the 1990s. An increased interest in historic preservation by Rawlins' citizens in the 1980s and 1990s has also served to restore and preserve several of the buildings within the historic district. It is likely that with continued awareness of historic preservation and restoration of historic buildings, the Downtown Rawlins Historic District will once again be able to have its boundaries expanded.

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10. Geographical Data

Verbal Boundary Description

The current amendment establishes the new boundary of the Downtown Rawlins Historic District, and it is delineated by the polygon whose vertices are marked by the following UTM reference points:

	Zone	Easting	Northing
1.	13	313820mE	4628740mN
2.	13	313930mE	4628760mN
3.	13	314000mE	4628460mN
4.	13	314190mE	4628440mN
5.	13	314050mE	4628300mN
6.	13	313890mE	4628340mN
7.	13	313800mE	4628660mN

The boundaries of the existing National Register district and the boundaries of the proposed expansion are also shown on the accompanying site map, scale 1" = 200'.

Boundary Justification

Based on the new survey and extended period of significance (dating to 1948), the Downtown Rawlins Historic District is being amended to include contiguous buildings that fall within the period of significance and retain architectural integrity. The original district utilized boundaries that were drawn between connected buildings, and blocks were bisected where there were no convenient physical boundaries. The amended boundaries correct these problems and create a contiguous district with additional properties as noted below. The entire District is located within the Rawlins Original Addition and the Union Pacific First and Second Additions. It encompasses two complete blocks and eight partial blocks.

The amended boundary encompasses the S. 33' of Lots 1-3 and all of Lots 9-12, Block 14, Rawlins Original Addition, to include Building Nos. 32-38; Lots 1-4, Block 13, Rawlins Original Addition, to include Building No. 39; the east half of Block 6, Union Pacific First Addition, consisting

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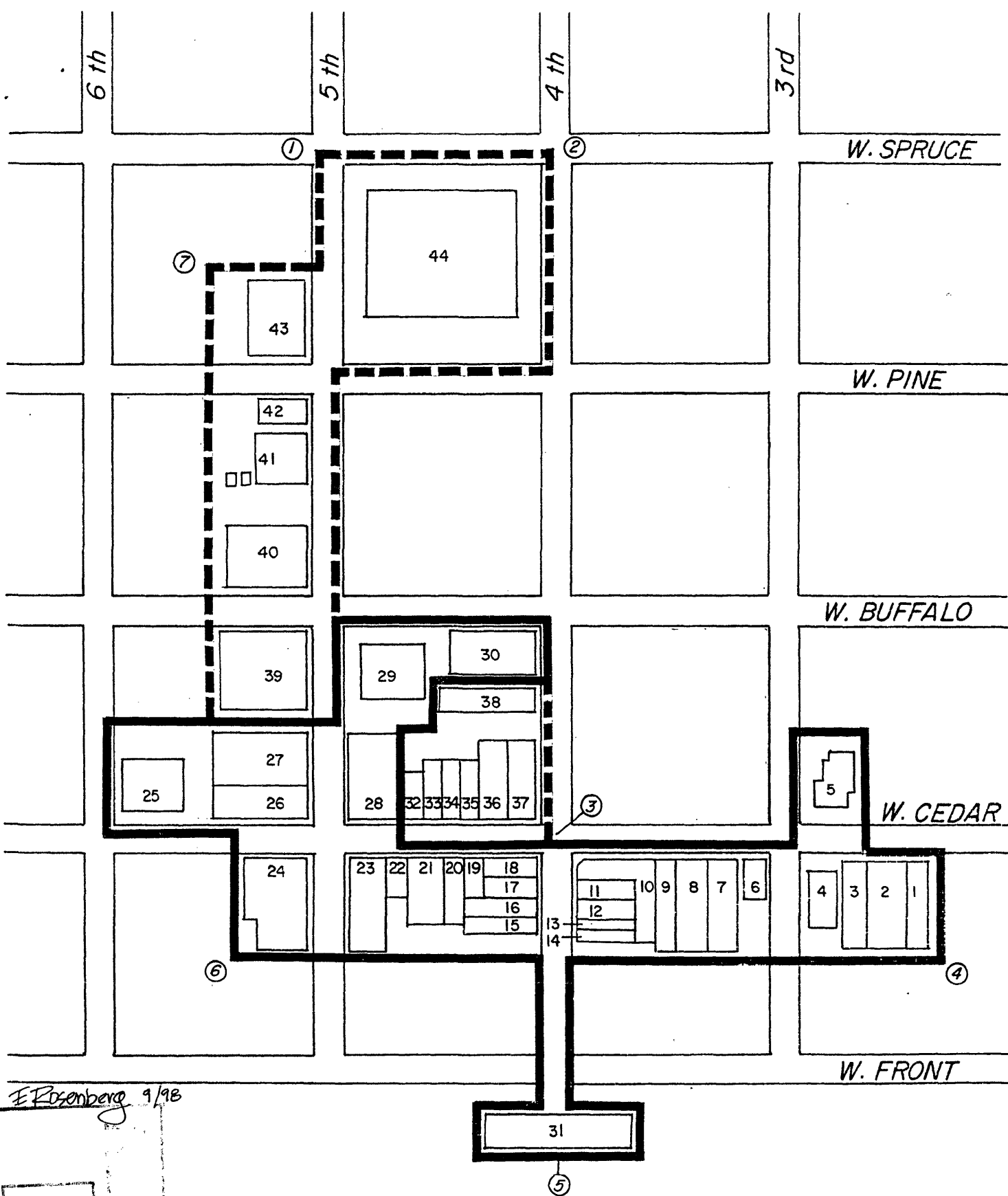
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of Lots 1, 2, 7, and 8, to include Building Nos. 40-42; Lots 7-8, Block 32, Union Pacific Second Addition, to include Building No. 43; and all of Block 31, Union Pacific Second Addition, to include Building No. 44. The district boundary generally follows lot lines, building lines of exterior walls, and street curb lines.

Overall, the irregular boundaries are justified due to the exclusion of modern building intrusions and parking lots, and the inclusion of strong contributing buildings that are considered to be essential elements of the Downtown Rawlins Historic District. The proposed district includes the significant historic buildings in this area that still retain physical integrity. Although many of these buildings have received street-level modifications, the overall historic character of the district is strong.



E. Rosenberg 9/98

NATIONAL REGISTER, HISTORY
& EDUCATION
NATIONAL PARK SERVICE

AUG 31 1999

DOWNTOWN RAWLINS HISTORIC DISTRICT

Existing National Register District —————

Proposed Expansion of N.R. District - - - - -

UTM points 1-7

Scale: 1" = approx. 200'

