

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received APR 1 1987

date entered

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

1. Name

historic Lander Downtown Historic District

and or common Same

2. Location

street & number in an irregular pattern along  
Main Street between 2nd and 4th Streets not for publication

city, town Lander vicinity of

state Wyoming code 056 county Fremont code 013

3. Classification

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

4. Owner of Property

name Multiple Ownership

street & number See Addendum

city, town n/a n/a vicinity of state n/a

5. Location of Legal Description

courthouse, registry of deeds, etc. Fremont County Courthouse

street & number North 2nd Street

city, town Lander state Wyoming

6. Representation in Existing Surveys

title SHPO Continuing Survey has this property been determined eligible?  yes  no

date 1983  federal  state  county  local

depository for survey records SHPO, 2301 Central

city, town Cheyenne state Wyoming

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## 7. Description

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**Condition** excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moveddate N/A

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**Describe the present and original (if known) physical appearance**

Downtown Lander is an authentic western agricultural community, traditionally dependent on additional economic support from a variety of other forces including periodic mining activity and government activity associated with the nearby Indian reservation, local community college, and county seat. It exemplifies the sobering influence of the state's boom and bust economy. Its historic district features twenty-seven buildings representing a concentration of modest commercial structures dating from various boom periods. Sixteen of these are considered to be contributing because they have not been significantly altered; eleven others are classified as non-contributing because of recent facade changes which are more representative of changing tastes in modern commercialism than the historic character of the district. A number of buildings along the south side of Main Street have been excluded from the district because they have been altered to the point of intruding upon the sense of time and place conveyed by the rest of the district. The district is an excellent example of a small agricultural service community, which developed in response to a variety of economic cycles and other periodic upswings which helped prop up the economy on an irregular basis.

The Popo Agie River, an important resource for agriculture in the entire valley cuts through town on the south end of the district. The rugged Wind River mountains provide a picturesque back drop for the tiny commercial district which serves this county seat with a population of less than 8,000 citizens. The downtown remains solidly utilitarian and one is reminded of other agricultural mountain communities before they were discovered by ski resorts and summer tourists. There is no hint of pretense or the outlandish within this district. The buildings are fine, solid and useful. Constructed for specific commercial ventures, they continue to serve in that capacity, or wait empty, until the next boom brings a new tenant.

# 8. Significance

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

**Specific dates** 1888-1925 **Builder/Architect** Multiple Unknown

### Statement of Significance (in one paragraph)

The City of Lander has played a major role in the settlement and development of west-central Wyoming since the late 1860s. It is associated with several major frontier themes: the Great 19th Century Westward Migration, due to its close proximity to the Oregon Trail; military explorations and Indian relations in the formation of the Lander Cut-Off in 1859 and the Wind River Indian Reservation in 1868; the nearby South Pass mining boom; the establishment of major transportation and communication routes to serve the Wind River Reservation; the arrival of the railroad in 1906; cattle and sheep ranching; the early 20th century oil industry; and Lander's development into a major commercial center in the Lander Valley. Lander grew from the roots of Camp Augur, a small military installation built on the townsite in June, 1869 to serve and protect the Shoshoni tribe on the newly created Wind River Reservation. Although the townsite was not platted until 1884, a post office and small settlement known as Lander grew up on the Camp Augur site after the fort was moved 16 miles northwest in 1871 and reservation boundaries shifted northward in 1872, leaving the townsite outside of the reservation. Euro-American settlement had begun in the Lander Valley shortly after the discovery and development of significant gold deposits in the South Pass area in 1867. The low elevation, favorable climate, and well-watered soils of the nearby Lander Valley attracted settlers who successfully raised livestock and cash crops for the South Pass mining communities. The Lander commercial district grew from a post office and several businesses established as early as 1875 by such pioneers as Frank B. Lowe, Perter P. Dickinson, Eugene Amoretti, and Major Noyes Baldwin. The district experienced several major building booms, progressing from log and wood frame buildings to more substantial two-story brick and stone masonry edifices with highly ornamental facades. The majority of the remaining commercial buildings within the district date from the late 1880s -early 1890s boom after Lander became of phenomenal growth following the arrival of the railroad in 1906. Despite subsequent boom-and-bust periods brought on by the wildly fluctuating energy and ranching industries, Lander has endured as a stable commercial and social center for the Lander Valley and westcentral Wyoming for over 100 years.

See Addendum

# 9. Major Bibliographical References

## Interviews

Henry Hudson, Lander, March 9, 1984  
Tom Bell, Lander, March 15, 1984  
Jean Mathisen, Lander, April 19, 1984  
Continued on Addendum

# 10. Geographical Data

Acreeage of nominated property 5.2 acres

Quadrangle name Lander

Quadrangle scale 1:24,000

## UTM References

A 

112	6815	51410	47	44	500
Zone	Easting		Northing		

B 

112	6815	51210	47	44	51010
Zone	Easting		Northing		

C 

112	6815	31210	47	44	51610
Zone	Easting		Northing		

D 

112	6815	31010	47	44	41810
Zone	Easting		Northing		

E 

12	6815	220	47	44	520
Zone	Easting		Northing		

F 

12	6815	220	47	44	570
Zone	Easting		Northing		

G 

112	6815	21410	47	44	560
Zone	Easting		Northing		

H 

12	6815	260	47	44	6210
Zone	Easting		Northing		

## Verbal boundary description and justification

SEE ADDENDUM

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

state n/a code n/a county n/a code n/a

state n/a code n/a county n/a code n/a

# 11. Form Prepared By

name/title Sheila Bricher-Wade (SHPO), Robert D. Rosenberg

organization City of Lander date \_\_\_\_\_

street & number 183 South 4th Street telephone (307) 332-2870

city or town Lander state Wyoming

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature *Robert D. Rosenberg*

title State Historic Preservation Officer date May 23, 1987

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I hereby certify that this property is included in the National Register

*John A. Howell* date 5/5/87  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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1. 159 North Second Street, 1887. Contributing.

The structure at 159 North Second Street is one of a few false front frame buildings that remain in Lander. This two-story commercial building retains its original storefront configuration and strongly communicates its nineteenth century origins. The first story is dominated by large storefront display windows and a recessed entry with double doors and a transom. The original kickplate below the storefront windows and dentil molding above the windows are now decoratively painted to accent these features. The parapet wall on the second story is stepped as brackets delineate the edges of each step. The parapet wall is further defined by its heavy cornice dentil molding and conceals the gable roof, and concave details on either side of the central step add further ornamentation. Four double-hung windows with slightly decorative surrounds, one over one light, punctuate the frame second-story facade of this building. For protective purposes the sides of this commercial structure have been covered with metallic siding that imitates siding manufactured at the turn of the century. As the only frame false front building within the Downtown Lander Historic District, this structure deserves special recognition.

2. Stockgrowers Bar (rear portion), Entry along Second Street, ca. 1900. Contributing.

The rear portion of the Stockgrowers Bar, constructed later than the original structure, has decorative elements such as corbeling and segmental arches with radiating voussoirs. Although the Second Street facade has been altered by the addition of a frame entry on the lower story, this masonry building retained many of its original architectural details. The building has two stories with a flat roof. The fenestration on the lower story is irregularly spaced and some of the windows were recently filled in. Brick segmental arches cap both the windows and some of the doors. Ten second-story windows are double-hung and have plain transoms above each window. Stone courses above and below the windows on the second story provide additional ornamentation. Pilasters that run from the stone belt course to the cornice act to divide windows into separate groups, and corbeled caps that extend above the cornice line accentuate the cornice.

3. 202 Main Street (Stockgrowers Bar), 1886. Contributing.

The Stockgrowers Bar, as a noteworthy watering hole in Lander, is one of the older buildings in the historic district. The first story has been dramatically altered by the construction of a modern storefront with a rock facade, yet the second story remains intact. Large modern display windows and a new door dominate the first-story facade, but the original clerestory was retained. Three regularly spaced double-hung windows with stone lintels and incised bull's eye label stops accent the two over two-light windows. Stone

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sills are also part of the second-story fenestration. An encribed pediment with the words "I.O.O.F. 1886" is centrally located as part of the cornice. Corbeling and other decorative brick molding highlight the upper story's cornice.

4. 206-208 Main Street (Denny's Plumbing), ca. 1910. Contributing.

As a two-story commercial structure, this building is a representative and typical example of Lander's historic storefronts. The first story brickwork on this masonry building has been painted while the upper story remained unchanged. The brick is laid in a structure bond. The first story storefront facade is non original and consists of very large display windows and an off-center recessed non-original door. Two metal columns were recently added to provide additional support for the upper story. Two double-hung original windows, featuring one over one-light, with brick lugsills and segmental arches with radiating voissairs punctuate the upper story. Layers of corbeled brick molding define the top of the main facade. The structure has a flat roof.

5. 214 Main Street (A & P Pawn Shop), ca. 1878. Non-contributing.

This one-story log building has a gable roof concealed behind the parapet wall and has a square brick false front. The front of the building has been stuccoed and painted. There is one central doorway with a modern metal and glass door. There is also a small wood door to the right in an arched doorway. There are large display windows on either side of the central doorway. This building was moved onto this lot in 1878 but due to modern alterations, is no longer contributing to the historic district's sense of time and place.

6. 218 Main Street (east portion of Alpine Haus), ca. 1890. Non-contributing/Non-intrusive.

This is a one-story brick building with a flat roof. The original door has been replaced by a large window, so that there are now three large windows on the facade. The two west windows are one over one fixed lights. The facade of the building has been stuccoed, but the original brick decorative features can still be seen. These include wood molds and a string course above the windows.

7. 220 Main Street (west portion of Alpine Haus), ca. 1900. Non-contributing/Non-intrusive.

This is a one-story brick building with a flat roof. The facade has a solid wood door offset to the left of the building. There is a transom above and side light to the west of the door. There is one large fixed 2-light display window to the east. The facade of the building has been stuccoed.

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8. 228 Main Street (vacant), ca. 1890. Non-contributing/Non-intrusive.

This is a one-story brick masonry building with a flat roof and vertical wood siding on the facade. There is one recessed doorway offset to the east with one modern glass and metal door. There are two small fixed windows to the west of the entrance.

9. 223 Main Street (Cat's Cradle), 1918. Non-contributing/Non-intrusive.

This is a one-story brick masonry building with a flat roof. On the facade, there is one glass and wood door with transom and one large fixed display window to the west of the entrance with 3 over 1-lights. Wood shingles cover the area above the window and door to the roofline. There is a plain brick facade below the window level.

10. 238 Main Street (Big Mountain Insurance), 1900. Non-contributing/Non-intrusive.

This is a one-story brick building with a flat roof. There is a large shingled canopy which extends from above the windows and door to the roof line and a new textured brick facade below. There is one central recessed doorway with a modern glass and metal door. To either side of the entrance, there are small fixed windows with header brick sills.

11. 240 Main Street (Fremont Barber Shop), 1941. Non-contributing/Non-intrusive.

This is a one-story brick masonry building with a flat roof. It has a new brick facade with a few decorative features, including a header course on the top of the facade and yellow header brick window sills. There is one wood and glass door offset to the east and one fixed display window to the west, and a traditional barber pole above and between the door and window.

12. 242 Main Street (Geschenki Little Gift Haus), 1890. Non-contributing/Non-intrusive.

This is a one-story building with a shed roof. The original facade has been covered with painted concrete blocks. There is one doorway offset to the east with a new wood and glass door. There is a large display window to the west of the entrance.

Although they no longer retain their architectural integrity, these small one-story buildings (Nos. 6-12) still convey a sense of the original one-story structures that occupied the site. Several of these commercial buildings are some of Lander's oldest downtown buildings, but alterations have changed their

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original facades. However, historical photographs indicate that one-story buildings were always located in this portion of the block, and it therefore retains the historic spatial context of the area.

13. 248-254 Main Street (Grand Theatre), 1929. Contributing.

The Grand Theatre building was constructed in a prominent Mission Revival style. It is a two-story, poured concrete building with stucco covering the second story. The building has a shed roof with a stepped parapet on the sides. The first story consists of three non-original storefronts. The east storefront (248 Main) is occupied by the theatre office. The central storefront is the main theatre entrance. The west storefront (254 Main) is occupied by Beal Electronics. The storefronts at either side of the central theatre entrance are characterized by central recessed wood frame and glass doors. The theatre entrance has been altered using two modern double glass doors with brick veneer on either side. A large marquee is placed above the entrance. A secondary entrance to the west of the main building provides access to the second story. This small extension to the main building also has a double-hung sash window on the second floor and is capped with a tile roof. The Mission style detailing is most prominent on the second story facade. The building is divided vertically into three sections by pilasters which extend above the roof line. A diocletian window, as part of a central rounded parapet, is flanked by two semi-circular arched surrounds which reflect the Mission motif. Within each arch surround and parapet, double-hung sash windows are grouped in sets of three. Below each group of windows is a single stone lugsill. The Mission details are extended to either side of the parapet through the use of a tile roof line.

14. 258 Main Street (Wildwood Gift Shop), 1884. Non-contributing/Non-intrusive.

This is a two-story brick masonry building with a flat roof. The second story has four double-hung windows with 1 over 1-lights. There is a large wood canopy between stories. There is one recessed central doorway on the facade with a wood and glass door. There are large display windows on either side of the doorway and smaller ones on each side inside the doorway. Decorative features include a cornice with brackets and detailed lintels and sills.

The recent addition of vertical frame siding to the exterior facade has altered the character of this historic structure. The basic storefront configuration with recessed entry flanked by display windows and a projecting cornice still communicate the building's late nineteenth century origin, but the modern alterations to this two story masonry structure relegate it to the non-contributing category.

15. 268 Main Street (Nicholas Building), 1886, 1911. Contributing.

This is a two-story stone and brick masonry building with a flat roof. It was



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originally built as a one-story building; later, a second story of brick was added (1911). The second story has nine sliding windows, 1 beside 1-lights, in three groups of three, right, center and left. These windows have been reduced in size, but the surrounds remain unchanged. Decorative features on the second story include: pilasters between windows, a stone capped parapet, a course of corbeling between the second story and the attic, and stone string and belt courses. The first story has the original stone facade with large stone pilasters on either side of the main central doorway. There are a total of three doorways. The west doorway is a single wood and glass door. The other two doors are both modern double glass and metal doors. The central door has side lights and a transom. The large display windows on either side of the central doorway have been reduced in size. The east storefront is currently occupied by the Noble International Travel Agency. The central storefront is occupied by Paul Petzoldt, Wilderness Equipment Dealer. The west storefront is occupied by Ranchers Realty, Inc.

16. 278 Main Street (vacant), 1890. Non-contributing/Non-intrusive.

This is a two-story brick structure with a flat roof. The second story facade has been covered with stucco. The first floor is dominated by two large, modern glass display windows flanking a recessed glass and metal door. The lower section has a new brick veneer, and steel vertical siding has been placed above the display windows. The two upper story windows have been filled in, and smaller metal-framed sliding glass windows have been added.

17. 288 Main Street (Noble Hotel), 1917-1919, Contributing.

The Noble Hotel, on the corner of Main and Third Streets, is a large three-story brick structure with a flat roof and brick laid in stretcher band. The main floor has not retained its architectural integrity because of several alterations. On the south facade, facing Main two modern wood storefronts have been added. There remains an arched recessed doorway at the east end. The west end of the building consists of a display window, altered and reduced in size, and two recessed entries flanked by two corbelled brick pilasters on either side of each doorway. Between the doorways lies a window that has recently been filled in. Above these entrances several belt courses and decorative brick work can still be seen.

The main floor facade on the west originally consisted of eight display windows with leaded stained glass transoms and double-hung windows on either side. Three of these remain intact, two have been altered and reduced in size, and three have been filled in. There are two recessed semi-circular arched doorways, the larger having decorative brick courses above the arch.

The upper section of the southern facade contains nine double sash, one over one-light windows on each floor which are recessed and grouped vertically by

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two's. Second story windows have flat brick arches and upper story windows have brick slipsills. There are two recessed semi-circular arched doorways, the larger having decorative brick courses above the arch.

The upper section of the southern facade contains nine double sash, one over one-light windows on each floor which are recessed and grouped vertically by two's. Second story windows have flat brick arches and upper story windows have brick slipsills. there are twelve double-hung windows per floor on the west vertically arranged in the same fashion.

A cornice with belt courses separate the first and second floors. A dentil moulding highlights the upper cornice of the hotel. Inverted brick triangles with stone on the insets decorate the corners. The hotel name is displayed on a square stone or tile inset on the south facade, third story.

The building is currently used as headquarters by the National Outdoor Leadership School (NOLS).

18. Federal Building/Post Office, southwest corner, Third and Lincoln, 1912. Contributing.

This is a two and one-half story steel frame, brick and granite masonry structure with elements of Second Renaissance Revival style, including raised basement level, flat arches over many of the second story windows, paired second story windows with simple linteled surrounds in west elevation, quoined corners, and absolute symmetry in massing and bay placement. The facade features arched windows and entrance featuring radiating voussoirs. The basement level has granite sheathing on a poured concrete foundation. Ornate metal lamp posts flank entrances on the south and east elevations. The flat roof is enclosed by means of a granite balustrade with a main cornice below decorated by block modillions. Window frames throughout the structure are wooden two over one-light and two over two-light. Arched windows in the facade are twelve-light fixed with four lights in the arch portion. A brick addition which serves as a loading dock has been built onto the north elevation. 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.

19. 312 Main Street (Baldwin's) 1884. Contributing.

This was originally constructed as a one-story stone masonry structure with a flat roof. The brick second story was added at a later date, in two sections. The second story on the eastern portion has a facade of yellow textured brick with brown brick detailing. On the second story of the east elevation of the building, facing Third Street, there are eight one over one-light double-hung windows. The brick facade extends to ground level on this side of the building. There are two modern doors, one recessed, and four display windows

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on the east elevation. The south elevation of the building has a new stone facade on the first story but retains the original brick on the second story. There are six double-hung windows, one over one-light, on the south elevation of the second story. Decorative brick detailing on the second story include: belt and stringer courses, a dentil course and brick lintels and sills. There are two recessed doorways with a modern door on the south elevation of the eastern portion of the building, one of which is located diagonally at the corner which retains the original design. There are modern display windows on the south elevation of the building. The east storefront is occupied by Corner Drug.

The western section of the building also has two recessed doorways with modern doors and display windows surrounded by a new stone veneer on the first story. The second story has a smooth red brick veneer. There are six double-hung windows, one over one-light, which have flat radiating lintels. Above the lintels there is a horizontal row of decorative brickwork resembling a closed balustrade. Other ornamental features include: stone string and belt courses, a brick dentil course and three pilasters capped with stone.

20. 320 Main Street (Gambles), 1891, 1897. Contributing.

This property includes two separate buildings currently functioning as one business. The brick two-story structure on the east has a flat roof and few decorative elements. Second story windows are one over one-light double-hung with stone sills. The upper facade is set off by a full inset panel. A large wooden sign has been added to the front of both buildings, mounted just below the windows. Transoms have been covered with louvered metal. A metal awning extends over the entry which features large display windows and an offset recessed entry. A metal stairwell door is located left of the display windows. The first floor retains decorative colored brick trim, while the upper floor has been stuccoed.

The west half of the Gambles property is a one-story stone building with a flat roof, decorative stone work, and wooden trim. There is an oversized arch headed window in the left and an arch headed door on the right. Both have radiating arch surrounds and original frames. The upper one-fourth of the window is presently filled. The facade features a stone cap and wooden bracketed cornice.

21. 332 Main (Lander Electric), 1877, Contributing.

This is a small one-story brick building with a flat roof. It has one modern glass door with metal frame offset to the left and two single pane display windows with plain surrounds offset to the right. The original brick work has been covered by stucco, but the building has retained its original character. There is a triangular business sign fastened at right angles to the upper section.

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22. 338-340 Main Street (City Plumbing and Heating), 1946. Non-contributing/Non-intrusive.

This is a one-story white concrete block structure with a stepped parapet and inset panels. The recessed display windows and entry are modern aluminum with no decorative elements. There is a canopy extending over the storefronts. The east storefront is currently occupied by the Camera Corral.

23. 348-356 Main Street (vacant), ca. 1915. Contributing.

This is a one-story red brick structure with an oversized parapet centrally curvilinear. The ends are offset by pilasters with corbeled brick caps and vertical colored brick panels. The parapet is also set off with colored stepped brick belt courses and brick cap. Transoms have been covered with wood. Display windows and entrances have modern aluminum frame windows and doors but appear to be original in size and spacing. Pilasters on the first floor have been covered with a new plastic "stone" material and the building sports a metal awning.

24. 360 Main Street (Central Wyoming College), 1897. Contributing.

This is a two-story brick masonry building with flat roof. Vertical yellow brick provides decorative string courses flanking and between second story paired fixed windows. The parapet features a slight brick cap and decorative colored brick string course. The entry is shaded by a canvas awning and features three large display windows, transom, and original door.

25. 343 Main Street ("Lander Mall", vacant), ca. 1910. Contributing.

This is a long two-story brick masonry structure consisting of two similar connected sections with a flat roof and modern metal signs. The east portion retains original display areas across the first floor facade with stepped brick sills. Modern aluminum doors have replaced the originals, and a large metal sign has been placed over the first floor transoms. Second story windows are paired in four bays with narrow three-light transoms shared by each pair. Each pair of one over one-light double-hung windows have decorative brick lintels and stepped brick sills, and a narrow white stucco panel is located above each pair. A string course of vertical brick and simple corbeled brick cornice ornaments the top.

The west portion of this long structure has a large sign, apparently covered with stucco, which covers much of the first floor facade. On the second story there are five pairs of one over one-light double-hung windows, each topped with a small transom. The white stucco panels above the windows are absent in this portion. Roof details are the same as the east section. This building was formerly occupied by Ace Hardware and Lander Appliance (east portion) and

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J.C. Penney Co. (west portion). It is currently divided into four storefronts, all vacant. Each has a sign reading "Lander Mall Now Renting."

26. 333 Main Street (vacant), 1907. Contributing.

This is a two-story brick masonry building with a flat roof. The upper story has been stuccoed. Windows are irratically grouped in a pattern of two narrow double-hung windows flanking a larger set in window with transom. Recessed panels set off the single narrow windows which end in tapered pilasters. Bays share stone sills. The first floor has been covered with metal tile, and windows and doors have modern aluminum framing. There is a central recessed doorway with modern double glass and metal doors. There are large display windows on either side. It was recently occupied by the Fabric Center but is currently vacant.

27. 325-329 Main Street (Clothing Stores), 1908. Contributing.

This is a two-story brick masonry structure with a flat roof. The facade features a cornice with heavy end brackets and smaller decorative brackets supporting the extension. Second story windows are double-hung with narrow sidelights and transoms. A string course of vertical brick rests above four evenly spaced bays. The first floor features a classic carrara glass front veneer with display areas and recessed entries intact. The west storefront (329 Main) is currently vacant, and the east storefront (325 Main) is occupied by Shirts and More.

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The Lander townsite was laid out by Frank B. Lowe, Peter P. Dickinson, and Eugene Amoretti of the Lander Townsite Company, and surveyed by a Mr. Quinn of Evanston in the winter and spring of 1883-1884. The plat was filed on June 9, 1884. The original townsite consisted of three 40-acre tracts. The main street of the town does not run due east and west, but rather follows the configuration of an early wagon road passing through the area to nearby Fort Washakie. The north-south running streets were laid out in a grid at right angles to Main Street.

Although Lander was not platted until 1884, the main impetus for Euro-American settlement in the Lander Valley dates from the gold mining activity in and around South Pass City starting in 1867. Hundreds of gold seekers were lured to the region in hopes of striking it rich. Prior to gold discoveries in this district, thousands of emigrants passed through the region on the nearby Oregon Trail bound for Oregon, California and the Salt Lake Valley. However, until gold was discovered at South Pass, they had little incentive to linger in an isolated region dominated by often hostile indigenous Indian tribes.

Starting in 1857, Frederick West Lander, of the Corps of Topographical Engineers, inspected the existing cut-offs of the Oregon trail west of South Pass as part of the Pacific Wagon Road program which sought to improve the western emigrant routes for travelers. Lander developed a new cutoff somewhat north of the existing alternatives which was ready for use by the 1859 emigrant season. During the fall and winter of 1857, W.M.F. Magraw, in charge of the road improvement expedition, built a temporary fort as winter quarters to await the next season on the Popo Agie River near present-day Hudson. This site was known as Fort Thompson or Fort Magraw and was garrisoned by 67 men. This fort was the first Euro-American settlement, albeit temporary, in the Lander Valley.

The South Pass mining population soon discovered that the nearby Lander Valley provided an attractive location for farming, ranching, and other commercial pursuits with its lower elevation, fertile soils, streams for irrigation, and relatively mild climate. The high country mining communities, at first supplied by distant Salt Lake City, were later served by the Lander Valley settlers who provided meat, produce, and supplies. William Tweed brought the first flock of sheep into the area in the summer of 1869 and wintered them on Trout Creek about a mile south of the later site of Fort Washakie. The following year, Tweed and his son David established a ranch in Red Canyon. In the spring of 1871, they planted seven acres in vegetables and sold the produce in the South Pass mining area. Other early farmers included W.C. Barrett who established a farm on Barrett Creek in Red Canyon and sold vegetables to the South Pass mining area as early as the spring 1869. E.D. Young located at the mouth of the Little Popo Agie in 1869 and engaged in farming and raised cattle and horses. "Uncle" Johnny Chambers had a small vegetable garden outside of Lander. John Ramsey, E.F. Cheney and R.H. Hall were among the first ranchers to put cattle on the range. These and other

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early farmers and ranchers also sold their products to the military installations, first at Camp Brown and later at Fort Washakie.

The Lander townsite was originally the location of Camp Augur (later renamed Camp Brown), a small military post established on June 28, 1869 to serve and protect the Shoshoni Indian nation on the newly created Wind River Indian Reservation. The reservation was created by the Treaty of July 3, 1868 between the United States government and Chief Washakie and the Shoshoni tribe. The site that later became the town of Lander was originally located within the reservation boundaries. These boundaries were later reduced in 1872, 1896, and in 1905. The first boundary reduction of 612,000 acres between the Sweetwater River and the North Fork of the Popo Agie River left the Lander townsite outside the reservation. Thus development of a town at this location was retarded until 1872. In 1871, Camp Brown was moved sixteen miles northwest and was renamed Fort Washakie. This military installation became the headquarters of the Wind River Indian Reservation. Remnants of Fort Augur's old log stockade were uncovered during the grading of Main Street in Lander's early years.

The original Lander townsite was owned by pioneer Indian trader, scout, and miner, Frank B. Lowe; Peter P. Dickinson, a stockman; and Eugene Amoretti, a merchant banker and mining man at South Pass City was persuaded by Lowe and Dickinson to move to Lander and become a third partner in what became the Lander Townsite Company. When a post office was established here in 1875, Lowe named it Lander after his friend General Frederick W. Lander, who had established the nearby Lander Cut-off of the Oregon Trail in 1859.

The townsite was favorably located on the main road to the Wind River Indian Reservation. A stage and freight route connected the Lander townsite to Green River City on the Union Pacific mainline via South Pass City. The first stage service on this route was established by C.C. Huntley & Co. in 1872. A second more direct route was laid out in the early 1870s to connect the reservation with Rawlins, the nearest rail supply point on the Union Pacific mainline. A telegraph line was also established along this route. This 150-mile route required approximately 24 to 30 hours of continuous travel and gradually usurped the major portion of traffic bound for the reservation after a disastrous blizzard in 1883 took several lives on the Green River City-South Pass City-Lander route. Stage service on the Rawlins-Fort Washakie route ceased on June 30, 1906 as the railroad approached Lander from the east.

Henry Molson opened the first store on the Lander townsite in 1874. He was soon followed by Dickinson and Kime in 1875, then Major Baldwin (see below), Eugene Amoretti, James I. Patton, J.K. Moore, L. Poire, and Noble and Lane. Amoretti located his business in two buildings in the 200 block of Main Street. They were later replaced by a rambling adobe building on the site of the present Noble Hotel. Lowe's block, opposite Amoretti's block on Main Street, contained the Noble and Lane businesses and the Baldwin Company. Dickinson's block was the next one west where he built a residence and the Dickinson livery, feed and sale barns.

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Major Noyes Baldwin established one of the first stores on the Lander townsite in 1876. It was a log structure which served as a store for clothing and groceries and also housed a saloon and the first post office. It was managed by Peter P. Dickinson. This building stood on Lot 20, Block 15, or Fourth and Main Street. Baldwin had begun trading with the Indians in the Lander Valley and built a log store and home on Baldwin Creek. Once again Indian hostilities forced him to leave the valley, and he became post sutler at Camp Stambaugh, a small military installation near Atlantic City.

From these antecedents, the Town of Lander grew throughout the last quarter of the 19th century into a large commercial and ranching/farming center. Lander's future was assured when it became the county seat of the newly created Fremont County in 1884. In 1885, James I. Patton, a teacher at the nearby Indian school on the Wind River Reservation, subdivided a 40-acre addition to the townsite located to the south of the Lowe and Dickinson properties. Patton reserved a lot in the center of this addition for the proposed county courthouse. Amoretti bought property from Lowe to create a northern addition to the town. Amoretti was able to persuade the County Commissioners to build the new courthouse in his addition the next year by reserving an entire block for the edifice.

Very few structures remain from the commercial district from the first building period. This is due to the fact that most were frame or log and either burned or were torn down to be replaced with stone or brick masonry buildings, starting in the late 1880s and 1890s. The Lander Hotel was built about 1875 by Ben Decora, a local blacksmith. It was a wood frame building built with lumber from dismantled buildings in Atlantic City. It was originally a one-story, four-room building with clapboard siding. It was located on the north side of Main Street in the 200 block on the site of the present Grand Theatre. In 1882, Mr. and Mrs. Lorenzo Davis bought the hotel and added a west wing and second story. It was at this time that it was called the Lander Hotel. Captain H.G. Nickerson purchased the Lander Hotel in 1886 and built a brick annex. In the early 20th century, Nickerson tore a portion of the building down in order to build the Dixie Theatre, an amusement hall. This building was later partially destroyed by fire. George Blakeslee tore down the remainder of the Lander Hotel in 1929 to build the present Grand Theatre.

Orson Grimmett ran a saloon on the west side of the Lander Hotel. It was housed in a two-story brick masonry building which may have been constructed as early as 1884. The second story was occupied by the Knights of Pythias fraternity. The building still stands with subsequent modifications to the facade and is occupied by the Wildwood Shop.

James I. Patten built a two-story brick drug store on the northwest corner of Second and Main Street about 1886. The Mikado Saloon was located at the rear and also operated by Patten. This building became the Golden Rule Store in



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the early 20th century and is now the Stockgrowers Bar. The upper portion of this building was used as the Oddfellow's Hall. Eugene Amoretti built a two-story wood frame false front building across the alley from Patten's drug store in 1887. This building became the Fremont Lumber Company and is still standing with few subsequent modifications.

The second story of the lumber company housed the offices of the Lander Clipper founded by I.C. Wynn on January 1, 1885. It became a weekly newspaper known as the Wind River Mountaineer in July 1886. In later years the paper was sold and operated under the name of the Lander Clipper. It ceased operations in the 1930s.

In 1888, E.T. St. John built a brick masonry business in the 200 block of Main Street just west of today's Cat's Cradle. It was later run by his sons E.A. and Dee St. John as a liquor and cigar store known as the Mint. When the elder St. John built at this location, he tore down an old cabin first used by Eugene Amoretti as a storeroom and later used by C.B. Harrison as a carpenter shop. It was one of the original structures in Lander. The Fremont Clipper, even at this early date in the town's development, noted that "One by one these old buildings disappear to make room for better ones, and soon there will be nothing left to call one's mind back to the early settlement of these valleys." The Mint building recently burned, and is in the process of being torn down by workmen.

In 1891, Amoretti built a two-story stone structure at the southwest corner of Second and Main, which still stands with many modifications and houses H. and R. Block. Amoretti also started the First National Bank of Lander in 1884 next to his store in the 200 block of Main Street. Amoretti constructed a one-story stone masonry building for the bank which was west of Orson Grimmett's Saloon and east of the Firestone Building. The site is now occupied by the Nicholas Building. The site of the Noble Hotel was first occupied by W.H. Shidy's store which sold groceries, clothing, wines, liquors and cigars in the 1880s. Part of this site was also occupied by Amoretti's adobe store. However, this structure burned in a fire on February 11, 1891. At that time, the building was owned by W.D. Woodruff, pioneer sheep rancher, and was occupied by Brower and Feiser, Fin Burnett and Mary Dickinson. This fire emphasized the need for a waterworks system for the town of Lander. However, many years would pass before this system was approved and constructed. The water system was completed in 1906, and the sewer system was surveyed in 1906.

Noyes Baldwin's stone masonry general store and post office was located on the northwest corner of Third and Main Streets and still stands in a greatly modified form. Noble and Lane's woodframe general merchandise store was located to the west of Baldwin's which was later replaced by a brick masonry building. A two-story wood frame saloon and billiard room was next door (west) followed by offices to the Lander Mountaineer. Rice and Crowley's

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Saloon was next to the newspaper offices, followed by P.P. Dickinson's Hotel and boardinghouse, concluding the businesses in the 300 block of Main Street in the later 1880s.

On the south side of Main Street between Fourth and Third Streets, Jerry Sheehan ran a boardinghouse, saloon, and restaurant in a two-story building at the west end of the block. C.H. Montague ran a shoe store next door. Mrs. C.H. Kirtland managed a millinery shop to the east in a one-story frame building. Mrs. Granier ran a small art studio in a building which was set back from the other storefronts. W.N. Coalter and C.C. Crowley operated the OK Saloon east of the art studio. Messrs. Coalter, Boyd and Lanigan ran a 35 by 80 foot building which housed a skating rink, dance hall and public meeting place. The Hole-in-the-Wall Saloon was run by John Riley. The upstairs housed the tonsorial parlor of H.H. Sostmann. None of these buildings remain standing today.

On the south side of Main Street between Third and Second Streets (starting on the west end of the block), W.H. Rhein and Co. had a hardware and implement store. This building remains standing and is the Barney Professional Building. However, the facade has been extensively modified. The State Journal Building was located to the east. It was built by Jule Lamoreaux and was first used as a meat market. L. Poire operated a general store in a combination frame and log structure to the east, followed by a saloon owned by E.B. Cleveland. Other buildings in this block included a saloon owned by Ed T. St. John and J.K. Moore's big general store.

Many changes occurred in the commercial district in the early 1890s. J.D. Woodruff built a large two-story brick building on the site of the present Noble Hotel next to Amoretti's adobe store which burned in 1891 and threatened this new building. It had an iron front with a highly ornamented cornice. It also had a large two-story warehouse in the rear. This building was occupied by the Lander Mercantile Company. The Rhein Building was constructed opposite the Woodruff Building on the south side of Main Street in the same year. Although Rhein already had a hardware business there, he constructed his new building of brick with an ornamental iron front at a cost of \$3200. The following year the Fremont Hotel was built on the site now occupied by the Central Bank and Trust on the southeast corner of Main and Third Streets. Originally a two-story brick edifice, it was substantially renovated by the owner, J.H. Sheehan, in 1905 into a larger four-story brick building with a modern elevator. Unfortunately, this fine building was destroyed by fire in 1971. The Noble and Lane Building was also constructed in 1891 at a cost of about \$8000 and is still standing. It is occupied by the two-story portion of Gambles at 320 Main Street. Noble and Lane also constructed a one-story stone masonry bank to the west of this store which still stands and is occupied by the western portion of Gambles. The T.J. Bossert and Company Building, located in the 200 block on the south side of Main Street, was an impressive two-story brick masonry structure built before 1896. The business sold boots

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and shoes. The building still stands at 259 Main Street and is currently occupied by the Unique Antique and Coffee Shoppe. The first floor facade has been remodelled.

This early 1890s building phase reflected the optimism of the Lander townspeople. It was at this time that Landerites had high hopes of getting the proposed agricultural college that eventually went to Laramie. Congress authorized and appropriated \$25,000 for the building of an Indian school at nearby Fort Washakie. In addition, the weather bureau at that location was moved to Lander in 1891. Finally, Lander already had the government land office for the region.

The biggest stimulus to the growth of Lander in the early 20th century was the arrival of the railroad in 1906. In September of that year the Chicago and Northwestern Railroad finally reached the inland town by extending its line westward from Casper. Although there had been talk for decades concerning direct rail service to the South Pass mines, no rail lines had been extended into the region until the arrival of the Chicago and Northwestern in Lander. In fact, no lines were ever built to serve the gold mines. The phenomenal growth of Lander after the arrival of the railroad is reflected in the census figures. The town experienced a gradual but unimpressive growth rate with a population of 525 in 1890, 737 in 1900, and 956 in 1905 just prior to the arrival of the railroad. However, in the 1910 census, the population nearly doubled to 1812.

Secondly, the various oil fields that had been discovered in Fremont County began serious commercial development after 1910. As early as 1833, Captain Benjamin Bonneville had reported oil seeps which would later be the site of the Dallas Dome Oil Field south of Lander. Wyoming's first flowing oil well was drilled in this field in 1884. Other producing oil fields were discovered and developed in the early 20th century in the Lander area, including the Lander Oil Field, Big Sand Draw, Winkleman, Steamboat Butte, Pilot Butte and others.

A town which doubled in population in only five years naturally required a major building program to match this growth. Lander received another economic boost in 1909 when the town was chosen as the site for a state institution for the mentally retarded. The buildings were completed for occupancy by April 1912. This large institution is located east of town on the road to Riverton. The building boom continued, and in that same year, the Episcopal Diocesan Hospital was completed at a cost of \$30,000. A \$15,000 Carnegie Library was also opened in Lander in 1907. A new high school (now the Masonic Hall at Sixth and Garfield) were also built or were in the process of being constructed about 1910.

Perhaps the most imposing edifice remaining in Lander today, the federal post office, was also constructed during the early 20th century building boom. The

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federal building/post office was completed on April 1, 1912 at the corner of Third and Lincoln. Built at a cost of \$108,000, the brick and granite three-story structure took nearly two years to build. When completed it housed the Forest Service and the U.S. Land Office.

The Nicholas Building or the First National Bank was constructed in 1911 in the 200 block on the north side of Main Street. It appears to have retained portions of the earlier Firestone building. The Noble Hotel was constructed on the northeast corner of Third and Main in 1917-1919. It was a three-story brick masonry structure with 60 rooms and a full basement. The interior featured game trophies, Indian designs, mosaic-tiled floors and marble counter tops. Ten of the rooms were elaborately decorated with Shoshoni hand-woven drapes and bedspreads. Harold Del Monte became the owner in 1930 and ran the hotel until 1969 when he sold it to D.L. Peterson, who later sold it to the National Outdoor Leadership School. Finally, the brick masonry Orchard Building was constructed in 1910 on the southwest corner of Third and Main Streets. This building has been extensively remodelled and houses the First Wyoming Bank of Lander.

The Lander Road to the southern entrance of Yellowstone Park was completed about 1920. Since it passed through Lander, the town began to receive a good deal of tourist traffic as more and more Americans began recreating in motor cars. This route was advertised in pamphlets distributed by the Lander Chamber of Commerce as the shortest and most scenic route from Denver to Yellowstone Park.

Although the Lander community was not immune from the economic hardships brought on by the Great Depression, the population of the town remained relatively stable and gradually increased throughout the following decades. During the Depression, the Lander Municipal Airport and the Country Club were built on land from the Baldwin estate. By 1950 Lander had a population of 3349. When the Columbia-Geneva Iron Ore Mine and Mill was built on South Pass starting in 1960, Lander experienced a new economic boom not seen since the arrival of the railroad. Many of the plant's 400 workers located in Lander, and two new housing additions were added, the Black and Sunset Additions. The Northside Grade School, Starett Junior High and an addition to the Lander Valley High School were needed to accommodate the new boosted enrollment. Lander's population grew to nearly 8000 by the mid-1970s. However, the recent closing of the Atlantic City Iron Ore Mine and Mill, leaving about 1000 unemployed workers, has had an adverse affect on Lander's economy. Vacant storefronts along Main Street reflect the current depressed economy of this western town.

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12/16/1985  
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08/19/1986

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The proposed boundary for the Lander Downtown Historic District (see sketch map) begins at Point A, a point on the west curb line of North Second Street, established by an eastward extension of the north building line of 159 North Second Street (Building #1). It proceeds south along the west curb line of North Second Street to Point B, the northwest corner of Second Street and Main Street (which is also the southeast corner of Block 17). The boundary proceeds west along the north curb line of Main Street and crosses Third Street. It then continues west along the north curb line of Main Street to Point C, a point on the curb line which is a northern extension of the east building line of 325 Main Street (Building #27). The boundary turns south, crosses Main Street and continues to the alley in Block 23, following the east building line of 325 Main Street (Building #27), to Point D on the north side of the alley. The boundary then turns west along the north side of the alley to Point E, a point on the north side of the alley which is a southern extension of the west building line of the 343 Main Street complex (Building #25). The boundary then runs north along the west building line of said property to Point F, a point on the south curb line of Main Street which is a northern extension of the west building line of Building #25. It then turns east along the south curb line of Main Street for approximately 25 feet to Point G. It turns north again, crosses Main Street and runs along the west building line of 360 Main Street (Building #24) to the south side of the alley in Block 16, Point H. The boundary turns east and continues along the south side of the alley to Point I, a point established by the northern extension of the west building line of 312 Main Street (Building #19). The boundary turns north and proceeds along the west building line of the Post Office (Building #18) to the south curb line of Lincoln Street, Point J. It then turns east and proceeds along the south curb line of Lincoln Street to Point K, at the southwest corner of Lincoln and Third Streets. It turns south and proceeds along the west curb line of Third Street to the south side of the alley in Block 16, Point L. The boundary turns east, crossing Third Street, and proceeds along the south side of the alley in Block 17 to Point M, a point which is established by a south extension of the west building line of 159 North Second Street (Building #1). It proceeds north along the west building line of said property to Point N, a point established by the intersection of the west building line and north building line of said property. It then turns east, following the north building line of Building #1, returning to Point A.

The Lander Downtown Historic District contains twenty seven properties in a closely knit contiguous commercial area. It represents Lander's highest concentration of downtown commercial buildings which retain integrity or have tax act potential. The majority of these buildings (16) retain integrity. Non-contributing buildings are not intrusive because they share scale and setback as well as materials with other buildings in the district. The district does retain integrity along Main Street, even though eight non-contributing structures are located in close proximity to one another. It should be noted that these eight structures take up a relatively small amount of street scape.



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Consideration of the district's integrity of setting, location, feeling, and association is a key factor in understanding the boundary delineation for this district. Comparisons of contributing versus non-contributing numbers cannot provide an adequate picture of the district.

Historic photographs of downtown Lander indicate that the eight small one-story structures (currently located at 214, 218, 220, 228, 232, 238, 240, and 242 Main Street) are comparable in scale and setback to original structures. In fact, some are original 1890s and early 1900s buildings with modern, primarily non-intrusive facade changes which have the potential to become tax act projects. This group represents an original design element of the downtown, which although altered, remains an intact visual component in size and setback within the district.

The boundary follows curb lines and building lines, and defines a contiguous district with a high concentration of visual and actual integrity. The historic resources in the district convey a strong sense of the American small town. The rushing Popo Agie River which parallels Second Street on the southern boundary and the mysterious Wind River Mountains to the west also provide a dramatic setting which enhance the quaint ambiance of this sequestered western community, unique within the state. Historic associations tying it to most major themes in the western experience are evident in the communitie's history and in its variety of small businesses.

contributing  
 non-contributing

GARFIELD ST.

FOURTH ST.

ST.

BLOCK 23

BLOCK 16

THIRD ST.

ST.

BLOCK 22

BLOCK 17

SECOND ST.

ST.

MAIN S

LINCOLN ST.

I

J

K

L

N

O

H

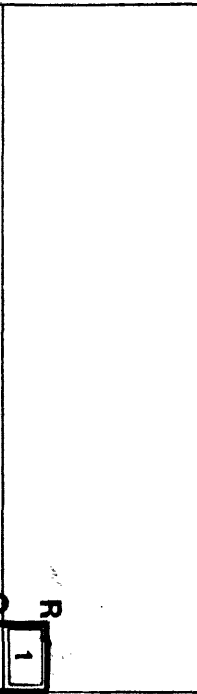
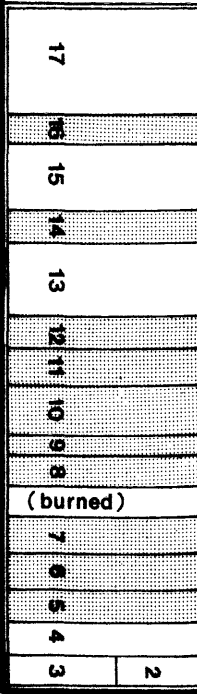
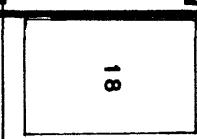
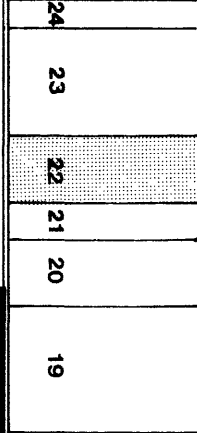
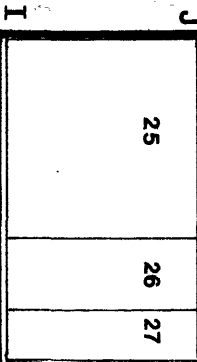
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R

A



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