

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Wheatland Downtown Historic District

other names/site number N/A

2. Location

street & number 9th Street from Walnut to Water, and Gilchrist from 8th to 9th streets

n/a

not for publication

city or town Wheatland

n/a

vicinity

state Wyoming code WY county Platte code 031 zip code 82201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x 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 x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

☐ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
24	8	buildings
		sites
		structures
		objects
24	8	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/business

COMMERCE/finance

GOVERNMENT/post office

Current Functions

(Enter categories from instructions.)

COMMERCE/business

COMMERCE/finance

GOVERNMENT/city hall

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7. Description

Architectural Classification

(Enter categories from instructions.)

Italianate

Classical Revival

Materials

(Enter categories from instructions.)

foundation: Brick, stone, concrete

walls: Brick, limestone

roof:

other: glass

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Wheatland Downtown Historic District (WDHD) is located within the town limits of the Town of Wheatland, Platte County, Wyoming. The WDHD boundaries form an irregular polygonal area generally bounded on the east by 8th Street, on the south by High Street, on the west by the alley between 9th and 10th Street, and on the north by Walnut Street. The WDHD is comprised of 31 properties, consisting of twenty-four (24) contributing buildings and eight (8) non-contributing buildings. The noncontributing buildings are of the same scale as the contributing buildings and do not significantly impact the overall visual and functional cohesiveness of the WDHD. Residential buildings are located along the north, west, and south sides of the WDHD area. The WDHD's setting and its historical resources represent a cohesive sense of place and reflect Wheatland's late nineteenth century establishment and over a century of community development.

The WDHD's setting and its historic resources reflect its late-nineteenth century establishment and community development throughout the mid-to-late-twentieth century. All lots in the WDHD are on a grid system platted and recorded by Laramie County on August 25, 1894. Lot sizes vary depending on use (e.g. industrial, institutional, general business/commercial, residential) and reflect a number of twentieth century parcel boundary adjustments, mostly a result of merging of adjacent parcels. Paved streets and concrete curbs and sidewalks characterize much of the WDHD.

The majority of buildings serve general business/commercial functions; of which many had mixed uses. Mixed uses include first-floor retail spaces with second-story residential spaces and hotel offices and meeting spaces being rented out and utilized by the county government. Interspersed among the general business/commercial buildings are additional buildings of various uses including but not limited to governmental, domestic, social, and educational resources.

Narrative Description

1) 508 9th Street Commercial Contributing building

The building is a one-story, brick masonry, hipped box dwelling/business resting on a brick foundation. Although Tax Assessor records indicate no basement, there is a set of wooden doors on the north side of the building that appear to lead to basement space. The building has a moderately-pitched truncated hipped roof clad with asphalt shingles and boxed eaves. The north and east roof slopes have tall gable-roofed dormers with ten-light windows. The windows are later replacements for two over two-light double hung windows with wood frames. The exterior walls of the dormers are clad with wood shingles. The building has brick masonry chimney centered in the truncated portion of the roof. The exterior walls

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consist of red common bond brick. Door and window bays have brick segmental arches with radiating voussoirs. The east side or facade of the building has a multi-light wood panel door. There appears to be a cellar entrance with wood doors located south of the entrance. The south side of the building has a single entry with a wood panel door. Both doors are later replacements. Windows throughout the building are typically one over one-light double hung units with wooden frames.

According to the Platte County Tax Assessor, the building was constructed in 1915. However, Sanborn Fire Insurance maps indicate that the dwelling was constructed pre-1903.

2) 877 Gilchrist Street Commercial Contributing building

The building is a one-story, flat-roofed, brick masonry commercial corner building resting on a concrete foundation with a full basement with one finished room. The flat roof is supported by wooden joists with a wood deck covered with built up tar and gravel. The roof has a raised brick parapet on its north and west sides. An exterior masonry chimney is located on the west side of the building. The exterior walls are composed of brick covered with painted stucco. The northeast corner of the building is canted and contains the main entrance. The entrance has an outer one-light wood panel door with a recessed inner wood panel door. The door is flanked by one-light fixed display windows. The building has a steel wraparound awning suspended by steel rods that protects the entrance and display windows on the north and west sides. The kickplate area of the building is covered with vertical wood paneling that is not original. The clerestory above the awning has been filled in, but its original outline is still discernible. The north side of the building contains four display windows. The original building had two display windows in the same area. The south side of the building fronts on an alley and has a single pedestrian entry with a wood door.

According to the Platte County Tax Assessor, the building was constructed in 1907. However, it is depicted on the 1903 Sanborn Fire Insurance map as a "general store." The 1918 Sanborn map lists its use as a "drug store." It remained a drug store in the 1940s and was Thorne's Rexall Drug Store in 1968.

3) 875 Gilchrist Street Commercial Contributing Building

The building is a one-story, flat-roofed, brick masonry commercial building resting on a concrete foundation with a full basement. The flat roof is supported by wooden joists with a wood deck covered with built up tar and gravel. The exterior walls are composed of brick covered with painted stucco and board and batten facing on the facade. The façade is a single storefront with a centered recessed entrance with a one-light wooden door. The entry also contains sidelights and flanking display windows. The entrance has a stoop composed of decorative concrete blocks. The façade has a shed-roofed wood frame awning clad with wooden shingles; the awning covers the original clerestory. The original or early building did not have an awning. There are three one-light plate glass display windows on either side of the recessed entrance. There is a signboard area above the awning with a painted sign.

The interior of the building retains the original decorative pressed metal ceiling. There is a second-story mezzanine in the south end accessed via a set of steps. The interior also has hardwood floors and plaster walls.

According to the Platte County Tax Assessor, the building was constructed in 1910. However, it is first depicted on the 1907 Sanborn Fire Insurance map as a "hardware and harness store," with a "tin shop" in the south end. In the 1930s and 1940s, it housed the "Wheatland Hardware," and, in the 1960s, it housed "Artery's Western Shop."

4) 869 Gilchrist Street Commercial Contributing building

The building is a two-story, flat-roofed, brick masonry commercial building resting on a concrete foundation with a partial basement. The flat roof is supported by wooden joists with a wood deck covered with built up tar and gravel. The roof has a raised brick parapet on its north side. The exterior walls are composed of red common bond brick. The street level façade is clad with board and batten facing. The façade consists of a double storefront with two recessed entrances at either end of the larger west building component. Both entrances have one-light wooden doors with transoms. The intervening area of the façade consists of three large one-light plate glass display windows. The kickplate (bulkhead) area under the windows is covered with board and batten facing. There is a sign band above the doors and windows that may have once contained a clerestory. A secondary cornice consists of a wide, plain horizontal stone or concrete band and separates the street level from the second story of the building. It has evenly spaced metal studs that may have once been anchor points for an awning. The second-story façade retains the original brick fabric. There are four stringcourses of dark-colored bricks that extend

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across the width of the facade. One course includes the window sills and another defines the top of the windows. This course is three bricks wide and also serves as the base for the segmental arched brick windows with radiating voussoirs. The corbelled cornice consists of darker brick and is now the top of the parapet. The original building had a much more vertically extended and decorative brick cornice area that was removed sometime in the 1930s or early 1940s, and reduced the overall height of the façade. Windows in the second story consists of one over one-light double-hung units with wooden frames.

The narrow east portion of the structure was built between 1907 and 1912 as a separate building to house a meat market. This building segment is somewhat lower in height than the larger western component. The street level has a single pedestrian entrance that consists of a one light glass and aluminum door. A one-light fixed display window is located to the west of the entrance. The façade has been covered with board and batten facing. The interesting aspect of this building component is an oriel located on the second story that extends north from the overall building lines. The oriel is not original but was added sometime in the 1920s-1930s. The oriel is rectangular in shape with a flat roof and base. Its exterior walls are clad with scalloped wood shingles. The north side of the oriel has triple one over one-light double-hung windows with wood frames. There is a narrow one over one-light window on the east and west sides of the oriel. The cornice of the oriel is ornamented with dentils. The street level façade has been altered. It formerly contained a slightly recessed entry with a glass and wooden door in the same location with a larger display window to the west. Both the entrance and display window had large rectangular transom lights set in wooden frames. The original façade remained in place in the late 1940s. By 1968, the façade had been remodeled and was closer in appearance to the current facade.

According to the Platte County Tax Assessor, the building was constructed in 1908. However, the large western component was shown as a "drug store" on the 1903 Sanborn Fire Insurance map. By 1912, the Sanborn maps show that the narrow eastern building component had been built and occupied as a "meat market." The western component was a drug store from ca. 1903 through the early 1940s (Pioneer Pharmacy). In the late 1940s, the building housed "O.P. Skaggs, Meats." In the 1960s through at least 2001, the building housed "Marguerites."

5) 867 Gilchrist Street Commercial Contributing building

The building is a one-story, flat-roofed, brick masonry commercial building resting on a concrete foundation without a basement. The flat roof is supported by wooden joists with a wood deck covered with built up tar and gravel. The roof has a raised brick parapet on its north side or facade. The exterior walls are composed of various shades of red and black common bond brick. The street level consists of a single storefront with a recessed entrance with flanking plate glass display windows. The entrance consists of a plate glass and aluminum-framed door with large sidelights. There are three one-light plate glass display windows on either side of the entrance. The kickplate area is covered with white painted stucco. This portion of the facade has approximately the same configuration and proportions of the 1940s façade. However, the former clerestory area of the older storefront has been entirely covered by a large wood frame awning clad with wood shingles. Above the awning, the sign band area is defined by a rectangle bordered by cream-colored brick. The remainder of the cornice reveals the older brick façade. The parapet is capped with lighter colored brick. It appears that the facade of this building was modified in the 1920s or 1930s. The cornice and parapet were once much higher and adorned with decorative brickwork. The façade also had large clerestory windows. Historic photos from the late 1940s show that the façade resembled the current building with the exception of the wooden awning.

According to the Platte County Tax Assessor, the building was constructed in 1908. However, the building is first depicted on the 1907 Sanborn Fire Insurance map, indicating a construction date between 1903 and 1907. It was depicted as a General Store with a warehouse in the rear. Early photos from the 1910s reveal that the building was occupied by Holland Bros., General Mercantile." By the 1940s, the building housed the "Hested Stores."

The Hested stores consisted of a chain of home-grown variety stores started in Nebraska in 1909 by E.J. Hested. He soon went into partnership with William B. Morton. The Hested chain consisted of five-and-ten cent stores with a variety of low-priced items such as candy, toys, dishes, dry goods, and clothing. The Nebraska chain gradually extended into other states and built its first store in Wyoming in Laramie in 1940; the chain entered Colorado in 1943. By 1960, the chain of Hested stores consisted of 100 outlets in Nebraska, Kansas, Colorado, South Dakota, North Dakota, Minnesota, Wyoming, Iowa, and Montana. In that year the company merged with J.J. Newberry Company of New York, and, during the next 20 years, the Hested name was gradually lost as individual stores were phased out by successive corporate owners (Gaster 1992:119-125).

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6) 865 Gilchrist Street Commercial Contributing building

The building is a two-story, flat-roofed, brick masonry commercial building resting on a concrete foundation with a partial basement. The flat roof is supported by wooden joists with a wood deck covered with built up tar and gravel. The roof has a raised brick parapet on its north side or facade. The exterior walls are composed of various shades of blonde-colored stretcher bond with red brick geometric patterned accents in the cornice area. The east side of the building is covered with stucco. The one-story cement-block addition on the rear or south side also has stucco covered walls. The street level façade consists of a single storefront with a recessed entrance with a four-light wooden door and transom. There is a second entry located west of the recessed entrance for access to the second floor. It is only slightly recessed and has a one-light wood panel door with transom. The northeast corner of the building is canted, and the blonde brick façade extends a short distance along the east wall of the building, since it is exposed by an alley. The most striking feature of the facade is a slightly recessed horizontal band containing evenly-spaced, diamond-shaped decorative brickwork that extends across the cornice area. The geometric diamonds are filled with dark red brick. Five cross-shaped red brick geometrical designs are located above this band just below the parapet. The parapet is capped with smooth concrete blocks. The second story façade has single and paired one over one-light double hung windows with wooden frames and stone sills. The street level windows consist of two, one-light fixed plate glass units that have replaced a one over one-light double hung window in the canted area, and a former multi-light window east of the main entrance. The east side of the building contains evenly-spaced one over one-light double hung windows with wooden frames. It appears that the second window south of the canted corner may have been converted into a drive-up banking window and retains a small canopy with glass blocks above. A second-story entrance on the south side of the original building component provides access to a balcony with wood railings on the roof of the addition. This entrance is arched with a transom, and the railings are ornate in appearance. The one-story flat-roofed addition on the south side has four large rectangular glass block windows, two in the east side, and two in the south side.

According to the Platte County Tax Assessor, the building was constructed in 1910. The 1903 and 1907 Sanborn Fire Insurance maps indicate that there was a one-story bank located on this corner. Between 1907 and 1912, a two-story building was constructed and the previous building was razed. In the 1930s and 1940s, the building housed the "Stockgrowers Bank." The second story was once occupied by a dentist's (Dr. Corman) office. The rear addition was built in 1962. The second floor has been converted into living space (lofts) that is currently occupied by the owners.

7) 861 Gilchrist Street Commercial Non-Contributing building

The building is a two-story, flat-roofed, brick masonry commercial building that is comprised of two components. The west segment was built as two store fronts. Between 1918 and 1931, a 1-story brick addition was built onto the south (rear) with no basement. The smaller east portion also has a front 2-story component and a post-1941 1-story concrete-block rear addition. The flat roof is supported by wooden joists with a wood deck covered with built up tar and gravel. The roof has a raised brick parapet on its north side or façade, and the stepped parapet is visible on the west side. There is a brick masonry chimney exposed on the south side of the 2-story portion of the building. The exterior walls are composed of red stretcher bond brick. However, the brick has been covered with cream-colored stucco on the west and south sides of the building. There is one small section of the west wall along the alley where the stucco has worn away, showing the original red brick. The street level façade has more recent black and red brick veneer in the kick plate area and pilasters at the corners. The street level consists of a single storefront with centered twin-leaf glass and aluminum doors and transom. The entrance is flanked by a series of large, one-light fixed plate glass display windows with aluminum frames. The street level is protected by a full façade metal awning suspended by steel rods. The area above the awning is covered with corrugated and perforated metal sheeting that covers all the second story windows, the clerestory, and the original red brick sign band, cornice, and parapet. This covering continues east and covers the eastern segment of the building which was formerly a separate building/business. The former entrance to that building component was removed, and the entire street level converted into a series of display windows. This major renovation occurred sometime after 1968. The west side of the building is clad with stucco, and there are three arched window bays on the second story. They have been boarded over. The 1-story flat-roofed addition is also clad with stucco, and there are three smaller rectangular windows on its west side with brick sills. There are two similar windows on the south side. These windows have horizontal metal security bars. There is a single metal pedestrian door in the south side. The 1-story addition of the east building component has a two-car overhead garage door in the south side with a single pedestrian entry with a metal paneled door on the east side of the garage door.

According to the Platte County Tax Assessor, the building was constructed in 1903. The Sanborn Fire Insurance maps indicate a two-story brick "drugs/bakery/clothing store" (three storefronts) was built at this location between 1907-1912. The

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drug store occupied a separate building, which is now the east component of the current building. By 1918, the drug store had become part of the larger west component was occupied by a dry goods store. By 1931, a large, one-story addition had been built on the south side of the larger west building component, and the east component had become a separate business once again. In the 1920s, the building was occupied by the United Store and a hotel. In the 1940s, the J.P. Croff Co. occupied the building and also had a secondary name of "United Stores." This was a department store chain. Currently the building is a dance studio.

8) 855 Gilchrist Street Commercial Non-Contributing building

The building is a two-story, flat-roofed, brick masonry commercial building and a one-story addition on the rear resting on a concrete foundation with a partial finished basement. The flat roof is supported by wooden joists with a wood deck covered with built up tar and gravel. The roof has a raised brick parapet on its north side which is still visible, but it has been nearly covered by a wooden awning and veranda on the second story. The stepped parapet also had a central arched component which is quite distinctive. The exterior walls were originally composed of red stretcher bond brick. However, the brick has been covered on the street level by a quartz stone veneer. Two wood frame awnings also cover large section of the brick wall on the façade. The remainder of the brick has been painted white above the street level. The street level consists of a single storefront with an offset recessed entrance with a glass and aluminum door. The entrance is flanked by a narrow one-light fixed display window with aluminum frame. A larger one-light plate glass display window is located on the façade east of the entrance. The east end of the façade has a single pedestrian entrance to the second floor consisting of a glass and aluminum door with transom light. This door appears to be a later addition whenever the facade was renovated. The street level is protected by a wood frame awning covered with wooden shingles. The second story has a veranda with a wood frame awning clad with wood shingles. The veranda is protected by wrought iron railings. The original building had two twin one over one-light double hung windows with wood frames. These window bays have been converted into two glass sliding doors. These alterations also cover a geometric design accented by lighter color brick across the width of the cornice area. This major renovation of the façade occurred sometime after 1968. The exterior walls are covered with stucco. From the rear, it is possible to see two four over four-light double hung windows in the south side of the second story brick portion of the building. The brick wall in this area is composed of blonde colored brick. The south side of the one-story flat-roofed addition has a single pedestrian entrance with a wood panel door.

According to the Platte County Tax Assessor, the building was constructed in 1915. The Sanborn Fire Insurance maps indicate a two-story brick "barber shop" was built at this location between 1912 and 1918. A dentist occupied the second floor. By 1931, the one-story addition had been built onto the south side, and the building was occupied by a store. In the 1960s-70s, the building was occupied by a jewelry store. The upstairs has been converted to loft living.

9) 853 Gilchrist Street Windsor Hotel Contributing building

The building is a two-story, flat-roofed, brick masonry commercial building and a one-story addition on rear resting on a concrete foundation with a partial basement. The flat roof is supported by wooden joists with a wood deck covered with built up tar and gravel. The roof has a raised corbelled brick parapet on its north side that is still visible. It appears that the parapet was lowered when compared with the next building east, at 851 Gilchrist. Historic photos reveal that the two buildings formerly had brick parapets of identical height. The area that has been removed from 853 Gilchrist can be inferred from the intact parapet at 851 Gilchrist, featuring multiple recessed rectangular areas in a horizontal band, each bearing a centered white brick cross. This building retains the corbelled brick cornice, which now serves to accent the top of the parapet. The street level of the facade has a centered recessed entrance with a four-light wood panel door with sidelights. The entrance is flanked by large one-light plate glass display windows. The kickplate/bulkhead area has been covered with diagonal wood strips. A second single pedestrian entrance is located near the west end of the façade and leads to the second story. It has a similar four-light wood panel door. The façade retains the original clerestory area consisting of three large rectangular panels filled with multiple rows of square prismatic glass tiles joined together with zinc/lead. The pressed tiles had ridges or other raised patterns on their inside surfaces that refracted sunlight toward the rear of the building. A wide concrete band runs across the top of the clerestory and has six evenly spaced metal studs. A belt course of light-colored end bricks tops this band as a secondary cornice. The second story of the façade contains two sets of twin, double-hung windows with bricks sills. Originally, these were one over one-light double hung units, but they has been replaced with nine over nine-light double-hung windows. However, the size of the window bays and overall windows and method of operation remain the same. The upper south side of the two-story portion of the building has two windows with brick/concrete covered arch accents and brick/concrete sills.

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The rear or south side of this two-story building has a one-story addition and Sanborn Fire Insurance maps indicate that it was built between 1912 and 1918. According to the Tax Assessor's physical description, the addition has "block" walls. The west half of this addition previously existed as the kitchen for the Windsor Hotel; this "kitchen" may have been replaced or enlarged by the present addition. The addition has a stepped parapet, and the exterior walls are covered with stucco painted yellow. The east wall of this addition formerly had a large door bay covered over near its center. This wall has been repaired since 2011, and it has been painted with murals and fronts on a small "pocket park." The south side of the addition has a twin six-light window. It has a smooth concrete arch and a concrete sill. There is a single pedestrian entrance located east of the window that has a multi-light wooden door. It is not known if these arches are original or if they were brick now covered over.

According to the Platte County Tax Assessor, the building was constructed in 1903. The Sanborn Fire Insurance maps depict the two-story brick "Windsor Hotel with an attached, one-story kitchen/laundry on its south side. The Windsor Hotel occupied that location until about 1918, when it became a confectionery. It later served as a store with various tenants. The second floor has been converted into loft living.

10) 851 Gilchrist Street Post Office Contributing building

The building is a two-story, flat-roofed, brick masonry commercial building resting on a concrete foundation with a full basement. The flat roof is supported by wooden joists with a wood deck covered with built up tar and gravel. The roof has a raised corbelled brick parapet on its north, east and west sides. The exterior walls are composed of stretcher bond red brick. The south wall of the building is covered with stucco painted a cream color. The façade or north side has a notable arched entry on its east end. The entrance is recessed, and it consists of a segmental arch with radiating voussoirs composed of two rows of brick ends as well as a similar slightly recessed inner brick arch. There are two side-by-side pedestrian entries within the recessed area consisting of four-light wood panel doors. The door on the right or west leads to the second story. Both doors have large transom lights. The east side of the recessed entry has a one-light fixed plate glass window. The floor of the recessed entry is composed of terrazo tile. The remainder of the facade has two large one-light plate glass. The area above the display windows consists of a clerestory/transom composed of four large rectangular panels filled with multiple rows of square prismatic glass tiles joined together with zinc/lead. The pressed tiles had ridges or other raised patterns on their inside surfaces that refracted sunlight toward the rear of the building. The kickplate area below the display windows is composed of red brick with brick sills. The sidewalk in this area slants downward to the east. The second story of the façade contains two nine over nine-light double hung windows with blonde brick sills. The original windows were six over one-light units, but the size of the window bays remain the same as does the double-hung window type. The cornice consists a band of white bricks running across the façade and east side of the building. The brick parapet consists of recessed rectangular areas in a horizontal band, each rectangle bearing a centered white brick cross. The top of the parapet consists of cream-colored corbelled bricks. The east side of the building has been somewhat altered by the addition of an enclosed wood frame, shed-roofed covered entry porch that covers an exterior set of stairs to the basement. The exterior walls are clad with grooved wood paneling, and the roof is clad with asphalt shingles. The porch has brick veneer halfwalls on the east and south sides. The north side of the porch has a one-light plate glass door with an aluminum frame. The east side has twin horizontal sliding, six-light windows. There is a fixed four-light window on the south side of the porch. This is a recent addition to the building. South of the entry porch, there is a triple set of nine over nine light double-hung windows with brick sills. A single pedestrian entry is located near the southeast corner of the building that contains a four-light wood panel door and transom. The second story of the building has four evenly-spaced nine over nine-light double hung windows with brick sills. The remainder of the east wall is the same as the facade above the windows. The south side of the building is finished with cream-colored stucco walls. It has a wood frame, second story open deck with wood railings. It is supported by square wooden timbers. The first story has two twin four over four-light double-hung windows with foam-stucco brick arches and brick sills. The second story has three arched windows with double-hung windows. This side of the building has been restored since 2011, including the addition of the open porch deck. Before that time, the window bays were boarded over.

According to the Platte County Tax Assessor, the building was constructed in 1948. The 1903 Sanborn map depicts a small, one-story building at this location; it appears that between 1912 and 1918, it was razed and replaced by the present-day 2-story building. In 1918, the building housed a post office. In the 1920s, it contained the Banner Grocery. In the late 1940s, it housed the Quality Cleaners.

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11) 611 8th Street Commercial Non-Contributing building

The building is a small, one-story, flat-roofed, concrete block masonry commercial building resting on a concrete foundation with no basement. The flat roof is supported by wooden joists with a wood deck covered with built up tar and gravel. The exterior walls are composed of concrete blocks covered with stucco. The façade or east side consists of a single storefront with a slightly recessed single pedestrian entry located near the northeast building corner. The entrance contains a one-light plate glass door with aluminum frame. South of the door is a two-light horizontal sliding window with metal frames. Both the door and window bays have arches above them, but they were added sometime after 2011 when the building was renovated. The quoins at the northeast and southeast building corners were added at the same time. The original or early building had a 20-light window with metal frames and muntins in the current window bay opening. The building formerly had a multi-light wooden door where the glass door is now located. The north side of the building has been painted with a mural and serves as the south side of a recent "pocket park" that was created here with plants and shrubs. The south and west sides of the building do not have any door or window bays.

According to the Platte County Tax Assessor, the building was constructed in 1948. Although a building is depicted on the 1907 and 1912 Sanborn Fire Insurance maps as an "icehouse", it was a different shape than the current building. Between 1912 and 1918, it took on the proportions of the current building and probably represented a new and different structure from the icehouse. It served as a "milk depot" according to the 1918 Sanborn map. In 1931 and 1941, it served as a store. It was later associated with a dry cleaners at 851 Gilchrist Street and was identified as a "cleaning room" by the Tax Assessor in 1968.

12) 600 9th Street Post Office/City Hall Contributing building

The building is a, two-story, flat-roofed, brick and concrete masonry building that rests on a concrete foundation with a full basement. It has a covered concrete rear loading dock. The flat roof is supported by steel beams and joists with a wood deck covered with built up tar and gravel. The southeast corner of the flat roof has a rectangular brick chimney that extends far above the roofline. A terra capped brick parapet surrounds the building on all sides. The exterior walls are composed of red stretcher bond brick. The building is surrounded on three sides by a terra cotta water table. Basement windows are below ground level, and offices located in the basement are accessed by stairs and a below grade walkway on the south side. A terra cotta cornerstone is located near the southwest building corner and bears the following inscription: HENRY MORGENTHAU Jr., Secretary of the Treasury, JAMES A. FARLEY, Postmaster General, Louis A. Simon, Supervising Architect, Neal A. Melick, Supervising Engineer, 1935."

The building has a flat brick facade on the west side fronting on 9th Street. It is symmetrically arranged and classically proportioned. It is divided into five bays with the three central bays slightly recessed and divided by flat brick piers. The outside piers are undifferentiated from the façade except for flat terra cotta capitals. Delineation of the interior piers is provided by recessing the brick surrounds of the window and entry bays. An entablature is suggested by a molded terra cotta belt course resting atop the piers. The terra cotta cornice extends across the façade and the north and south sides of the building. Two rectangular-shaped terra cotta blocks with trim adorn the brick parapet on the façade and north and south sides of the building. Window bays have flat lintels with the bricks laid on end and terra cotta sills. The main entrance consists of a centered set of twin-leaf glass and metal doors elevated above street level and reached by a set of concrete steps with wrought iron railings. The original entrance had a decorative terra cotta panel with the raised image of an eagle with spread wings. This panel has been covered over by a shed-roofed open entry porch. The entrance had a 10-light transom with metal frames. The transom has been replaced with a one-light plate glass window. The entrance is flanked by a large rectangular two-light fixed window. Originally, they were 30-light fixed windows with metal frames. The remaining two windows in the facade consist of two-light units and the upper light is translucent/milky. The original windows were 12-light units with metal frames and a translucent upper light. The cornice area originally featured the words "United States Post Office, Wheatland, Wyoming," but now reads "City Hall."

13) 608 9th Street Commercial Contributing building

The building is a one-story, flat-roofed, concrete block commercial building that rests on a concrete block foundation with a partial basement. The flat roof is supported by wood beams and joists with a wood deck covered with built up tar and gravel. A concrete block parapet extends across the façade (west side), north and south sides of the building. The exterior walls are composed of concrete block. The extended south side of the building is clad with white-colored, native chip marble panels across the street level. The same panels are used to cover the cornice on the façade, and they extend partially

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around the south side. The façade a single storefront which angles towards the asymmetrical entrance door. This angled entrance provided additional display and a small exterior lobby. The entrance consists of a vertically elongated one-light wooden door. Two plate glass display windows with wooden frames are located south of the door on the angled side. The north side of the recessed entry is square in shape with two plate glass display windows. Red brick veneer covers the kickplate area below the windows and surrounds the windows and door. A wood frame, shed-roofed awning or canopy extends across the width of the façade and is clad with wooden shingles. The cornice area is clad with rectangular white-colored, native chip marble panels that extend to the top of the parapet which is capped with narrow concrete blocks. The extended south side of the building fronts on a concrete parking area and provides access to three other office areas. A narrow wood frame awning or canopy extends across the majority of this side. It is supported by regularly-spaced round steel posts. It protects the doors and windows located across this side. There is a total of five, single pedestrian entrances with wooden doors protected by aluminum storm doors. The street level wall is clad with white-colored native chip marble panels. The area above the awning consists of painted concrete blocks.

According to the Platte County Tax Assessor, this building was constructed in 1963. Sanborn Fire Insurance maps indicate that the site of this building was formerly occupied by two small buildings that were removed by 1931-1941. A larger building with two storefronts once occupied the current parking area on the south side.

14) 614 9th Street

Commercial

Contributing building

The building is a one-story, flat-roofed, concrete block commercial building. The building rests on a concrete block foundation with a partial basement. The flat roof is supported by wood joists with a wood deck covered with built up tar and gravel. A concrete block parapet capped with brick extends across the façade (west side) and exposed north side of the building. The exterior walls are composed of concrete block covered with stucco with red brick veneer on the façade. Originally, the kickplate area, window surrounds and pilasters on the façade were covered with glazed black tile. The original building had a narrow metal awning supported by steel rods running across the facade. A narrow clerestory composed of prismatic glass panels is now covered by a large shed-roofed wood frame awning covered with wood shingles. This awning was added sometime after 1968. A portion of the stucco-covered cornice and brick capped parapet are still visible above this awning. The storefront has a recessed entrance with two single pedestrian doors side by side. Originally the recessed entrance had an attractive curved glass block panel on its north and south sides, but the south block panel has been removed. However, two block wide segment remains between the two doors acting as a sidelight. The north door looks original and consists of a one-light wooden door with transom light. The south door has been replaced with a glass and aluminum framed door. The remaining ell-shaped area to the south of the door has fixed plate glass display windows set in aluminum frames. The remainder of the façade south of the entrance is composed of six, one-light fixed plate glass display windows with aluminum frames. The kickplate area below these windows consists of red brick veneer where glazed black tiles were formerly located. The original display windows were larger, so that three windows covered the same area. The area north of the entrance has one large fixed plate glass window surrounded by red brick veneer. This window and kickplate area were formerly covered with glazed black tile. The exposed north side of the building is covered with stucco painted yellow. There are several window bays with one over one-light double hung windows with wooden frames and concrete sills. A single pedestrian entry in this elevation has a wooden door protected by an aluminum storm door.

According to the Platte County Tax Assessor, this building was constructed in 1940. Sanborn Fire Insurance maps dated 1941 depict a smaller building of different proportions.

15) 957 Maple Street

Commercial

Non-Contributing building

The building is a one-story, concrete block and brick commercial building. The building rests on a concrete foundation without a basement. The flat roof is supported by wood joists with a wood deck covered with built up tar. The roof has a brick parapet on its north and west sides. A brick masonry chimney protrudes from the northeast quadrant of the flat roof. The exterior walls are clad with red brick with intervening painted stucco clad panels on the street level. The principal entrance is located at the northwest building corner. The entrance is recessed and supported at the corner by a rough wooden timber. The entrance consists of a one-light plate glass door with metal frame set diagonally to the perpendicular building corner. It is flanked by one-light plate glass windows (5 x 7'). The name of the building and street address are written with raised metal letters mounted on the brick walls of the recessed entrance on either side. The immediate west and north sides of the building on either side of the entrance consist of a deeply recessed brick panel with a one-light fixed plate glass display window. Both the west and north (long) sides of the building consist of a pattern of alternating brick and stucco panels. The

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brick panels contain either two or three-light casement windows with aluminum sash. The top of each brick panel consists of corbeled brick suggesting the top of a column. The building has a secondary cornice consisting of two rows of soldier courses of brick with a narrow intervening recessed area between the two. The area between the secondary and main cornice consists of plain brick devoid of any ornamentation of openings. The cornice consists of a soldier course of brick. The parapet is capped with concrete. The east or alley side of the building repeats the pattern of the alternating brick and stucco panels. However, there is a recessed single pedestrian entry at the south end of this side consisting of a two-light metal door and stoop.

Reportedly, the building was substantially remodeled ca. 1986. It also appears that it was greatly enlarged to the south, occupying the next 25-foot wide lot. Sometime after 1941, the building was enlarged to extend eastward to the alley. The building currently bears little resemblance to the original structure, which was a gas station ("The Grease Spot"). According to the Platte County Tax Assessor, this building was constructed in 1921 and was remodeled in 1950, but that extent of that renovation is unknown. Sanborn Fire Insurance maps first show the building in 1931 and identify it as a "filling station." It is also shown on the 1931-41 maps. The 1918 Sanborn edition does not depict the building.

16) 719 9th Street AF & AM Lodge Contributing building

The building is a two-story, brick masonry commercial building. The building rests on a concrete foundation with a full basement. The flat roof is supported by wood trusses and wood joists. It has a wood deck covered with built up tar. A tall brick chimney protrudes above the flat roof near the rear or west wall of the building. The exterior walls are composed of blonde stretcher bond brick. The façade or east side of the building is a double storefront. The two storefronts are divided by a brick pilaster in the center of the façade. The recessed entrance consists of one light plate glass doors with aluminum frames and transom lights. The entrances are flanked by large one-light fixed plate glass display windows. The kickplate area has been covered with vertical grooved wood paneling. A flat metal awning suspended from diagonal steel rods extends across the façade. The clerestory is exposed on the south storefront, but it has been covered on the north storefront. A secondary cornice runs above the clerestory and consists of a nine-row wide horizontal band of contrasting dark brick. Two of the rows are slightly raised creating a corbeled effect. Originally, the second story window consisted of two triple windows composed of one over one light double hung units with wooden frames. However, four of the six windows have been bricked over leaving only the central window on each side. The window bays have contrasting dark brick lintels and surrounds. The sills were composed of brown brick but they only remain on the central window on each side. The dark brick band below the window bays was accented with dark brick between each of the three windows. The cornice has an intricate horizontal band with dark brick geometric patterns. There are four medallions are spaced to emphasize the two storefront areas below. Each medallion consists of a recessed rectangular area with a brick perimeter, and each rectangle has a light terra cotta diamond. The building date of "1927" is incised in a terra cotta block at the center of the design. The top band of the cornice consists of four rows of contrasting dark and blonde brick. The crenelated brick parapet is capped with terra cotta blocks. A terra cotta sign band bears the incised words "WHEATLAND LODGE NO. 16 A.F. & A.M."

According to the Platte County Tax Assessor, this building was constructed in 1927. Its building date is confirmed by an inscribed terra cotta block on the façade. The building bears an inscribed cornerstone that reads: LAID BY GRAND LODGE A.F. & A.M. OF WYOMING – O.O. NATWICK – G.M. AD 1927 – AL 5827.

17) 715 9th Street Commercial Contributing building

The building is a one-story, brick masonry commercial building. The building rests on a concrete foundation with a partial basement. The flat roof is supported by wood joists. It has a wood deck covered with built up tar. Two air conditioning units set on the roof deck. The exterior walls are composed of brick, but the façade has been covered with cut stone blocks. The wood frame west addition is clad with ribbed metal sheeting. The façade or east side of the building is a single storefront. The north and south sides of the recessed entrance slant inward, a 1950s-60s modification from the original recessed entrance. The entrance contains a one light door with aluminum frame. It is flanked by large, one-light fixed plate glass display windows. The recessed entrance is protected by a shed metal awning. The kickplate area has been covered with cut stone blocks. An original red brick pilaster is visible at the southeast building corner. The original building probably had a clerestory, but it was covered at some later date, probably when the façade was remodeled in the 1950s or 60s. The area above the awning is free of any ornamentation or window bays and consists of cut stone blocks. A sign is centered above the awning and entrance that consists of rough wooden timbers laid horizontally and a metal signboard. The parapet is capped with terra cotta blocks.

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According to the Platte County Tax Assessor, this building was constructed in 1915. For this location the Sanborn Fire Insurance maps show a small meat store and residence in 1903, a larger meat store in 1907, 1912, and 1918, and a building of the same size labeled "store" in 1931 and 1941. A photograph from ca.1968 shows that the building has not changed substantially in the past fifty years.

18) 709 9th Street Commercial Contributing building

The building is a one-story, brick masonry commercial building. The building rests on a concrete foundation with a full basement. The flat roof is supported by wood joists. It has a wood deck covered with built up tar. The exterior walls are composed of stretcher bond red brick. The rear or west wall of the building has been reconstructed with concrete blocks. The façade or east side of the building is a single storefront. The centered single entry and flanking display windows are all located in a recessed area about four feet deep that runs across the façade. The street level is protected by a flat wood frame and metal awning. Each display window consists of three lights. The entrance contains a one light door with aluminum frame. At the north end of the storefront is a darker red pilaster that rises above the level of this building and may represent the south wall of the building to the north that burned down. The area above the awning is free of any ornamentation or window bays and consists of stretcher bond brick. The building has a terra cotta capped brick parapet. Views from the rear of the building reveal the higher parapet wall that probably remains from the former building to the north. A single pedestrian entry is offset to the south and consists of a metal door with a protective shed awning above. It is flanked by 12-light fixed windows with metal frames.

According to the Platte County Tax Assessor, this building was constructed in 1950. The Sanborn Fire Insurance maps indicate that there has been a store at this location since 1903, and the current building may represent a radically remodeled building. However, it is likely that this building dates from ca. 1950, as listed by the Tax Assessor.

19) 705 9th Street Commercial Contributing building

The building is a one-story, concrete block masonry commercial building. The building rests on a concrete foundation with no basement. The flat roof is supported by wood joists. It has a wood deck covered with built up tar. The exterior walls are composed of concrete block. The exterior walls are covered with stucco. The building is constructed in two segments, and the south component is higher than the north component. They appear to have a load bearing wall between them. However, the façade smoothly joins the two components together visually. The façade or east side has four blonde brick pilasters. The single storefront has a centered recessed entrance consisting of twin-leaf wooden one-light doors with a narrow transom. The doors and transom have wooden frames and surrounds. The entrance is flanked by one-light plate glass display windows, and the north and south walls of the recessed area also have narrow one-light display windows. The façade has light red brick kickplates across its width contracting with the blonde brick pilasters. The remainder of the street level façade is composed of six large, one-light plate glass display windows, three on either side of the entrance. A flat metal awning spans the width of the façade above the windows and entrance. The area above the awning consists of smooth painted stucco with no clerestory, windows, or architectural embellishments. The building has a stepped concrete block parapet, but only a small portion of it can be seen from any street level perspective. As stated, the south component is several feet higher than the north component. The north component has a steel overhead garage door, and a 30-light glass block window set high in the wall to the south of the garage door. The taller south component has a single pedestrian entrance with a metal door, and there are two small barred window bays in the west wall.

According to the Platte County Tax Assessor, this building was constructed in 1930. However, Sanborn Fire Insurance maps through 1931-41 show empty lots at this location. A 1949 aerial photo of Wheatland also shows empty lots. Therefore, it is estimated that it was built in the early 1950s.

20) 701 9th Street Commercial Contributing building

The building is a two-story, brick masonry commercial building. The building rests on a concrete foundation with a full basement. The flat roof is supported by wood joists and trusses with four, 35' steel beams. It has a wood deck covered with built up tar. The exterior walls are composed of common bond red brick. The façade or east side is a single storefront with offset entry and two brick pilasters. The original storefront had a centered recessed entrance. However, a 1950s-60s era modification created the current angled store front with offset entrance which is probably over 50 years old. The entrance contains a one-light glass plate door with aluminum frame with a narrow transom light. North of the door, the façade has

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three large plate glass display windows. The south side of the entrance has a narrower one-light plate glass display window. The kickplate area consists brick with a brick sill. Originally, the façade had smaller display windows, and the higher kickplate area was clad with glazed black tile. Remnants of this black tile can still be seen at the base of the corner pilasters on the façade and at the base of the south wall. The street level of the façade is protected by a metal and wood frame, shed-roofed awning. However, the original flat-roofed metal awning was retained, and it can still be seen at the base of the current awning. The signboard for the current business is attached to the base of the awning. The secondary cornice is still exposed above the current awning. It consists of a soldier course of brick capped by a slanted brick course. The cornice is composed of a similar brick configuration. Both cornices have terra cotta corner blocks. It appears that the center of the cornice once had a terra cotta block that perhaps bore a building date or geometric decoration, but it has been damaged and is largely gone. The brick parapet consists of a rather unique decorative feature consisting of regularly-spaced, small four-light windows that appear to consist of prismatic glass tiles with leaded joints. They are topped by a course of slanted brick. The parapet is capped with a rowlock course of brick.

According to the Platte County Tax Assessor, this building was constructed in 1930. Sanborn Fire Insurance maps indicate that it was built between 1931 and 1941. According to the Sanborn maps, a two-story brick building of smaller proportions did occupy this location by 1912.

21) 962 Gilchrist Street Commercial Contributing building

The building is a two-story, wood frame commercial building. The building rests on a concrete foundation without a basement. The moderately-pitched clipped gable roof is supported by wood joists with a wood deck covered with asphalt shingles. The roof has moderately extended boxed eaves and a side slope masonry chimney near the north end. The exterior walls are clad with painted stucco. The façade or south side has a recessed corner entrance, the majority of which is on its east side. The entrance has a concrete stoop and steps, wooden railings, and a wooden pier located at the building corner. The recessed entrance has two nine-light wood panel doors in its east and south sides immediately adjacent to one another. The north door is an entrance to the second story. The street level of the façade contains a three-light display window with metal frames. It is protected by a wood frame shed awning with a tile roof. The sill of the display windows has a wooden planter. The facade has a secondary cornice consisting of wood trim that divides the first and second stories. The second story of the façade has two sets of twin nine over nine-light double hung windows covered by storm windows. They have plain wooden surrounds and sills. A plain wide wooden cornice board divides the clipped gable end which has decorative half timbering. There are twin six light fixed windows centered in the gable end with plain wooden surrounds.

According to the Platte County Tax Assessor, this building was constructed in 1889. The historic record states the building was constructed in 1894. Sanborn Fire Insurance maps first show the building in 1903 at the northwest corner of Gilchrist. However, this was the first year that Wheatland is depicted on this map series. The building was moved to the west about 100 feet in ca. 1930 and turned to front on Gilchrist Street.

22) 866 Gilchrist Street Commercial Contributing building

This is a one-story, wooden beam and post frame commercial building with concrete block and brick masonry veneer. The building rests on a concrete foundation with a partial basement. The flat roof is supported by wood joists with a wood deck covered with built up tar. The roof has a brick stepped parapet except for the north side. Two brick chimneys protrude from the east and west side of the center of the flat roof. The exterior walls of the façade or south side are clad with a geometric pattern of rich dark red and black brick. This pattern extends around the east side of the building for about ten feet. The long east wall of the building consists of light red common bond brick. The façade consists of a single storefront with a centered entrance that consists of a one-light plate glass door with aluminum frame and slim transom light. It is flanked by a series of one-light plate glass display windows (seven) that complete the façade. There is a brick pilaster located at each end of the façade. The continuous kickplate/bulkhead area is covered with an alternating woven pattern of black and dark red brick. The entire area above the display windows and door has been covered with a wood frame, shed-roofed awning that hides the former clerestory area and an intricate, repeating diamond-shaped geometric pattern of brick, and brick pilasters that divided the facade into regular segments that were capped with terra cotta medallions. It also had a corbelled brick cornice. In addition, the façade once had a flat wood frame awning covered with metal. It is likely that the original awning now forms the base of the current shed-roofed awning.

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According to the Platte County Tax Assessor, this building was constructed in 1925. Sanborn Fire Insurance maps indicate that the building was constructed sometime between 1918 and 1931. The 1931 Sanborn map depicts two stores with 25-foot wide facades. The 1931-1941 Sanborn map shows that the two buildings were joined, and a large addition was added to the north side. In the late 1940s, the building was occupied by a Safeway store. Since one of the previous owners was Wyoming Auto Company, it probably housed a car dealership or service garage at one time.

23) 868 Gilchrist Street Commercial Contributing building

This is a one-story, concrete block and brick masonry, flat-roofed commercial building. The building rests on a concrete foundation with a partial basement. The flat roof is supported by wood joists with a wood deck covered with built up tar and gravel. The roof has a brick stepped parapet. A rectangular brick chimney protrudes from the flat roof near the northwest corner. The exterior walls of the façade or south side are clad with a geometric pattern of rich dark red and black brick which is only exposed in the brick pilasters and kickplates/bulkheads. The façade consists of a single storefront with a centered entrance that consists of a one-light plate glass wooden and transom light. The entrance is flanked by two, one-light plate glass display windows to the east and west that complete the façade. There is a brick pilaster located at each end of the façade. The entire area above the display windows and door has been covered with a wood frame, shed-roofed awning clad with corrugated metal sheeting that hides the former clerestory area and an intricate, repeating diamond-shaped geometric pattern of brick, and brick pilasters that divided the facade into regular segments that were capped with terra cotta medallions. It also had a corbelled brick cornice. In addition, the façade once had a flat wood frame awning covered with metal. It is likely that the original awning now forms the base of the current shed-roofed awning.

According to the Platte County Tax Assessor, this building was constructed in 1915. However, Sanborn Fire Insurance maps indicate that the building was constructed between 1918 and 1931. The 1931 Sanborn map depicts a single "store." The 1931-1941 Sanborn map show the same "store." The building always had the ell-shaped north side.

24) 872 Gilchrist Street Commercial Non-Contributing building

This is a one and one-half story brick masonry, flat-roofed commercial building. The building rests on a concrete foundation with a partial basement. The flat roof is supported by wood joists with a wood deck covered with built up tar and gravel. The roof has a brick parapet. A rectangular brick chimney protrudes from the northeast building corner. The exterior walls consist of common bond red brick. It appears that the façade once had blonde brick. However, the façade or south side has been remodeled, and the brick has been covered with gray/black ribbed metal facing/paneling. The street level single storefront is recessed and the brick pilasters at the east and west ends are covered with the ribbed metal paneling. The entrance consists of twin leaf plate glass doors with metal frames and plate glass sidelights. The remainder of the façade, including the transom area, consists of two rows of one-light fixed plate glass windows with metal frames. The kickplate area now consists of gray metal panels.

Sanborn Fire Insurance maps indicate that the building was constructed between 1931 and 1941; the map for this time period depicts a "store" at this location.

25) 874 Gilchrist Street Bank Contributing building

This is a tall one and one-half story, brick masonry, flat-roofed commercial building. It occupies a prominent location at the northeast corner of 9th and Gilchrist streets. The building rests on a concrete foundation with a full basement. The building frame consists of wood beams and posts in the original portion, and steel beams and posts in the north addition. The flat roof is supported by wood joists with a wood deck covered with built up tar and gravel. The roof has a brick parapet capped with decorative terra cotta blocks. A rectangular brick chimney capped with terra cotta blocks protrudes from the roof flush with the north wall of the original portion of the building. The exterior walls consist of stretcher bond brick in alternating shades of brown and light red. A terra cotta water table extends along the south and west sides of the building that front on streets. The façade or south side fronts on Gilchrist Street and contains the main entrance. This entrance is centered in an advanced stepped pavilion that rises above the top of the parapet. It is covered with smooth cream-colored terra cotta tile or blocks. The single entrance consists of a plate glass door with an aluminum frame. The door is set off by fluted terra cotta surrounds. The lintel area consists of four rows of high relief terra cotta letters that read "STATE BANK OF WHEATLAND 1903-1934" from top to bottom. The entrance and surrounds are set off by a recessed panel filled with plate glass lights with metal frames. The recessed area is shaped like a reversed U with a flat top. The remainder of the area above the entrance within the advanced pavilion consists of four vertical rows of low-relief, intricate geometric patterns that extend beyond the flat top of

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the pavilion and are rounded. These vertical bands that long with the advanced pavilion, emphasis the verticality of the building and the façade. The façade has a secondary cornice consisting of a terra cotta band with a simple repeated rectangular geometric pattern. An interesting feature of the secondary cornice band is that the two interesting street names are incised at the southwest building corner. The entrance and advanced pavilion are flanked by vertically elongated one light plate glass fixed windows that extend from the top of the water table to the bottom of the secondary cornice. It appears that all of the windows in the façade have been replaced, but the window bays remain the same. Finally, two modern signs have been installed above the secondary cornice on the south and west sides of the southwest building corner that read "WELLS FARGO."

According to the Platte County Tax Assessor, this building was constructed in 1934. Sanborn Fire Insurance maps indicate that the building was constructed between 1931 and 1941. The building date (1934) is also inscribed above the main entrance.

26) 712 9th Street

Commercial

Contributing building

This is a one story, brick and concrete block, flat-roofed commercial building. The building rests on a concrete foundation without a basement. The flat roof is supported by wood joists with a wood deck covered with built up tar and gravel. The roof has a stepped brick parapet which is currently covered by the wood framed shed awning on the facade. A round metal chimney protrudes from the flat roof. The exterior walls consist of concrete block with a stretcher bond red brick veneer on the façade. Most of the concrete block wall on the exposed south side is covered with stucco. The façade or west side fronts on 9th Street and contains a single offset storefront. The entrance is located near the southwest building corner and consists of a one-light plate glass door with aluminum frame. A red brick pilaster is located on the south side of the entrance. The remainder of the façade north of the entrance consists of four, one-light plate glass display windows with aluminum frames that stretch to the north brick pilaster of the building. The facade has red brick kickplates/bulkheads. The area above the street level windows and doors consists of a large wood frame shed awning with a standing seam metal roof and wood shingles covering the ends. This awning covers a former clerestory, a concrete signband, a brick and concrete secondary cornice, and stepped parapet. The building formerly had a flat wood frame awning covered with metal. This awning may have been incorporated into the current awning base.

According to the Platte County Tax Assessor, this building was constructed in 1926. Sanborn Fire Insurance maps indicate that the building was constructed between 1918 and 1931. It appears that a smaller building that had been at this location as early as 1903 was razed when the current building was constructed.

27) 714 9th Street

Commercial

Non-Contributing building

This is a one story, brick masonry, flat-roofed commercial building. The building rests on a concrete foundation with a partial basement. The building is structurally supported by wood beam and posts. The flat roof is supported by wood joists with a wood deck covered with built up tar and gravel. The facade has a gable-shaped parapet and two brick pilaster that extend above the parapet from the northwest and southwest building corners. The faced consists of a single storefront. The main entrance has been redesigned and now has an arched entrance consisting of cast stone or colored concrete stones. The top of the arch bears a keystone. The single pedestrian entry is recessed within this arch and consists of a one-light plate glass door with metal frame and a sidelight on the south. The arched entrance is flanked by two one-light plate glass windows north and south. The wall of the façade consists of painted stucco including the kickplate/bulkhead area. The cornice is plain and bears a painted sign centered above the entrance. Before it was renovated the façade consisted of a recessed centered entrance with a one-light plate glass door with sidelights and two-light transom. The entrance was flanked by a single one-light plate glass display window with wooden frames north and south. The original façade also had a flat wood frame, metal covered awning.

According to the Platte County Tax Assessor, this building was constructed in 1910. Sanborn Fire Insurance maps indicate that the building was built between 1903 and 1907. At that time it housed a restaurant and "bake house." By 1912, the building housed a post office and jeweler. By 1931, the building had been enlarged so that it extended eastward to the alley. The building housed a restaurant in 1931-1941. In 1968, the building was occupied by the D & C Café. Based on a Tax Assessor photo from 1968, the exterior renovations took place after that date and are therefore less than 50 years old.

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28) 953 Walnut Street Commercial Non-Contributing building

This is a two-story commercial building that was built in 2003. It has a hipped roof with asphalt shingles and the walls are covered with vinyl siding. The north façade has two primary entry bays – one on each end of the façade. Four two-light windows are located between the entries. A shed roof porch runs the length of the façade. The second story contains four two-light windows – two located in the middle of the façade and one near each end.

29) 813 9th Street Commercial Non-Contributing building

The building is a one-story, modern commercial building resting on a concrete foundation with no basement. It was formerly a 1950s service station. It is constructed with 8" painted block with steel beams and posts. Portions of the roof retain built up tar and gravel; the modern gabled vestibule is covered with asphalt shingles. Floors are concrete. Walls are covered with stucco, and windows are modern sliding units. Only the garage on the south end resembles the original configuration.

According to the Platte County Tax Assessor, the building was constructed in 1957. Date of renovation is unknown but appears recent (2000s).

30) 807 9th Street Commercial Contributing building

The building is a one-story, flat-roofed, brick masonry commercial building resting on a concrete foundation. The flat roof is supported by wooden joists with a wood deck covered with built up tar and gravel. The roof is stepped resulting in a slightly raised brick parapet on its façade (east side). There are two brick chimneys on the flat roof. The exterior walls are composed of red common bond brick. The symmetrical façade is divided into three sections by slightly extended brick pilasters, one at each building corner and two flanking the entrance. The main entrance is recessed and centered in the façade. It contains one large two-light glass and metal door. The door is flanked by angled walls, each with a vertical one-light fixed window with wood surrounds. The kickplate consists of several courses of bricks capped with three large contrasting bricks. Between the two outer pilasters are large two-light display windows, and the kickplate is similar to that of the entrance. The clerestory is divided between the pilasters, resulting in three panels; the center panel above the entrance has two large lights of pebbled glass, and the outer panels are also divided into two lights but the material appears to have been altered. The cornice area contains several layers of decorative brickwork that spans the façade, interrupted only by the two central pilasters. Immediately above the clerestory, there is a band of four courses of contrasting beige brick with the middle two rows slightly recessed. Above this are six courses of red common brick, then a decorative secondary cornice, consisting of a band of contrasting beige brick with darker red inset squares. Above this is a row of red stretcher bricks and a row of red header bricks, then several courses of red common brick, and finally a cap of contrasting light concrete. A photograph (ca. 1968) shows the building housing a tavern, and the main entrance consisted of side-by-side doors flush with the façade rather than recessed.

According to the Platte County Tax Assessor, the building was constructed in 1928. This date is corroborated by the Sanborn maps, which show a date range of 1918 to 1931. In 1931, the building is depicted as a "farm implements sale and service" store, and in '41, simply "store." There was formerly a small rear addition at the northwest corner.

31) 805 9th Street Commercial Contributing building

The building is a tall one-story, flat-roofed, brick masonry commercial building resting on a concrete foundation. The flat roof is supported by wooden joists with a wood deck covered with built up tar and gravel. The roof is stepped, and has a slightly raised brick parapet on its façade (east side). The exterior walls are composed of red common bond brick. The symmetrical façade is divided into three sections by slightly protruding brick pilasters. The main entrance is slightly recessed and centered in the façade. It contains a large two-light glass and metal door flanked by wide vertical one-light sidelights of the same height as the door. These, in turn, are flanked by shorter narrow sidelights in wood surrounds. The transom above the entrance consists of horizontal one-light windows flanked by narrow sidelights; centered in the transom is a small vertical panel with the street address. The entrance is flanked by a set of large three-light asymmetrical display windows that extend from the kickplate to the transoms. The kickplate consists of five-to-six courses of brick on the north side of the entrance and three courses on the south side (due to a gentle slope upward from north to south); the kickplate area is capped with a wide contrasting band of concrete. A full-façade transom is located above with windows and entrance and consists of panels of smoked glass divided by thin wood strips. The brick pilasters, located on either side of the entrance and at the building corners, are of common red brick atop contrasting white concrete blocks. Near the top of each pilaster is a decorative feature consisting of a small contrasting white diamond below a medallion topped with wide white bricks. The transom area

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is divided from the cornice by a full-façade band of contrasting white tile. The decorative cornice features three horizontal panels in line with the entrance and the display windows. Each panel consists of an intricate pattern of brick laid in geometric patterns on either side of a green diamond. A secondary cornice protrudes above a contrasting band of white tile and also contains three panels. Those on the north and south ends are identical and also feature intricate geometric patterns of brick and a central green diamond. The central panel is unique, and rises above the level of the parapet with a trapezoidal shape; common red brick surrounds an inset panel of small colored square tiles with a centered white diamond and outlined in bands of similar tile. The secondary cornice is capped with a band of contrasting white tile.

The Tax Assessor lists a building date of 1928, which is corroborated by the Sanborn maps; it is first depicted on the 1931 map in its present configuration as "Garage" with a capacity of 25 cars and has a concrete floor. A ca. 1968 photograph shows the building as a garage/auto store. The main entrance consists of two large glass doors divided by a pilaster-like partition and is the only feature that appears to have been modified since 1968.

32) 801 9th Street Commercial Contributing building

The building is a two-story, brick masonry commercial building resting on a brick foundation with no basement. The gently gabled roof has a wood deck supported by wooden joists and is covered with built up tar and gravel, and there is a chimney (stucco covered brick) near the southwest corner. The roof has a raised brick parapet on its façade (east side) and south side. The walls are composed of red common bond brick. The first story brick was covered with stucco sometime after 1949; the original brick is still exposed on the second story. The first story of the façade contains several door and window bays; all the bays have large rectangular transoms that are covered with stucco. At the north and south corners of the façade are metal pilasters with simple capitals. There are six narrower versions of these columns on the façade, separating window and door bays. Window and door bays, starting at the north end, consist of (1) a slightly recessed entrance with a multi-light wood panel door flanked by narrow sidelights with a large glass display windows on each side; (2) a second entrance of slightly recessed twin-leaf wood panel doors; (3) two window bays of differing width that contain horizontal one-light windows with beer signs, surrounded on all sides by glass brick; and (4) a deeply recessed main entrance with multi-light wood panel door; the overhang is supported by one of the columns and creates a sheltered entrance area. The façade has a stepped concrete curb at its base to accommodate the gentle slope; the kickplates under the windows are filled in with concrete and stucco. The south side first story is completely stucco-covered. There is a single pedestrian entrance with wood door at the west end, a roughly centered small one-light window high in the wall, and a painted mural at the east end. Some sills are still in place and indicate the location of former windows. The wall terminates on the east end short of the corner, forming a recessed entrance area.

The Tax Assessor lists a building date of 1900, which is corroborated by the Sanborn maps, which first depicts the building in 1903. In 1903, it housed a store and telegraph office with lodge rooms on the 2nd floor; in 1907, it was used for church meetings and a store that sold jewelry and musical instruments, lodge rooms on the 2nd floor. In 1912, it featured moving pictures, furniture and crockery, a telephone exchange, and 2nd floor lodge rooms. In 1918, it was labelled furniture and crockery/vacant and lodge rooms. In 1931 it housed a printing store, tire shop, and 2nd floor hotel. In 1941 it housed a printing store, restaurant, and a 2nd floor hotel.

A Tax Assessor's sketch from ca. 1968 is noted "The upper story is unfit for use," and shows a load-bearing wall running the length of the building. Former owners included Rialto Theater; Kohn, Keith & L. Artery; Artery Brothers; George and Olivia Mazzuca; Cozad, Harvey.

No	Street Address	Building date	Individual Site No.	E or NE	Category/architectural description
1	508 9 th Street	Pre-1903	48PL2282	E	Historic residential/commercial (Farmers Insurance) Manufactured, brick, hipped box

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2	877 Gilchrist Street	Pre-1903	48PL2297	E	Historic commercial (Stoll Taxidermy) Manufactured, late 19 th -early 20 th century commercial
3	875 Gilchrist Street	1903-1907	48PL2298	E	Historic commercial (Wandering Hermit) Manufactured, early 20 th century commercial
4	869 Gilchrist Street	Pre-1903 E add'n 1912	48PL2299	E	Historic commercial (Community Thrift store) Manufactured, early 20 th century commercial
5	867 Gilchrist Street	1903-1907	48PL2300	E	Historic commercial (Oma's Bakery & gift) Manufactured, early 20 th century commercial
6	865 Gilchrist Street	1907-1912	48PL2301	E	Historic commercial (former bank) Manufactured, early 20 th century commercial
7	861 Gilchrist Street	1907-1912	48PL2302	NE	Historic commercial (Dance Wyoming, former hotel, stores) Manufactured, early 20 th century commercial
8	855 Gilchrist Street	1912-1918	48PL2303	NE	Historic commercial (Simply Creative, former barber shop, stores) Manufactured, early 20 th century commercial
9	853 Gilchrist Street	Pre-1903	48PL2304	E	Historic commercial (Simply Creative, former Windsor Hotel, stores) Manufactured, early 20 th century commercial
10	851 Gilchrist Street	1912-1918	48PL2305	E	Historic commercial (Platte County offices, former P.O., grocery) Manufactured, early 20 th century commercial
11	611 8 th Street	1912-1918	48PL2306	NE	Historic commercial (Tattoo parlor, former store) Manufactured, early 20 th century commercial
12	600 9 th Street	1935	48PL2310	E	Historic commercial (City Hall, former P.O.) Manufactured, WPA Modern style, "Starved Classicism"
13	608 9 th Street	1963	48PL2311	E	Historic commercial (Missouri Basin Power) Manufactured, mid-20 th century commercial
14	614 9 th Street	Post-1941	48PL2312	E	Historic commercial (2 businesses) Manufactured, mid-20 th century commercial
15	718 9 th Street	1921	48PL2321	NE	Modern commercial
16	719 9 th Street	1927	48PL2315	E	Historic commercial (AF&AM Lodge) Manufactured, 20 th century commercial
17	715 9 th Street	1903-1907	48PL2316	E	Historic commercial (Windy Peaks restaurant) Manufactured, 20 th century commercial
18	709 9 th Street	Pre-1903 or 1950	48PL2317	E	Historic commercial (vacant storefront) Manufactured, 20 th century commercial
19	705 9 th Street	Post-1949	48PL2318	E	Historic commercial (DC Discount) Manufactured, mid-20 th century commercial

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20	701 9 th Street	1930	48PL2319	E	Historic commercial (TJ's Restaurant, former Pioneer RX, stores) Manufactured, 20 th century commercial
21	962 Gilchrist Street	1894	48PL2320	E	Historic commercial (Wild Whisk, former store, moved from Gilchrist/9 th); manufactured, wood frame, clipped front gable
22	866 Gilchrist Street	1925	48PL2178	E	Historic commercial (Thrift store) Manufactured, 20 th century commercial
23	868 Gilchrist Street	1918-1931	48PL2323	E	Historic commercial (Cactus Ranch) Manufactured, 20 th century commercial
24	872 Gilchrist Street	1931-1941	48PL2324	NE	Historic commercial (E1/2 Wells Fargo, former store) Manufactured, 2 th century commercial
25	874 Gilchrist Street	1934	48PL2325	E	Historic commercial (W1/2 Wells Fargo, former banks); Manufactured, 20 th century commercial/Art Deco elements
26	712 9 th Street	1926	48PL2326	E	Historic commercial (P.I. Printing) Manufactured, 20 th century commercial
27	714 9 th Street	1903-1907	48PL2327	NE	Historic commercial (former stores, café) Manufactured, 20 th century commercial
28	953 Walnut Street	2003	NA	NE	Modern commercial (Physical Therapy)
29	813 9 th Street	1957	48PL2332	NE	Historic commercial (Verizon store, former filling station); Manufactured, Art Moderne/ International "Box Type" gas station/altered
30	807 9 th Street	1928	48PL2333	E	Historic commercial (gym, former store) Manufactured, 20 th century commercial
31	805 9 th Street	1928	48PL2334	E	Historic commercial (gym, former garage) Manufactured, 20 th century commercial
32	801 9 th Street	1900	48PL84	E	Historic commercial (Landmark Bar, former multiple businesses, hotel); Manufactured, early 20 th century commercial/Italianate

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■ eligible commercial not eligible commercial eligible residential not eligible residential
 ("commercial" includes business, industrial, religious, and civic buildings)

Pine Street 10th St. 9th St. 8th St.

Walnut Street

Maple Street

Gilchrist Street

Water Street

High Street

11th 10th 9th 8th

drafted by RHC, April 2019

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8. Statement of Significance

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 N/A

(Mark "x" in all the boxes that apply.)

Property is:

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

Areas of Significance

(Enter categories from instructions.)

Architecture

Commerce

Government

Period of Significance

1903-1970

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Period of Significance (justification)

The period of significance begins in 1903. This represents the early construction period of buildings in the downtown area. Records predating 1903 are not reliably available. The period of significance

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extends to 1970 which represents fifty years prior to the writing of this nomination. The downtown district experienced modern mid-century updates in the 1950s and 1960s. The period of significance encompasses those updates.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Wheatland Downtown Historic District is being nominated for its local significance under Criterion A for Commerce and Government and Criterion C for Architecture. The downtown district is the commercial and governmental center of the town of Wheatland. It developed along the west side of the railroad line. Residential areas border the district on three sides. As the town of Wheatland was established and grew in the early 20th century the downtown district developed to serve the commercial and government needs of the townspeople and surrounding area. The proximity of the railroad allowed for the transport of goods. The Platte County Courthouse, post office, library, city hall, and major businesses were all located here. As the town has grown the downtown district has evolved with mid-century updates to the buildings and the district has continued to be the commercial center.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Wheatland Colony

The town of Wheatland is rooted in the agricultural history of Wyoming. Joseph M. Carey was the first to envision an irrigation system that would result in a productive agricultural region and a prosperous city on the plains east of Laramie Peak. Carey resided in Cheyenne but owned a large ranch at Careyhurst near today's Casper and developed his idea during the long horse-and-buggy trips back and forth through the area. On August 10, 1883, he and six other prominent men formed the Wyoming Development Company. The stated objectives were to develop an irrigation system and to "lay out a town and supply it with water, together with any railways, tramways, mills or factories that might be necessary." The endeavor was not a true agricultural colony in the sense of a cooperative, but rather consisted of individual irrigated farms. The Company was composed of Andrew Gilchrist, a rancher and banker; John M. Hoyt, the Postmaster of Cheyenne; Sir Horace C. Plunkett, a member of the British Parliament with extensive business interests in western states; Carey, a U.S. Senator and later Governor of Wyoming; Francis E. Warren, a rancher and later U.S. Senator; and William C. Irvine, later Secretary of State and Senator (Larson 1978: 304; Oliver 2016, pp. 1-13; No Author, "Wheatland, Wyoming Pretty and Prosperous," *Wheatland Times*, 21 August 1914; Wyoming Development Company, 1912).

Water was diverted from the Laramie River in the Laramie Basin west of the Laramie Mountains. A survey was conducted in 1882, and in 1883 work began on portions of the large irrigation system. Construction involved boring a short tunnel and tunnel ditch in the Laramie Range needed to divert the water from the Laramie River into Blue Grass Creek on the east side of the range, which in turn flowed

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into Sybille Creek. Canal Nos. 1 and 2 then diverted water from Sybille Creek onto the lands that were to be irrigated. The headgate for the system was located at the main diversion tunnel near the head of Bluegrass Creek approximately twenty-five miles west-southwest of Wheatland. This appropriation was used to water an estimated 58,264 acres and dated from May 23, 1883 (Oliver 2016, pp. 1-13; Wyoming Development Company, 1912).

An advertisement by the Wyoming Development Company in 1896 urged settlers to come to the "Wheatland Colony," situated ninety-six miles north of Cheyenne along the Cheyenne and Northern Railroad. The colony consisted of 60,000 acres of "the most fertile land to be found anywhere in the West." Land prices started at twenty dollars per acre, which included a perpetual water right. The irrigation system continued to expand with a small reservoir at Rock Lake to conserve the natural drainage water. In 1901-02, the huge No. 2 reservoir was built along the Laramie River west of the mountains in Albany County to provide additional water to the system (Larson 1978: 350; No Author, "Wheatland's Agricultural and Industrial Resources," *Wheatland Times*, 30 September 1914; Oliver 2016, pp. 1-13).

The Wheatland Colony became a Carey Act project, also the brainchild of Senator Joseph M. Carey. The Carey Act was adopted in August 1894 and was designed to supply federal and state aid to irrigation projects. The federal government could donate up to one million acres of arid lands to each state having such lands, under the condition that the state cause the lands to be reclaimed and settled by actual settlers on small tracts. Wyoming became the first state to accept the federal government's offer under the Carey Act. Carey Act lands were thus added to the Wheatland project in what were called the Sybille Tract and Bordeaux Tract, nearly doubling the amount of land in the project. The lands were advertised by the Wyoming Development Company in pamphlets with maps and encouraging statistics (Larson 1978: 303-304).

Colony to town

An integral part of the plan was the creation of a town, but actual town construction did not begin until 1893, in part due to a bitter controversy between two factions over the proposed location. One faction favored a location on the flat south of the present city park, where F.L. Miner had erected a store. Others favored the present site, where the Wyoming Development Company had erected an office from lumber hauled from a sawmill on Slate Creek. (This was the first building constructed in Wheatland and was also used as a residence by the manager of the company. It still stands at 962 Gilchrist Street.) The Company called a public meeting, and a vote was taken favoring the present location. In July 1887, the Cheyenne and Northern Railway (later the Colorado and Southern) constructed a rail line through the region to the vicinity of Guernsey, and in 1894 built a depot at the new townsite at Wheatland. The Wyoming Development Company built quarters for carpenters and for its headquarters. Jeff Reed, a foreman for canal construction, was hired to help establish the townsite (No Author, "Wheatland's Agricultural and Industrial Resources," *Wheatland Times*, 30 September 1914; No Author, "Wheatland, Wyoming, Pretty and Prosperous," *Wheatland Times*, 21 August 1914)..

On October 19, 1894, I.O. Middough established the *Wheatland World*, the first newspaper in Wheatland. Charles Goodrich built a brickyard in Wheatland in the mid-1890s, and many of the early commercial buildings, including the Globe Hotel, were constructed from the pressed bricks manufactured

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there. This hotel was built in 1894-95 at the northwest corner of Gilchrist Avenue and 8th Street. The two-story building was operated by D.D. Wallace with a dining room on the first floor and rooms on the second floor. (The hotel was razed in the 1980s for a parking lot). The Commercial Hotel operated on the southeast corner of the same intersection and was established by T.J. Carroll, who came to Wheatland in 1895. The hotel was originally located on the site of the Wheatland Roller Mills on the north side of Gilchrist Avenue, then was moved to the latter location directly across from the railroad depot in 1920. In the early 1900s, promoters organized excursion trips to the Wheatland area for prospective settlers via the railroad, and the Commercial Hotel became an integral part of the tour. Water from Canal No. 2 was diverted into ditches that lined each street, furnishing water for gardens and lawns, livestock and people. In 1897, the Wheatland Roller Mill Company, managed by W.H. Morrison, constructed a brick flour mill along the railroad tracks on the east side of 8th Street across from the Globe Hotel. It processed wheat grown throughout the irrigation project and received a gold medal at the 1904 World's Fair. (Portions of the roller mill building remain at 712-716 8th Street; however, a fire destroyed the third story, and the remodeled 2-story portion bears little resemblance to the original building) (Platte County Extension Homemakers Council 1981: 31-34; Trenholm et al., 1981; No author, "Wheatland's Agricultural and Industrial Resources," *Wheatland Times*, 30 September 1914).

By 1895, Wheatland had a public school with thirteen pupils. By 1914, the town had a grade school, a school for seventh and eighth grades, and a modern high school with eleven classrooms, large gymnasium, library, and laboratory. The high school retained five teachers and offered a four-year course of study that included English, Latin, German, Commerce, Science, and Agriculture. This building was also composed of Goodrich brick; it was demolished in 1964. A new high school was constructed in 1927 between 12th and 13th streets on the north side of Oak Street but was destroyed by fire in 1973 (No Author, "Wheatland's Agricultural and Industrial Resources," *Wheatland Times*, 30 September 1914; Platte County Extension Homemakers Council 1981:31-34).

The State Bank of Wheatland was organized in 1903 by Silas Doty, the first president, as well as D.W. Brice, M.R. Johnson, Edward M. Banks, and Alexander Bowie. In 1908, the State Bank purchased the business and building of the First National Bank, which had been organized in 1906. The bank started with a capital stock of \$20,000 and by 1914, deposits averaged from \$350,000 to \$400,000. The Stock Growers Bank was organized in 1911, taking over the business of Ayers and Company. The bank featured a vault three stories high with walls three feet thick (No Author, "Wheatland's Agricultural and Industrial Resources," *Wheatland Times*, 30 September 1914).

In 1901, the city's first public library was built near the corner of 10th and Maple streets (now a garage). In 1917, The Carnegie Library was built at 904 9th Street in the Neo-classical architectural style featuring a classical entrance with columns and triangular pediment. It had an above-ground basement with large windows; the main story was reached by several wide steps with brick halfwalls, and there were several multi-light over one-light double-hung windows to provide better interior lighting. (In 1964-65, the library was remodeled and enlarged; in 1985-86 the library was again expanded.)

In 1904, a census for Wheatland claimed a population of over 475; a petition for the incorporation of the town was signed by 124 residents that same year. In 1906, the first election and the first council meeting

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were held; thereafter, Wheatland's growth was stable and steady. In 1910, it had a population of 796 and by 1915, it had risen to 810 (*Census of the State of Wyoming, 1905, 1910, 1915*).

Seat of Platte County

The Eleventh Wyoming State Legislative Assembly passed an act creating Platte County on February 9, 1911. Both Platte and Goshen Counties were carved from the northern portion of Laramie County. A special election was held on April 25 to decide the location of the county seat, and Wheatland was chosen over Guernsey. However, a full slate of county officials was not elected until November 1912. Platte County's first term of district court convened in Wheatland in March 1913. The first building to serve as a courthouse for Platte County was the Windsor Hotel on Gilchrist Street. The county commissioners were originally opposed to the construction of a courthouse, but they subsequently found that they could not properly transact public business "under the handicap of inconvenient office room and working space." In addition, the county was forced to pay \$1,860 per year to rent county offices and to keep prisoners in the town jail, and when the county court met, it was often necessary to rent larger quarters at eight to ten dollars per day (The National Society of the Colonial Dames of America in the State of Wyoming, *A Survey of Wyoming County Courthouses*, 1972:71; "What Court House Will Cost Taxpayers," *Wheatland Times*, 18 October 1916).

In 1913 the Board of County Commissioners began an effort to hold a special bond election for voters to decide if the Board should be authorized to issue registered coupon bonds for \$50,000 to construct the courthouse. However, the Board concluded that there were not sufficient votes to pass the resolution and withdrew it. Ironically, at the same meeting, the Board did choose the Baerresen Brothers of Cheyenne to complete plans and specifications for the courthouse and jail. Once again in 1916, the Board of County Commissioners drafted a proposition to issue bonds for the building of the courthouse to be voted on during the fall elections. The measure narrowly passed, and a site for the new courthouse was chosen on the west half of Block 66 between Walnut and Maple Streets on 9th Street in the business district. This location was also adjacent to the site of the new Carnegie Library to be built in Block 69 to the north. Archie Allison, a Cheyenne building contractor, was awarded the courthouse contract. However, building costs had risen since the plans were drawn up in 1914, and the bid was higher than the \$50,000 bond issue. Albert Baerresen was called in to alter the plans, and the final contract was set at \$52,780. The cornerstone for the new courthouse was laid on June 20, 1917, and a ceremony was held on the morning of February 15, 1918, as the county court was called to order. The Platte County Courthouse is enrolled on the National Register of Historic Places (The National Society of the Colonial Dames of America in the State of Wyoming, *A Survey of Wyoming County Courthouses*, 1972:71; "Court House Site is Selected," *Wheatland World*, 9 March 1917; "Archie Allison Gets Court House Contract," *Wheatland World*, 11 April 1917; "Cornerstone Laid New Court House," *Wheatland World*, 22 June 1917; "Platte County Court House Dedicated," *Guernsey Gazette*, 15 February 1918).

Growth of the town

The Wheatland General Hospital, located at the northwest corner of 9th and Water Streets, was established by Doctor F.W. Phifer in 1913. In 1914, it consisted of fifteen beds, X-ray machine, laboratory, and operating room equipped with "nitrous-oxygen anesthesia." It subsequently grew to one

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hundred beds and also became a teaching hospital for nurses. The hospital has since been razed, and a mural of it has been painted on the building that now occupies the location (No author, "Wheatland's Agricultural and Industrial Resources," *Wheatland Times*, 30 September 1914).

Settlers were attracted to the area from Colorado, Nebraska, and Iowa and raised such crops as alfalfa, wheat and oats, and two experimental farms successfully grew corn, potatoes, barley, and sugar beets, as well as hay and other small grains. In 1897, M.R. Johnson introduced sugar beets to the area and advised the farmers in the colony to grow a small batch of beets as an experiment. From these humble beginnings, the sugar beet industry quickly grew, and in 1929-1930, the Great Western Sugar Company constructed a sugar beet factory on the north edge of Wheatland with a capacity for slicing 1600 tons of beets in twenty-four hours. In the early 1940s, the average daily output of the plant was 4000 bags weighing 100 pounds each. The company employed 250 men during the operating season. It was later converted to marble processing (No Author, "Wheatland, Wyoming, Pretty and Prosperous," *Wheatland Times*, 21 August 1914).

Water rights were transferred from the Wyoming Development Company to the farmers as the land was sold and occupied. Bordeaux Flats was extended onto state land that could be purchased at fifty cents per acre, but the settler was required to buy the water rights at \$46.00 per acre.

Although the Wheatland community ultimately prospered, the Wyoming Development Company was plagued with financial problems. During the 1930s, the Wheatland Irrigation District was formed to act as a management company for the financially troubled Wyoming Development Company. In about 1936, the Works Progress Administration (WPA) began work on the large Wheatland Reservoir No. 3, located a few miles west of Reservoir No.2. The dam was completed in 1946. On December 31, 1947, the Wheatland Irrigation District was incorporated; this entity bought out the Wyoming Development Company. However, losses as of 1951 totaled over 1.5 million dollars. The Wheatland Irrigation District is headquartered in Wheatland and currently oversees the irrigation of approximately 54,000 acres (Larson 1978:304; Oliver 2016, pp. 1-13). Between 1930 and 1940, the population increased modestly, with 1997 people in 1930 to 2110 in 1940.

The population of Wheatland plateaued from the 1940s until the mid-to-late 1970s, when the Laramie River power plant was constructed east of town. Although this episode post-dates the period of historic significance (1968), it is worth noting that the population more than doubled from 2498 in 1970 to 5816 in 1980, bringing rapid growth and change to the town. When construction was complete, the town's population shrank but stabilized at about 3200 to 3600 for the next three decades (Historical Decennial Census Population for Wyoming Counties, Cities, and Towns, www.eadiv.state.wy.us/demog_data/cntycity_hist.htm).

Architectural styles

The majority of the residential and commercial buildings within the inventory area are examples of manufactured architecture. Rather than being designed by an architect for a specific site, plans for manufactured buildings were mass produced and published in newspapers, plan and pattern books, and

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magazines. This allowed a building to be constructed anywhere in the United States. In Wyoming, local lumberyards and builders stocked materials for these designs (Starr 1992:128-130).

Residential. Among the residential buildings, there are several wood frame and brick, hipped boxes dating from the early twentieth century (ca. 1903-1920). Most of these small residences have truncated hipped roofs, and many were subsequently clad with stucco. Some have stone quoin accents at the principal building corners. All are of similar proportions and measurements. The more elaborate hipped boxes also feature bay windows, arched windows, and open porches with turned posts and spindle work. Several more substantial residences were built in the early twentieth century and, although they were manufactured, they exhibit strong elements of particular architectural types. These include "Craftsman" (409, 818, and 909 10th Street), "Prairie Box/American Foursquare" (855 Water Street), and "Folk Victorian" (1001 10th Street). Several later residences (ca. 1937-1947) exhibit Spanish Eclectic, Minimal Traditional, and Tudor elements.

Commercial. The commercial properties generally represent manufactured architecture, in that they were not individually designed by an architect for that particular location. However, they also represent late nineteenth-early twentieth century commercial architecture, as they retain single or double storefronts composed of recessed entrances, awnings, display windows, bulkhead/kickplate areas below the windows, pilasters, a clerestory, sign band, cornice, and parapet. Many of the commercial buildings have been altered in the clerestory area by covers of wooden awnings or other materials. However, a few of the buildings retain their original clerestory materials, such as large rectangular panels filled with multiple rows of square prismatic glass tiles joined together with zinc/lead. (851 and 853 Gilchrist Street are two examples). The pressed tiles have ridges or other raised patterns on their inside surfaces that refract sunlight toward the rear of the buildings. Prismatic glass was in popular use from the 1890s to the 1930s; after that, the dominance of electricity made them obsolete (Randl 2001).

The commercial district in cities and towns across America changed dramatically after World War II. New buildings were constructed and older storefronts were modernized in appearance. Noted architects designed new storefronts, and numerous publications on store designs set trends in downtowns across the country. Store owners were encouraged by architects and companies that produced glass and aluminum storefronts to modernize their buildings to reflect the new styles of goods and fashions that they sold. "With new signs, shopfronts, display windows or slipcovers, Main Street became modern." Because buildings from the 1940s, 1950s, and 1960s are so familiar, they are often overlooked in preservation efforts as being just too "new." In addition, their sleek lines and smooth facades of post-war construction often contrast sharply with the earlier downtown buildings (Dyson 2008:2-3).

Building 64 at 701 9th Street is an excellent example of an early twentieth-century commercial building that was modified in the 1950s-1960s so that its original centered recessed entrance was modified into the current angled store front with offset entrance. This storefront angles towards the asymmetrical entrance door to "sweep" the buyer into the store.

There are several notable buildings within the downtown commercial district of Wheatland that deserve individual discussion. The Platte County Courthouse (Building 91, 800 9th Street) is the "crown jewel" of the district. It was enrolled in the National Register of Historic Places in 2008. It was constructed in 1917

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and designed by the Baerresen Brothers, a Denver, Colorado, architectural firm with a branch office in Cheyenne, and constructed by Archie Allison, a Cheyenne building contractor. It is a two-story brick and stone masonry edifice that is an outstanding example of early twentieth-century Neo-Classical Revival architecture in a public building. The exterior of the courthouse remains largely intact with only minimal changes. It retains several important architectural features, the most notable being the two-story monumental portico supported by four smooth columns exhibiting Ionic capitals and attic bases, and a pronounced galvanized iron cornice with dentils encircles the building.

The current city hall (Building 54) at 600 9th Street formerly housed the Wheatland Post Office. This building is a good example of the WPA Modern style architecture used for federal buildings, most notably post offices across the country during the Great Depression era (1933 to 1944). Used as part of federal relief projects sponsored by the Public Works Administration (PWA) and the Works Progress Administration (WPA), the style blended beaux-arts classical formalism and symmetry, Art Deco ornamentation, and modernist materials. This style is also referred to as "Starved Classicism," as the façade of these buildings remained symmetrical, but an effort was made to reduce costs and speed construction, by eliminating or reducing ornamentation to a minimum. This building was constructed in 1935 and was designed by Louis A. Simon, Supervising Architect, U.S. Department of the Treasury from 1933 to 1939. It is likely that the Wheatland Post Office was actually designed by an architect under Simon's overall supervision (Boland 1994; Kolva 1986: Section 7, p. 10; Section 8, pp. 11-14). Post offices in small towns were among the most visible buildings and differed from the design of most of the other buildings in the downtown commercial district (Starr 1992:86-94).

Building No. 75 at 874 Gilchrist Street is currently occupied by Wells Fargo Bank (Wyoming National Bank-Wheatland). It was constructed in 1934, and its exterior retains strong Art Deco elements including vertical projections with low relief geometrical designs, stepped façade, and light-colored brick walls with smooth terra cotta panels, water table, and secondary cornice. An interesting feature of the secondary cornice band is that the two intersecting street names are incised at the southwest building corner. This building occupies a prominent corner in the downtown Wheatland commercial district.

Building No. 65 at 962 Gilchrist Street was constructed in 1889 and was Wheatland's first building. It is an example of late nineteenth-century architecture and served both as a residential and commercial building. It was originally built as a dwelling for the manager of the Wyoming Development Company, but it was also used as an office for that company. It exhibits half-timbering in its clipped gable roof ends. It formerly had a full façade porch that has been removed. The building was moved a short distance from its original site at the northwest corner of Gilchrist and 9th streets ca. 1930.

Building No. 60 at 719 9th Street houses the Wheatland Lodge No. 16, A.F. & A.M constructed in 1927. This classic two-story, brick double storefront has received some street level modifications, but overall it is a good example of early twentieth-century commercial architecture. The fraternal organization occupied the second floor while the street level housed two commercial businesses. Although many of the second-story windows have been bricked in, the cornice retains an intricate horizontal band with dark brick geometric patterns. Four medallions are spaced to emphasize the two storefront areas below. Each medallion consists of a recessed rectangular area with a brick perimeter, and each rectangle has a light terra cotta diamond. The building date of "1927" is incised in a terra cotta block at the center of the

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design. The top band of the cornice consists of four rows of contrasting dark and blonde brick. The crenelated brick parapet is capped with terra cotta blocks. A terra cotta sign band bears the incised words "WHEATLAND LODGE NO. 16 A.F. 7 A.M." The elongated north side of the building repeats the architectural embellishments of the façade, although many of the second-story windows have been bricked over. This impressive building occupies a corner lot and is one of the anchors of the downtown commercial district.

Building 87 at 801 9th Street is one of the older commercial buildings in the downtown commercial district and occupies a prominent corner lot. It is a two-story brick edifice constructed in ca. 1900, and it retains elements of Italianate architecture. The street level on the south side has been covered with stucco and several window and possibly door bays filled in. At the north and south building corners, there are shallow vernacular Doric fluted columns with simple capitals. There are six narrower versions of these columns on the façade, separating window and door bays. The second story windows feature label molding. The ornate corbelled brick cornice consists of evenly-spaced ornamental stepped brick segments, then three courses of common brick surmounted by a wider band of evenly-spaced recessed brick panels with an ornamental pattern of stepped bricks.

9. Major Bibliographical References

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Previous documentation on file (NPS): **NA**

☐ 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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 7.2 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 13 503807 4656021
Zone Easting Northing

2 13 503922 4655925

3 13 503894 4655763
Zone Easting Northing

4 13 503873 4655681

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Zone

Easting

Northing

Zone

Easting

Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The district boundary generally follows Walnut Street on the north and Water Street on the south. The east boundary generally follows the alley between 8th and 9th streets and the west boundary generally follows the alley between 9th and 10th streets. See the boundary map for the district boundary.

Boundary Justification (Explain why the boundaries were selected.)

The boundary represents the commercial center of Wheatland.

11. Form Prepared By

name/title

organization

date

street & number

telephone

city or town

state

zip code

e-mail

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Wheatland Downtown Historic District

City or Vicinity: Wheatland

County: Platte

State: Wyoming

Description of Photograph(s) and number:

1 of 26

Name of Property: Southern View of 9th Street

Photographer: Kelly Havelly

Date Photographed: July 2019

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Name of Property: Southeast View of Gilchrist Street

Photographer: MaKeylee Tolle

Date Photographed: May 13, 2020

3 of 26

Name of Property: 508 9th Street (inventory #1)– Real Estate Office facing southeast

Photographer: E. Rosenberg

Date Photographed: June 2018

4 of 26

Name of Property: 877 Gilchrist Street (inventory #2)– Taxidermy and Gallery facing east

Photographer: E. Rosenberg

Date Photographed: July 12, 2018

5 of 26

Name of Property: 875 Gilchrist Street (inventory #3) – Wandering Hermit Bookstore and Coffee Shop facing southeast

Photographer: E. Rosenberg

Date Photographed: July 12, 2018

6 of 26

Name of Property: 869 Gilchrist Street (inventory #4) – Wandering Hermit Toy Store facing south

Photographer: MaKeylee Tolle

Date Photographed: May 13, 2020

7 of 26

Name of Property: 867 Gilchrist Street (inventory #5)– 307 Roots Salon and Boutique facing southeast

Photographer: MaKeylee Tolle

Date Photographed: May 13, 2020

8 of 26

Name of Property: 865 Gilchrist Street (inventory #6) – Real Estate Office facing southwest

Photographer: E. Rosenberg

Date Photographed: July 12, 2018

9 of 26

Name of Property: 853 Gilchrist Street (inventory #9)– Simply Creative Flower Shop and Boutique facing south

Photographer: E. Rosenberg

Date Photographed: July 12, 2018

10 of 26

Name of Property: 851 Gilchrist Street (inventory #10)– Platte County Economic Development Office facing southwest

Photographer: E. Rosenberg

Date Photographed: July 12, 2018

11 of 26

Name of Property: 600 9th Street (inventory #12)– former Post Office now Wheatland Town Hall facing northeast

Photographer: E. Rosenberg

Date Photographed: July 12, 2018

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Name of Property: 608 9th Street (inventory #13)– Historic offices facing east

Photographer: E. Rosenberg

Date Photographed: July 12, 2018

13 of 26

Name of Property: 614 9th Street (inventory #14)– two businesses facing east-southeast

Photographer: E. Rosenberg

Date Photographed: July 12, 2018

14 of 26

Name of Property: 719 9th Street (inventory #16)– AF&AM Lodge facing southwest

Photographer: E. Rosenberg

Date Photographed: July 17, 2018

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Name of Property: 709 9th Street (inventory #18)– historic commercial facing southwest

Photographer: E. Rosenberg

Date Photographed: July 17, 2018

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Name of Property: 705 9th Street (inventory #19) – Historic commercial – Retail facing southwest

Photographer: E. Rosenberg

Date Photographed: July 17, 2018

17 of 26

Name of Property: 701 9th Street (inventory #20) – Bakery & Pizzeria facing northwest

Photographer: E. Rosenberg

Date Photographed: July 17, 2018

18 of 26

Name of Property: 962 Gilchrist Street (inventory #21) – Historic Commercial facing northeast

Photographer: E. Rosenberg

Date Photographed: July 17, 2018

19 of 26

Name of Property: 866 Gilchrist Street (inventory #22) – Historic Commercial – Retail store facing north-northwest

Photographer: E. Rosenberg

Date Photographed: July 17, 2018

20 of 26

Name of Property: 868 Gilchrist Street (inventory #23) – Historic Commercial – Florist and Gift Shop facing north-northeast

Photographer: E. Rosenberg

Date Photographed: July 17, 2018

21 of 26

Name of Property: 874 Gilchrist Street (inventory #25)– Historic Commercial – Wells Fargo Bank facing east-southeast

Photographer: E. Rosenberg

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Date Photographed: July 17, 2018

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Name of Property: 712 9th Street (inventory #26)– Historic Commercial – Print Shop and Art Supply facing northeast

Photographer: E. Rosenberg

Date Photographed: July 17, 2018

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Name of Property: 807 9th Street (inventory #30)– Historic Commercial – Gym facing west

Photographer: E. Rosenberg

Date Photographed: July 17, 2018

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Name of Property: 805 9th Street (inventory #31) – Historic Commercial – Gym facing west

Photographer: E. Rosenberg

Date Photographed: July 17, 2018

25 of 26

Name of Property: 801 9th Street (inventory #32)– Historic Commercial – Landmark Bar facing east

Photographer: E. Rosenberg

Date Photographed: July 17, 2018 Camera facing east

26 of 26

Name of Property: 801 9th Street (inventory #32) – Historic Commercial – Landmark Bar facing northwest

Photographer: MaKeylee Tolle

Date Photographed: May 13, 2020

Property Owner:

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

name _____

street & number _____

telephone _____

city or town _____

state _____

zip code _____

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.