

WYOMING WORKING TOGETHER CONFERENCE

“LEARN HOW TO REVIEW A HISTORIC BUILDING STUDY...”

GOALS/OBJECTIVES

GOALS

- To review the Historic Main Street Study (**Survey**) for Thermopolis, Wyoming
- To look at options for studying historic Main Street architecture

OBJECTIVES

- To ***maintain*** the historic character of a downtown district or to ***revitalize*** the look of the downtown
- To benefit the local community and attract visitors
- **Create a nice place to live**



Thermopolis Main Street Historic Survey, January 2018

CONTENT

- **Survey**
- Other Resources
- Surveyed
Building Example
- Historic District
- Moving Forward



Source: Flickr

SURVEY

RESULTS of the Thermopolis Survey from January 2018 –

- List of observations/**opportunities**
- Outline of **historic blocks**
- Description (visual and/or written) **historic structures**
- **Recommendations** for treatments (design changes to the buildings)
- **Costs opinions** for repair, replacement or new construction

SURVEY observations/opportunities

RESULTS of SURVEY

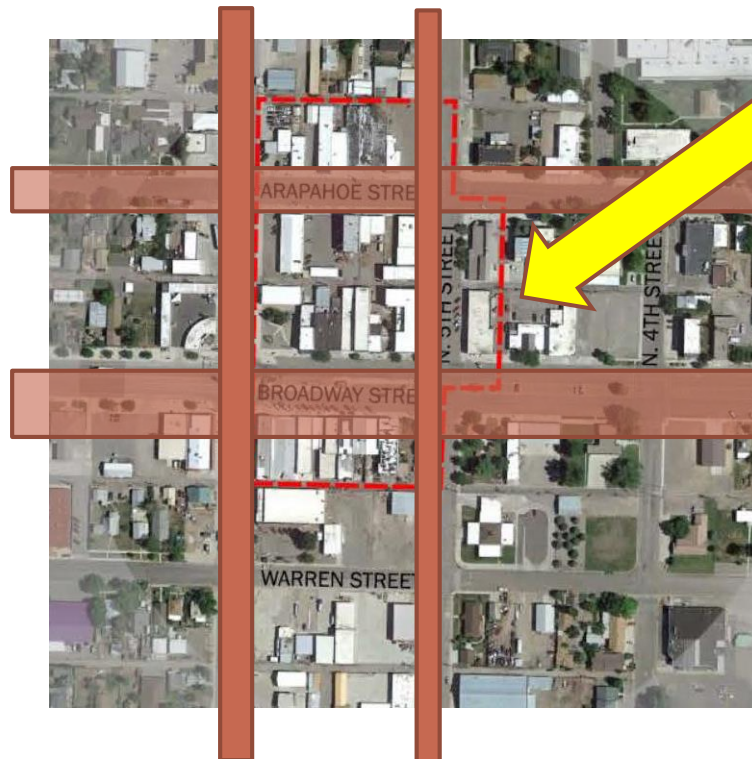
Observations/Opportunities

- ❖ High concentration of intact and high quality buildings 1898-1923
- ❖ National Historic Register lists **16 “contributing” buildings**
- ❖ Significant in almost every area—*Wyoming historic events, mineral, mining, agriculture, railroad...*
- ❖ *World’s Largest Mineral Hot Springs*

SURVEY historic (streets &) blocks identified

RESULTS of SURVEY

□ Historic blocks



Outline of the
historic districts

Location of main
streets & intersections

SURVEY historic structures identified



(A)

Store Front Terminology

- A. UPPER FACADE
- B. PEDIMENT/PARAPET
- C. CORNICE
- D. UPPER FLOOR WINDOW
- E. LOWER FACADE
- F. SIGN BAND
- G. TRANSOM
- H. AWNING
- I. DISPLAY WINDOWS
- J. BULKHEAD
- K. STOREFRONT ENTRY
- L. UPPER LEVEL ENTRY
- M. PILASTER

(E)

Figure 2. Typical components of western commercial facades.

SURVEY recommendations

Design Changes

before

AFTER

Construction Changes

description

COST

THERMOPOLIS MAIN STREET HISTORIC SURVEY THERMOPOLIS, WYOMING

518 BROADWAY



RECOMMENDED TREATMENTS

		Amount	Unit	\$/Unit	Subtotal
1.	Protect parapet w/ discrete flashing, clean cornice	30	LF	\$8.35	\$250
2.	Body brick wall is in good condition, clean off mineral deposits	300	SF	\$2.90	\$870
3.	Restore or replace 2 nd floor wood windows to match, wood sash double hung six-over-one, remove stucco between windows	5	EA	\$900	\$4,500
4.	Restore 2 nd floor entrance and use	1	EA	\$2,000	\$2,000
5.	Evidence of awnings on storefront and 2 nd floor windows, restore with operable cloth/canvas	1	EA	\$4,500	\$4,500
		5		\$965	\$4,825
6.	Restore, repair, clean transom prismatic glass and remove interior storefront ceilings	84	SF	\$25	\$2,100
7.	Replace original storefront display windows with IGUs and repoint bulkhead brick	170	SF	\$35	\$5,950
8.	Door is in fair condition, repair	1	EA	\$750	\$750
9.	Move signage to signage zone/name plaque	1	EA	\$1,500	\$1,500
TOTAL ESTIMATE					\$27,250

SURVEY pros and cons

RESULTS of the Thermopolis Survey –

PROS

- Visually clear
- Very simple and easy to follow
- Provides basic information for owners to make design and construction decisions

CONS

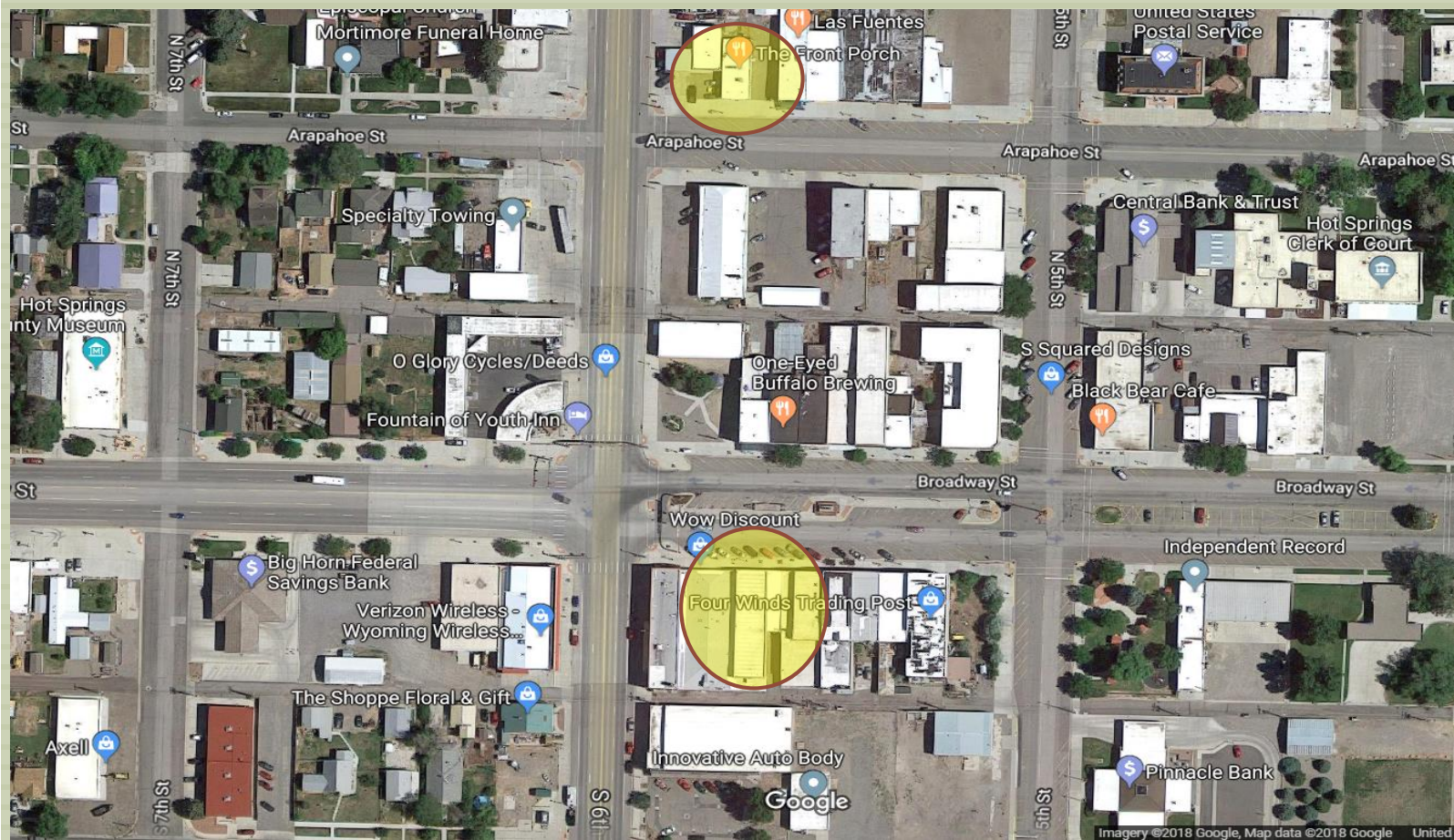
- Does not include historic documentation (ages of buildings, styles) regarding why design changes were recommended
- Recommendations are made which might not be historically accurate
- Historic (National Register and Tax Credit options) might be compromised

CONTENT

- Survey
- **Other Resources**
- Surveyed
Building Example
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- Moving Forward



Source: Flickr

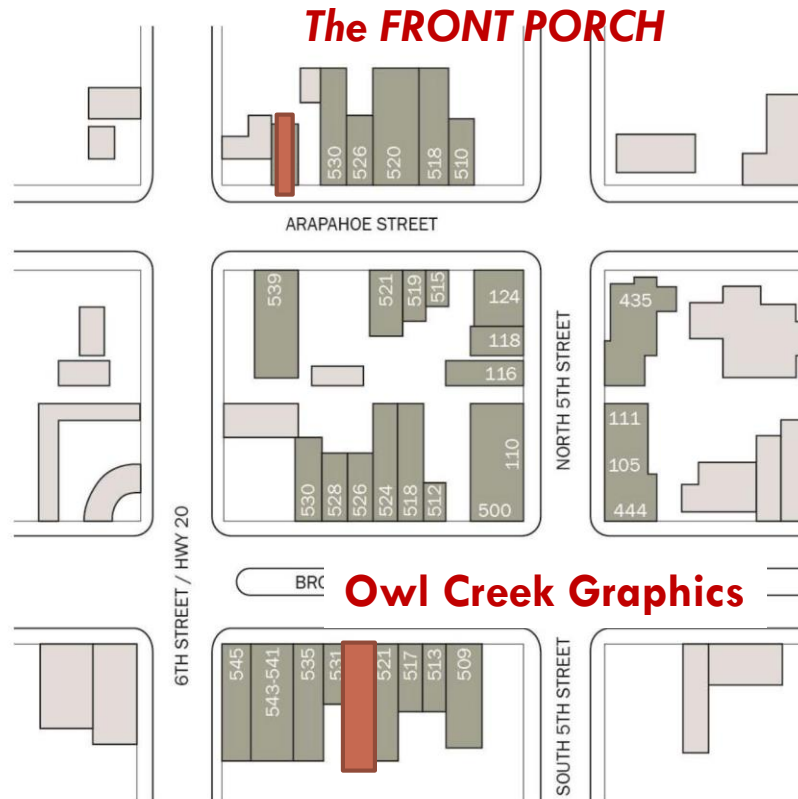


Other Resources

THERMOPOLIS MAIN STREET HISTORIC SURVEY

THERMOPOLIS, WYOMING

MAIN STREET SURVEY AREA - BUILDING ADDRESSES



* Assessment categories which are not applicable to the building are marked N/A.
Conditions where no change is recommended and no cost is associated are marked N/C

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

See instructions in How to Complete National Register Forms

Type all entries—complete applicable sections

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date entered

1. Name

historic DOWNTOWN THERMOPOLIS HISTORIC DISTRICT

and/or common

2. Location

Broadway, 5th, and 6th, Sts.

street & number SEE ITEM 10

not for publication

city, town Thermopolis vicinity of

state Wyoming code 56 county Hot Springs code 017

3. Classification

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

4. Owner of Property

name Multiple Owners

street & number See Addendum

city, town vicinity of state Wyoming

5. Location of Legal Description

courthouse, registry of deeds, etc. Hot Springs County Clerk

street & number County Courthouse

city, town Thermopolis state Wyoming

6. Representation in Existing Surveys

title N / A has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

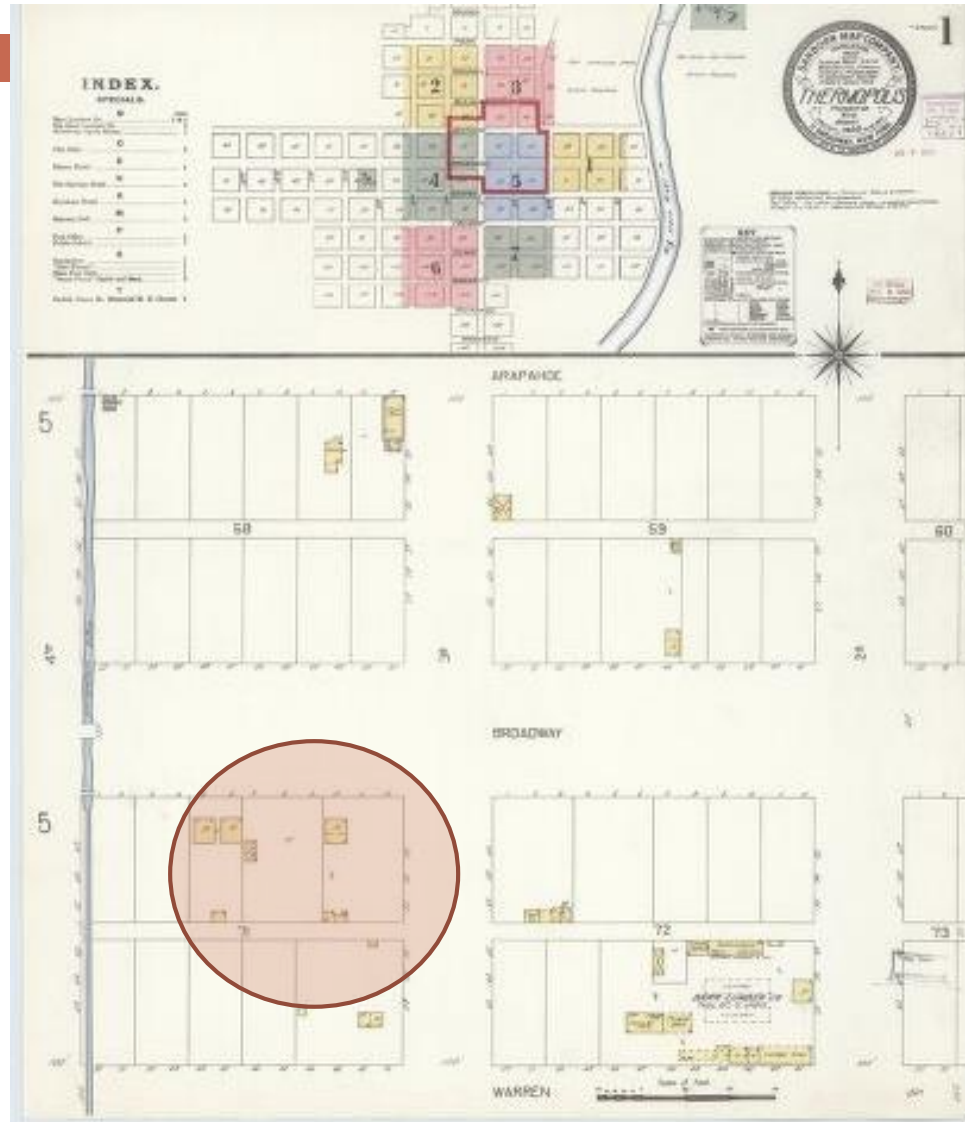
Sanborn Fire Insurance Maps

A publisher of detailed maps of U.S. cities and towns in the 19th and 20th centuries. The maps were originally created to allow fire insurance companies to assess their total liability in urbanized areas...

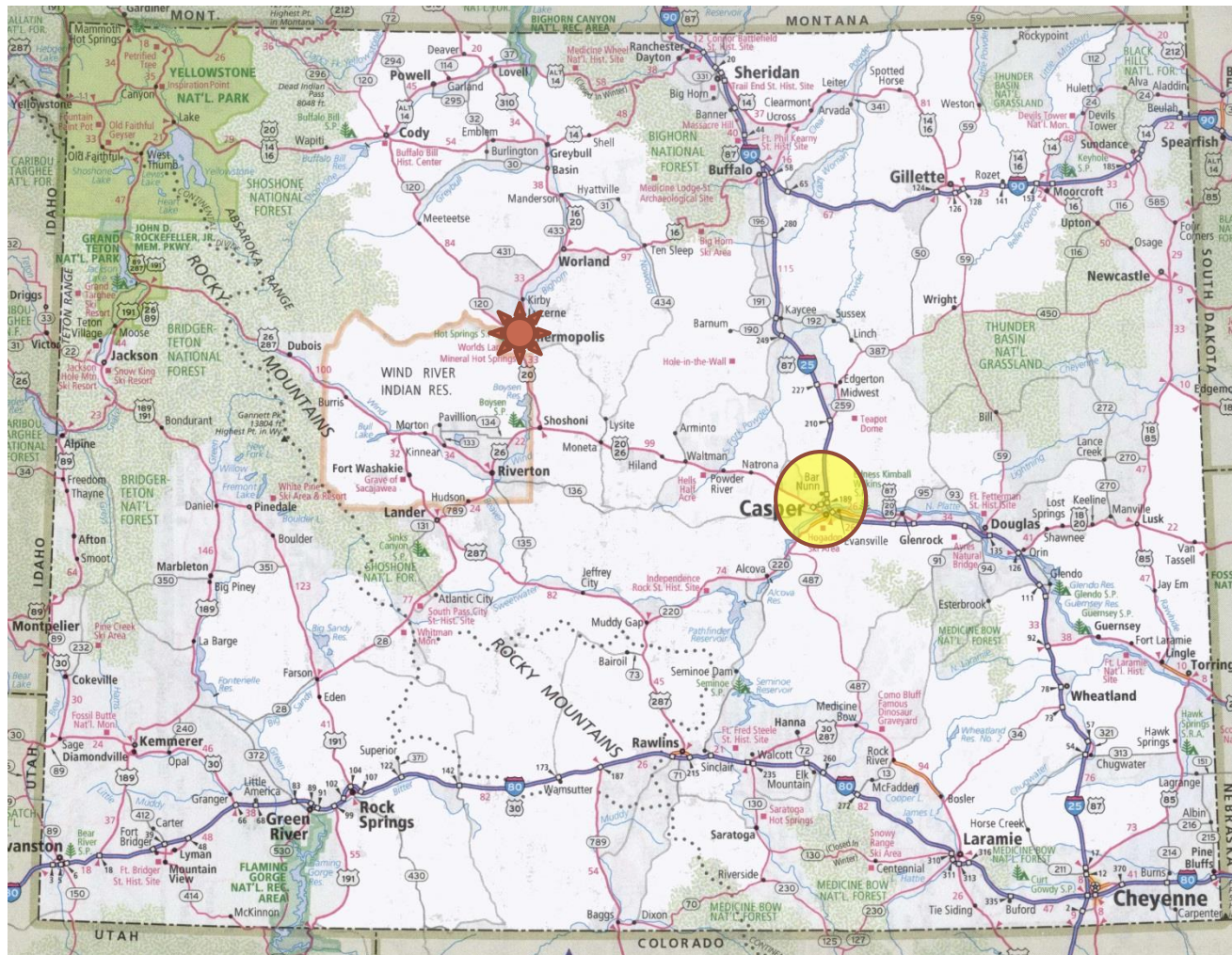


Sanborn Fire Insurance Maps

**Thermopolis
maps are for
downtown in
1907, 1912
and 1918**



Photos and Maps of other WY towns



WYOMING
STATE Historic Preservation OFFICE

wyoshipo.state.us Web page

Today is Monday, June 04, 2018

State Historic Preservation Office
Wyoming Historic Preservation Month Kicks Off With "This Place Matters" Campaign

Facebook Twitter

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- Archaeology Awareness Month
- Consultants
- Centennial Farm & Ranch CLG Program
- Financial Assistance
- Forms, Standards & Reports
- Historic Contexts
- Historic Preservation Month
- Historic Preservation Plan
- Preserve Wyoming
- Monuments and Markers
- National Register
- SHPO Photo Database
- WYCRIS (On-line Research)
- Review & Consultation (Section 106)
- Site Stewardship Program
- Tax Credits
- Technical Assistance
- Useful Links

Headquarters

Wyoming State Historic Preservation Office
Barrett Building - 3rd Floor
2301 Central Avenue
Cheyenne, WY 82002

You are here:

Luna Web page Information

Photo Requests for Prints and Scans

Prints or scans of most of the photographs in SHPO's collection may be purchased. SHPO adheres to the Wyoming State Archives' Processing Fee Schedule and Photograph Collection Use Fees. Follow the link below to view our photo policies and obtain a Photo Request Form. Orders can be emailed to the staff listed below, or sent to SHPO's main address:

SHPO/Photo Requests
2301 Central Avenue
Barrett Building, 3rd Floor
Cheyenne, WY, 82002

Checks should be made payable to the Wyoming State Archives. Visa or MasterCard is accepted. Please call the phone number below and provide the credit card number and expiration date. Upon receipt of payment and, if applicable, completed Permission to Publish Contract, we will begin processing your order. Print orders are usually ready for pick-up or shipping in 45 days. Scanning orders may take two weeks.

[Fee Schedule and Collection Use Fee](#)
[Photograph Use Agreement](#)

For questions please contact [Natalya Lenz](#) at 307-777-7697.

Background Information

The SHPO office is scanning the photographs taken in association with the National Register of Historic Places program and making them available online through the Luna Imaging, Inc. software program. Many of these photographs were taken by present and former SHPO staff members and represent some of the most important cultural and historic resources in Wyoming.

Luna Imaging, Inc. is an online database that allows for sharing of, and access to high-resolution images and their corresponding data. State agencies, schools, libraries and the public can access these digitized images for personal or professional use. Luna is an excellent tool for research and public education because of its easy access and availability.

Accessing the Database Online

[Click here to go to the Photo Database!](#)

Related Topics

- Preserve America
- Cultural Trust Fund
- SHPO Listserv
- Digital Collections
- Emigrant Trails
- Museum Store

Audio/Video

- Living Upstairs
- Wyoming History Day
- Play Oregon Trail

Newsletters

- [Subscribe](#)

sanborn maps.jpg

Show all

Desktop Libraries 2:03 PM 6/4/2018

Photo Database

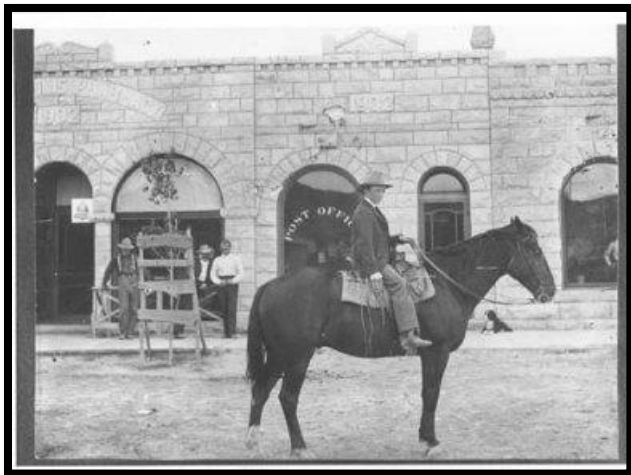
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128++Parade%2C+Indians+%26+others+
on+horseback%2C+building%2C+laundry+
in+back



Sub+Neg+1036%2C+H65-

17%2C+Man+on+horse%2C+Post+Office
%2C+George+Sliney-
back%2C+Thermopolis%2C+WY



LUNA -- a data processing &
visualization environment

CONTENT

- Survey
- Other Resources
- **Surveyed Building Example**
- Historic District
- Moving Forward

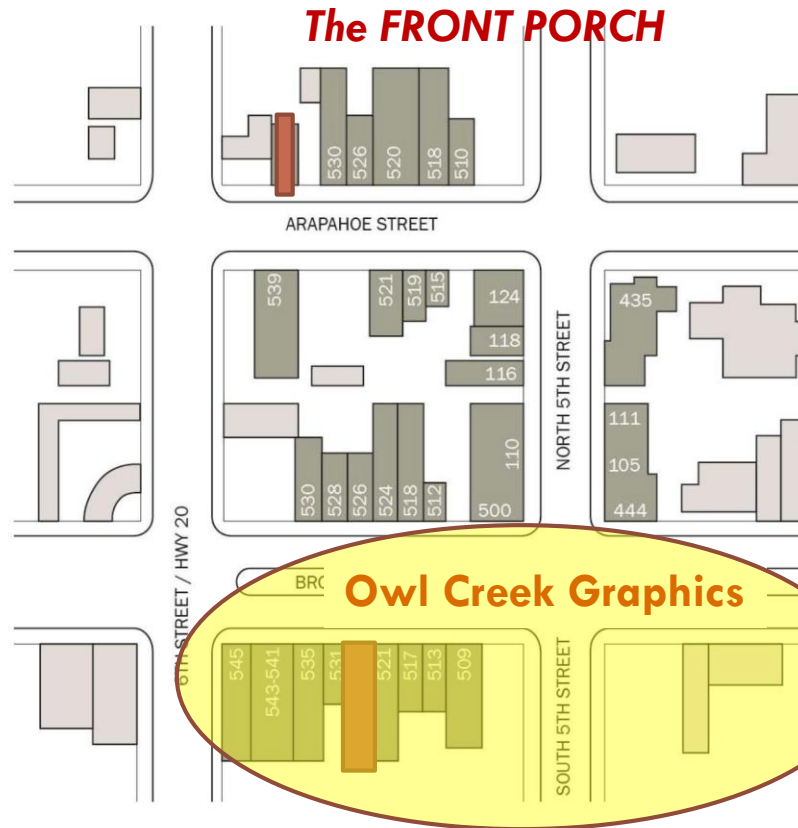


Source: Flickr

THERMOPOLIS MAIN STREET HISTORIC SURVEY

THERMOPOLIS, WYOMING

MAIN STREET SURVEY AREA - BUILDING ADDRESSES



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THERMOPOLIS MAIN STREET HISTORIC SURVEY

THERMOPOLIS, WYOMING

BROADWAY STREET - SOUTH



CONTEXT – location on street and relationship with other buildings

THERMOPOLIS MAIN STREET HISTORIC SURVEY

THERMOPOLIS, WYOMING

527 BROADWAY

BEFORE

AFTER



RECOMMENDED TREATMENTS		Amount	Unit	\$/Unit	Subtotal
1.	Repoint parapet above cornice	60	SF	\$6.50	\$390
	Body brick wall is in good condition, clean bricks and repoint mortar in area below windows	310	SF	\$9.40	\$2,900
2.	Replace 2 nd floor windows with double hung sash kits to match; clean and repoint brick sills	5	EA	\$900	\$4,500
3.	Reinstall 2 nd floor entrance door and access to 2 nd floor	1	EA	\$1200	\$1,200
4.	Repoint holes in mortar from previous signage in signage band	30	SF	\$9.40	\$280
5.	Reglaze transom windows with prismatic glass, move sign from transom to signage band or blade sign	78	SF	\$55	\$4,290
6.	Remove permastone from storefront, replace with wood trim, and metal panels in bulkhead.	240	SF	\$35	\$8,400
7.	Main entrance door is in good condition	N/C	N/C	N/C	N/C
8.	New flat signage in signage zone	1	EA	\$1500	\$1,500
9.	TOTAL ESTIMATE				\$23,500

**RECOMMENDED
TREATMENTS for
each building**

OWL CREEK GRAPHICS



**DESIGN
RECOMMENDATIONS**

THERMOPOLIS MAIN STREET HISTORIC SURVEY

THERMOPOLIS, WYOMING

527 BROADWAY



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2. Body brick
3. Reinstall 2nd floor windows with double hung...
4. Reinstall 2nd floor entrance door and access to 2nd floor...\$1,200
5. Reglaze transom windows with prismatic glass...\$4,290

United States Department of the Interior
National Park Service

**National Register of Historic Places
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Continuation sheet Description

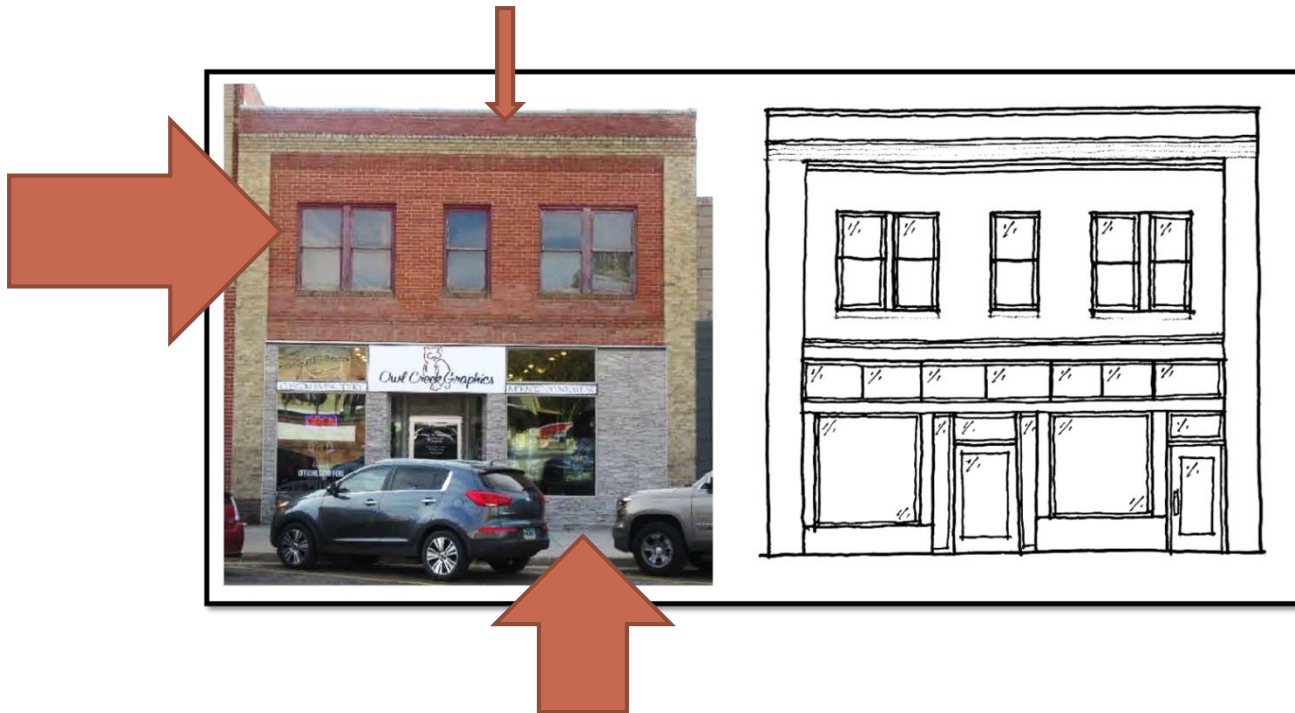
Item number 7

Page 3

9. 521 Broadway (J.C. Penney's) CONTRIBUTING
This is another of Charlie Smith's buildings. It is a two-story brick with a variety of colored brick patterns. Stepped brick on the parapet and patterned light/dark brick set off the second story windows. Quoining appears on the corners and around the second story windows, which are set in. There is a string course below the parapet and below the second story windows. The second story is unaltered, while tile has been added to the first floor, along with changes to the windows.
10. 527 Broadway (Fair Deal Furniture) CONTRIBUTING
Built in 1917 to serve as a hardware store, this two-story, two-toned brick building features a slight cornice of light brick and a similar color used in a raised fashion, so that the rest of the building appears set in. A belt course of darker brick is apparent beneath the slight cornice. Again, tile has been added to the first floor storefront. This building, along with the REA Variety and the J.C. Penney's Buildings portray Thermopolis' attempt to keep up with the times by using tile to cover their original storefronts.
11. 536-548 Broadway (Gizmo's Glenmar, Herring's Taxidermy, Visually Handicapped) Smith Building CONTRIBUTING
Built in 1906 by architects Goodwin and Goodwin and Dr. J.R. Richards, the structure is two story, native stone and features Gothic treatments. There is a stone ladder frieze below the stone cornice and repeated between the first and second stories which also serves as a window sill for second-story windows. Paried arched windows with radiating arch surrounds set off second-story windows. Original facades are primarily intact with covered transoms and modern signs.
12. 530 Broadway (Big Horn Agency, Inc.) Sanford Building CONTRIBUTING
Built in 1906 for Mrs. Tina Mammen, it is a continuation of the structure built for Dr. Richards. In the newspaper accounts, it is apparent that the idea was originally to rebuild the entire block in this fashion.
13. 528 Broadway (Business with Pleasure) Bjorklund Building CONTRIBUTING
Originally built in 1906 for Jacob Price who operated a meat market with his partner, Mr. Brown. This building is a further continuation of the Gothic castle stonebuilding style initiated by Dr. Richards (see above Item #9 for description). The only noticeable change in the building from the other two is the shape of the second-story windows. These windows are rectangular and lack the keystone lentils found above the windows in the other two structures.
14. 526 Broadway (Manhattan Cafe) CONTRIBUTING
Built in 1908 for C.L. Simmons, the building was originally used as a fruit stand, ice cream parlor. The business of the Manhattan Cafe is quite old in itself, with mention of it in newspaper accounts as early as 1907. Originally, the newspaper accounts report that Simmons planned to build a one-story structure. So it is impossible to determine whether or not the

10. 527 Broadway (Fair Deal Furniture) CONTRIBUTING

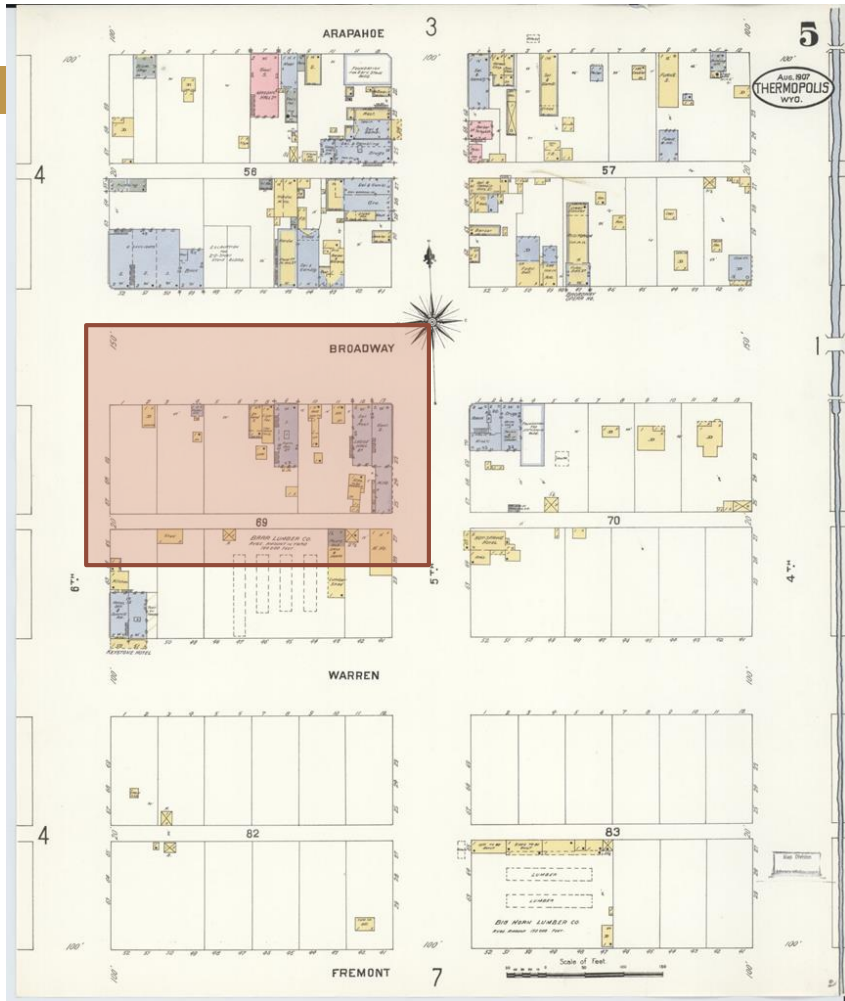
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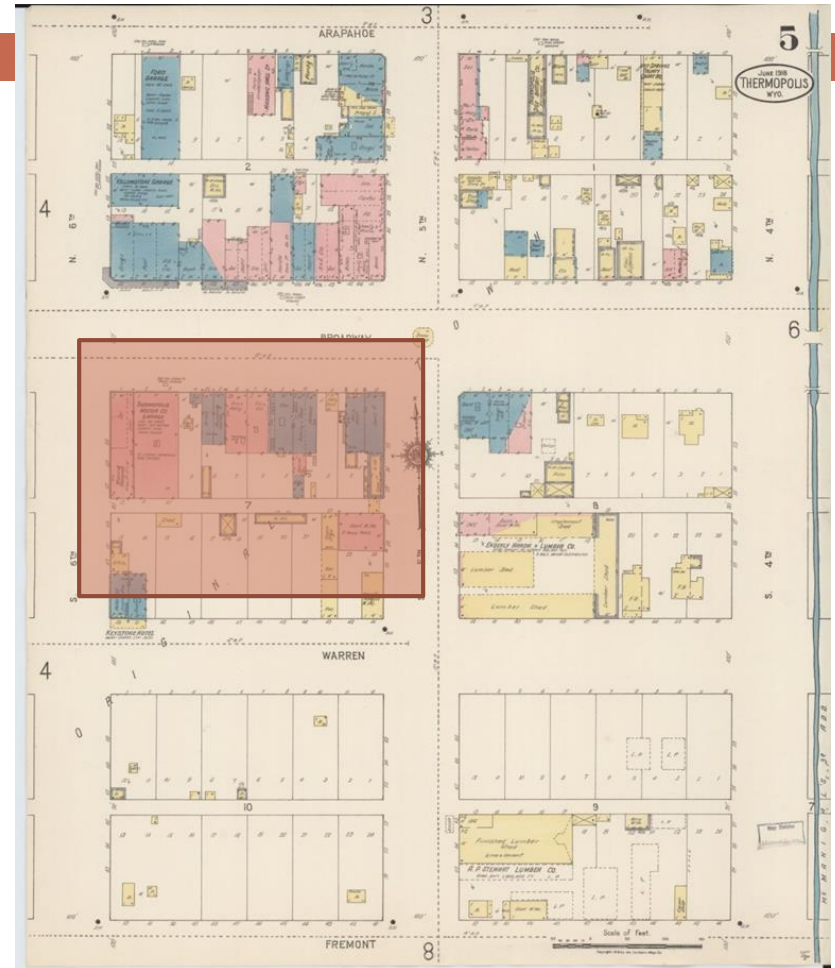
WYOSHPO LUNA 1960'S



1907



1918



SANBORN MAPS of Thermopolis-- Broadway

1907



1918



- Foundations
- Walls
- Roofs
- Underground Utilities

CONTENT

- Survey
- Other Resources
- Surveyed
Building Example
- **Historic District**
- Moving Forward



Source: Flickr



Downtown Thermopolis -- current experience

Image from Google Maps, taken September 2015



Historic District – collection of buildings and streets

Image taken in the 1960's— past experience

8. Significance

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

Specific dates 1898–1923

Builder/Architect Smith, Goodwin, McCory

Statement of Significance (in one paragraph)

The downtown Thermopolis district provides an ongoing example of the influences and growth patterns of one of Wyoming's unique communities. Thermopolis is associated with nearly all of the major events that have made significant contributions to the broad patterns of Wyoming history. These include the acquisition of Indian land for the townsite; the recreational and tourist benefits provided by the mineral springs; numerous mining activities in the area and the railroad's involvement in these ventures; water development and related agricultural activities; and the influx of state and federal governmental interests. The downtown is associated with locally significant persons and embodies the distinctive characteristics of transitional turn-of-the-century small town commercial structures as they represent the community's growth over a period of time and reflect a chronological variety of popular alterations which have been pursued during the 20th century. Though many storefronts have experienced limited alterations,

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Continuation sheet

Significance

Item number 8

Page 2

Another ingredient in the evolution of the town and the proposed district is the numerous mineral discoveries nearby. In fact, the construction periods of the district are directly related to the dates of specific mineral discoveries. Copper, oil, coal, sulphur, and magnesium are among the minerals found in this vicinity that directly affected the growth of the business district. With the construction of the Boysen Dam and Reservoir, and the completion of the Burlington Northern railroad line, Thermopolis was permanently on the map.

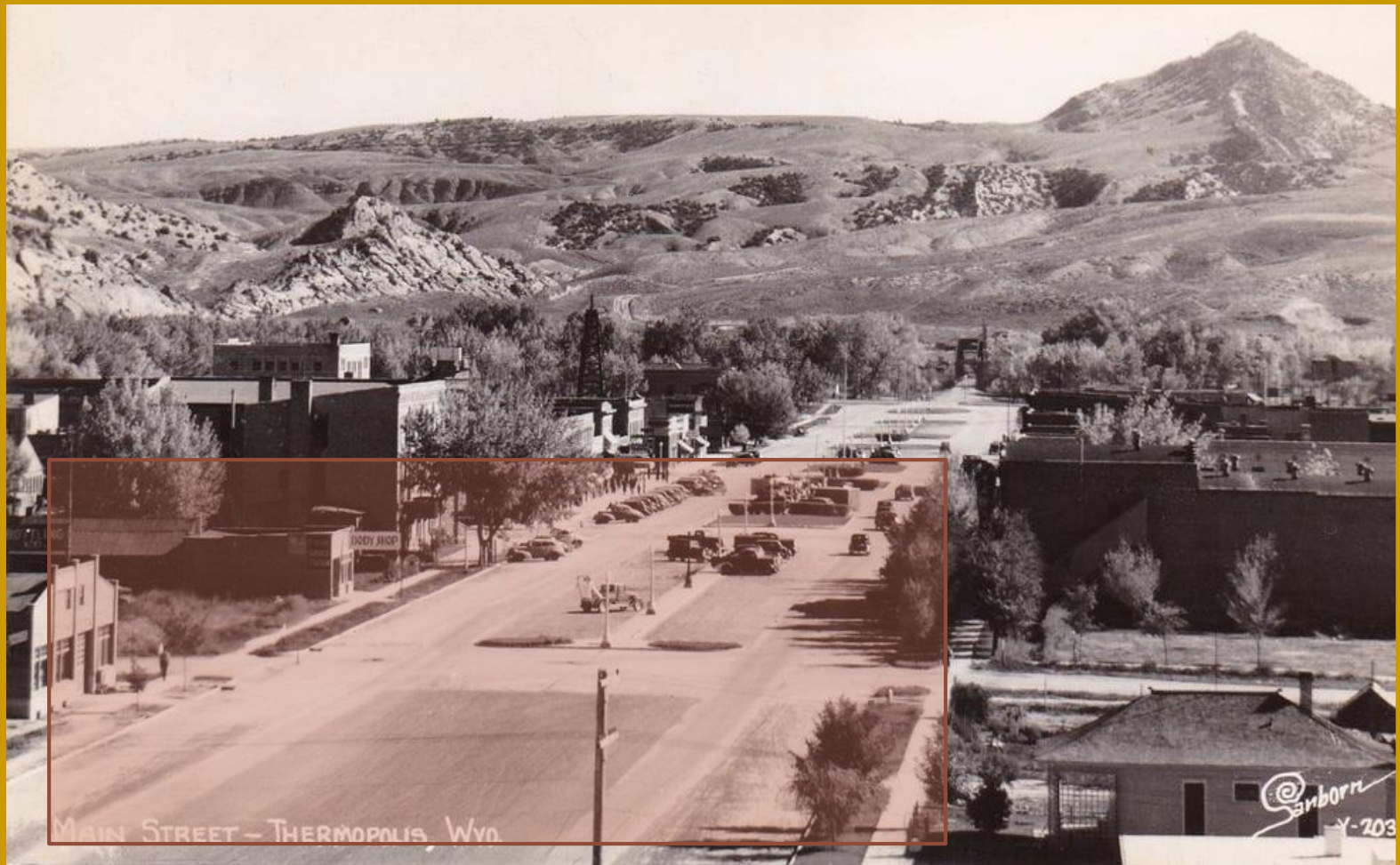
Until the fall of 1897, the site of the town was part of the Wind River Indian Reservation. In that year, through the efforts of Congressman Frank W. Mondell, a tract of 10 square miles was purchased by the government from the Shoshoni and Arapahoe Indians and opened for settlement. Originally the town of Thermopolis was located at the mouth of Owl Creek, just outside the reservation. It was known as Andersonville. As soon as the tract was opened for settlement, the town picked up and moved to the present site. The site, which started at the southwest corner of the square mile set aside for the reserve, was surveyed by a Mr. Seymore. At that time, a homesteader could file on two business lots or six business lots, and at the same time, take up another homestead. The town fathers originally planned the streets double-wide as they exist today. This design was chosen to accommodate a 16-mule team and make it possible for the team to turn around. Before the railroad line, freight teams such as these were the only way to transport goods into the town. A 1933 edition of the Thermopolis Journal credits Daniel Bayne as being the first to build a house in the town's present site, inspired by the fact that most visitors to the springs would pitch their tents there rather than stay in the town of Andersonville.⁵ Thus, the spring water is directly responsible for the establishment of the town.

From the beginning of settlement by white men in this area, and even previous to that, by the Indians, the water from the "Big Springs" was claimed to be a cure-all for any kind of disease or physical disorder. A 1910 Chamber of Commerce publication claimed that "any person wishing to better his worldly condition, or searching for health and recreation, should not fail to visit Thermopolis. Nowhere on earth are there such healthful waters as these."⁶ As the Chamber of Commerce noted in an article published in the Thermopolis Journal, "The claims of blue-green algae and boils found in the water here are well known to Paris and de France, and to the people of the world."

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At that time, a homesteader could file on two business lots or six business lots, and at the same time, take up another homestead. The town fathers originally planned the streets double-wide as they exist today. This design was chosen to accommodate a 16-mule team and make it possible for the team to turn around. Before the railroad line, freight teams such as these were the only way to transport goods into the town. A 1933 edition of the Thermopolis Journal credits Daniel Bayne as being the first to build a house in the town's present site, inspired by the fact that most visitors to the springs would pitch their tents there rather than stay in the town of Andersonville.⁵ Thus, the spring water is directly responsible for the establishment of the town.



Preserve or Present Day?

CONTENT

- Survey
- Other Resources
- Surveyed Building Example
- Historic District
- **Moving Forward**



Source: Flickr

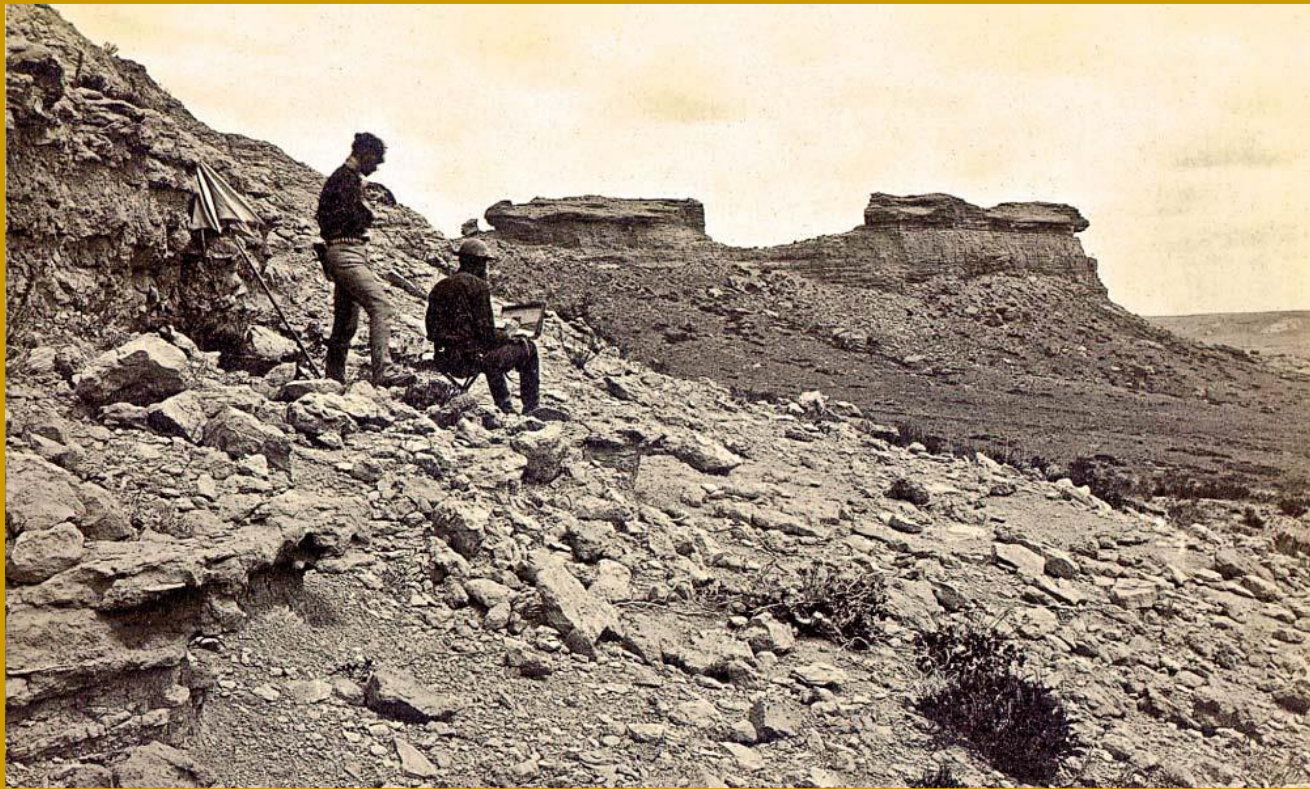


Moving Forward -- next steps for your community

MOVING FORWARD

RESULTS of SURVEY -- recommendations

- Work With Main Street & CLG as well as SHPO to move forward with design changes
- Refine opportunities for collaboration before individual efforts—with the exception of structural (life safety) issues
- Focus on developing a community for the community as opposed to striving for external notoriety (stay authentic)



ONE OF THE FIRST SURVEYS SPONSORED BY LEGISLATORS ON CAPITOL HILL WAS LED BY DR. FERDINAND VANDEVEER HAYDEN. HERE MEMBERS OF THE HAYDEN EXPEDITION WORK ON A ROCKY SLOPE, IN WHAT IS PROBABLY WYOMING, BETWEEN 1870-1880.