WYOMING WORKING TOGETHER CONFERENCE

“LEARN HOW TO REVIEW A HISTORIC BUILDING STUDY…”

11:00 am Breakout Session, Linda Kiisk, SHPO 9.20.18
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
CONTENT

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

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

Figure 2. Typical components of western commercial facades.
**SURVEY recommendations**

**Design Changes**

**before**

**AFTER**

**Construction Changes**

**description**

**COST**

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**THERMOPOLIS MAIN STREET HISTORIC SURVEY**

**THERMOPOLIS, WYOMING**

**518 BROADWAY**

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

**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
- Historic District
- Moving Forward

Source: Flickr

WYOMING State Historic Preservation Office
Other Resources
The FRONT PORCH

Owl Creek Graphics

* 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 Service

National Register of Historic Places
Inventory—Nomination Form

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

1. Name
historic DOWNTOWN THERMOPOLIS HISTORIC DISTRICT

2. Location
street & number SEE ITEM 10

city, town Thermopolis vicinity of

state Wyoming code 56 county Hot Springs code 017

3. Classification

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>X, district</td>
<td>public</td>
<td>occupied</td>
<td>museum</td>
</tr>
<tr>
<td>___ building(s)</td>
<td>private</td>
<td>unoccupied</td>
<td>agriculture</td>
</tr>
<tr>
<td>___ structure</td>
<td>x, both</td>
<td>work in progress</td>
<td>X, commercial</td>
</tr>
<tr>
<td>Public Site</td>
<td>n/a in process</td>
<td>Accessible</td>
<td>educational</td>
</tr>
<tr>
<td>___ object</td>
<td>n/a being considered</td>
<td>yes: restricted</td>
<td>entertainment</td>
</tr>
<tr>
<td></td>
<td></td>
<td>X, yes: unrestricted</td>
<td>government</td>
</tr>
</tbody>
</table>

4. Owner of Property
name Multiple Owners

5. Location of Legal Description
courthouse, registry of deeds, etc. Hot Springs County Clerk

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

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 Historic Preservation Month Kicks Off With “This Place Matters” Campaign

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
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 40 days. Scanning orders may take two months.

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 and as an excellent tool for research and public education because of its easy access and utility.

Accessing the Database Online

Click here to go to the Photo Database!
Photo Database

Prahl+Collection+P2007-63-128++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
MAIN STREET SURVEY AREA - BUILDING ADDRESSES

The FRONT PORCH

* 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.
CONTEXT – location on street and relationship with other buildings
### Recommended Treatments

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

**Total Estimate** $23,500
1. Repoint parapet above cornice.

2. Body brick

3. Reinstall 2\textsuperscript{nd} floor windows with double hung...

4. Reinstall 2\textsuperscript{nd} floor entrance door and access to 2\textsuperscript{nd} floor...$1,200

5. Reglaze transom windows with prismatic glass...$4,290

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</tr>
<tr>
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<td>1</td>
<td>EA</td>
<td>$1200</td>
<td>$1,200</td>
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<tr>
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<td>$280</td>
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<td>SF</td>
<td>$35</td>
<td>$8,400</td>
</tr>
<tr>
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<td>N/C</td>
<td>N/C</td>
<td>N/C</td>
<td>N/C</td>
</tr>
<tr>
<td>New flat signage in signage zone</td>
<td>1</td>
<td>EA</td>
<td>$1500</td>
<td>$1,500</td>
</tr>
</tbody>
</table>

TOTAL ESTIMATE $23,500
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)

12. 530 Broadway (Big Horn Agency, Inc.) Sanford Building CONTRIBUTING
    Built in 1906 for Mrs. Tina Mammon, 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 lintels 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
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.
Wyoshpo Luna 1960’s
SANBORN MAPS of Thermopolis-- Broadway
• Foundations
• Walls
• Roofs
• Underground Utilities
CONTENT

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

Source: Flickr
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
--- | ---
prehistoric | archeology-prehistoric
1400–1499 | archeology-historic
1500–1599 | agriculture
1600–1699 | architecture
1700–1799 | commerce
1800–1899 | communications
X 1900– | 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,
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. Mundell, a tract of 10 square miles was purchased by the government from the Shoshone 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. Thus, the spring water is directly responsible for the establishment of the town.

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- 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.

image from -- https://truewestmagazine.com/walking-the-line-2