

Section 4 : Historic Analysis

PREAMBLE

The Wyoming State Capitol [WSC] is a National Historic Landmark that was developed over three [3] distinct building campaigns (1888, 1890, and 1917). Each represent different periods of construction, structural systems and building materials. In many respects, despite the fact that the first two phases were designed successively, the Capitol Complex is characterized by the stitching together of several buildings. Understanding its complicated historical development is critical to analyzing the existing building conditions, causes of deterioration and identification of appropriate repair solutions.

Over the course of the past nine months, the Design Team has worked with the Task Force to identify and locate the documents related to the history, construction, repair and restoration of the Capitol Complex. The documents represent projects that occurred primarily between 1973 and 2011. These files consist of condition assessment reports, facility master plans, and contract documents related to exterior restoration and repair projects, mechanical, electrical and plumbing [MEP] projects and interior renovations. Documentation of site conditions and hazardous material was also reviewed. A list of the documents reviewed by the Design Team can be found in *Volume II – Appendix B*.



Figure 4.1: HABS Photograph of the Wyoming State Capitol Exterior, ca. 1979.





Figure 4.2: Phase II Construction Photograph, ca. 1889.



Figure 4.3: Phase II Construction Photograph, ca. 1889.



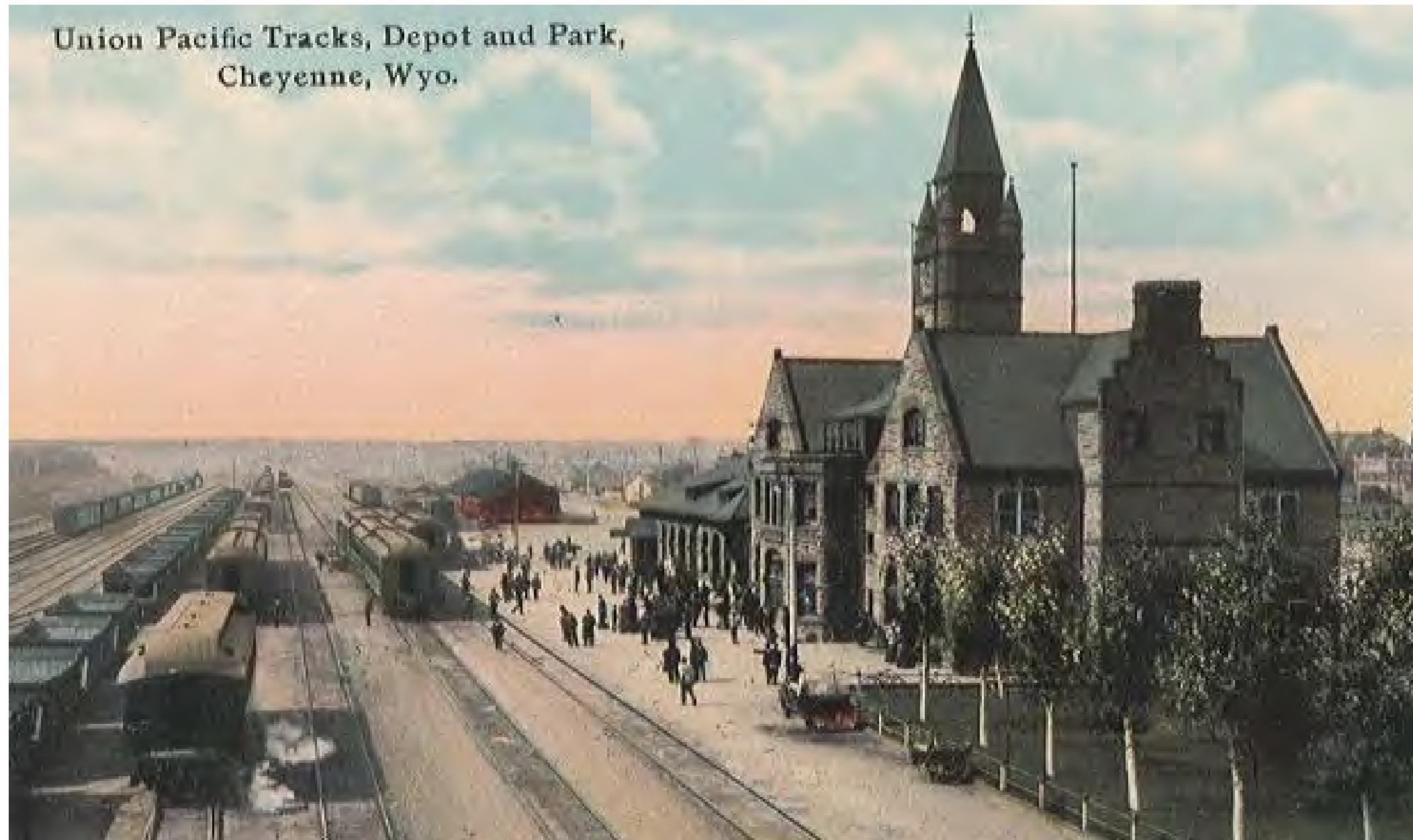


Figure 4.4: Union Pacific Depot and Tracks, ca. 1910. Source: Wyoming Tales and Trails.



Figure 4.5: Lower Capitol Avenue Looking South Toward the Depot, ca. 1919. Source: Wyoming Tales and Trails.



Figure 4.6: Union Pacific Depot, ca. 1973. Source: Wyoming Transportation Museum.



Figure 4.7: Union Pacific Depot, ca. 1890. Source: Wyoming Public Media.

BRIEF HISTORY OF SITE

Founded in July, 1867, the City of Cheyenne saw an almost immediate construction and settlement boom as the Union Pacific Railroad reached the region later that year. Incorporated under the Pacific Railroad Act of 1862 and endorsed by President Abraham Lincoln as a war measure aimed at preserving the Union, the Union Pacific Railroad connected with the Central Pacific Railroad to create the first transcontinental railway in the United States. Stretching from Council Bluffs, Iowa – where it connected with the Eastern U.S. rail system – to San Francisco, California, the completion of the railroad allowed for the rapid transit of commercial goods from coast-to-coast and subsequently brought hopes of rapid prosperity to cities like Cheyenne.

In 1885, architect Henry Van Brunt was hired to design the Cheyenne Depot for the Union Pacific. Designed in the Richardsonian Romanesque style, the depot is constructed of Fort Collins sandstone, similar to the Capitol Building; buff-colored sandstone comprises the majority of the masonry envelope, with red sandstone accents and detailing. The architectural style of the Depot was an attempt by Van Brunt to establish a stylistic foundation for the West; his unique interpretation of the Richardsonian Romanesque style served as a marriage of the inherently rugged nature of the Western frontier and the sophistication of the East.

With the construction of the Capitol Building shortly thereafter, further north on what is now Capitol Avenue, the Depot and Capitol have served as the anchors of downtown Cheyenne since their inception.

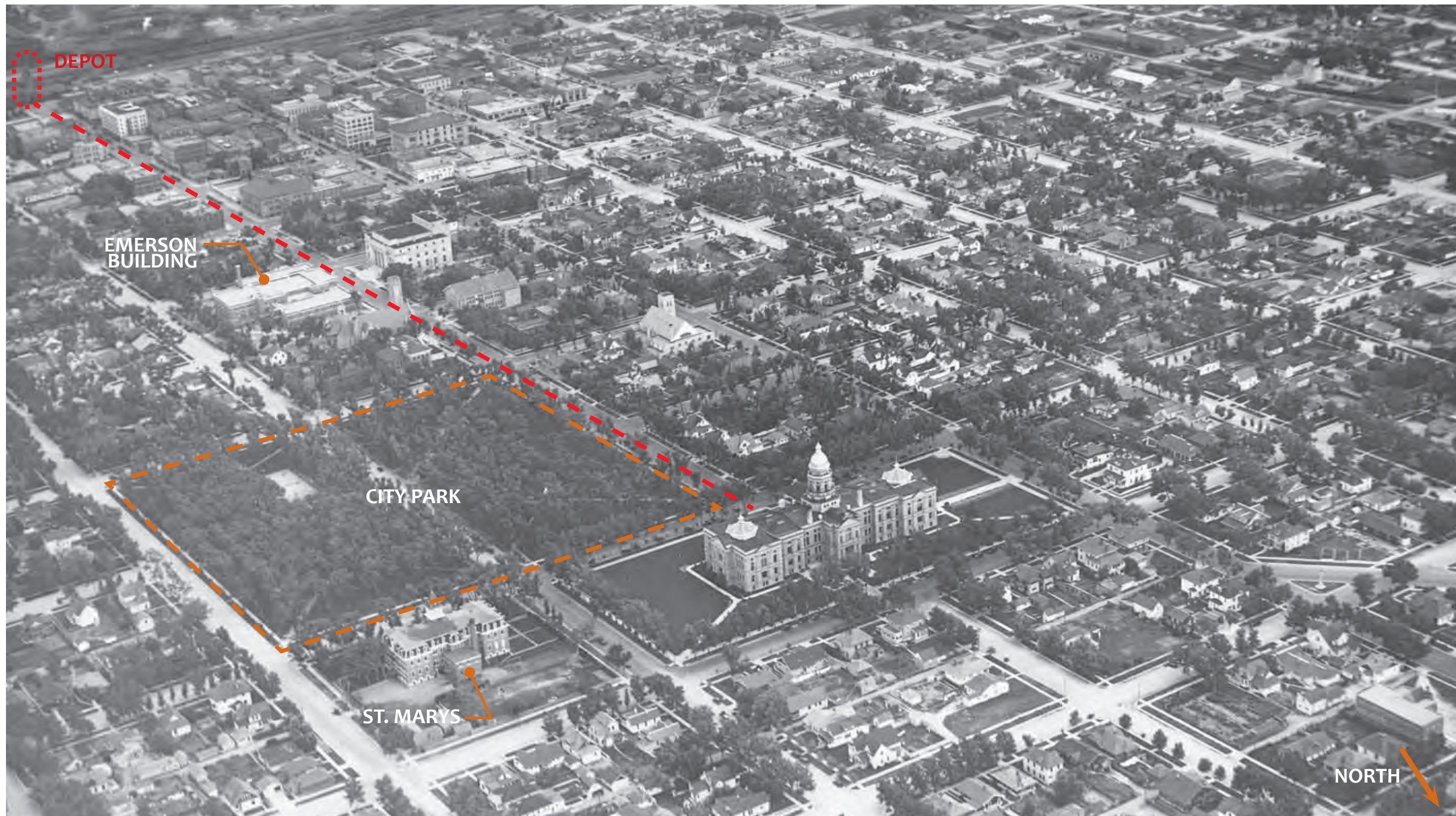


Figure 4.8: Bird's Eye View of the Wyoming State Capitol Building, Looking Southwest with the Depot in the Distance, ca. 1930.





Figure 4.9: Bird's Eye View of the Wyoming State Capitol Building, Looking Southwest with the Depot in the Distance, ca. 2012.

BUILDING AND CONSTRUCTION CHRONOLOGY

Commissioned by the Ninth Territorial Assembly of Wyoming in 1886, the Wyoming State Capitol Building is the jewel of the state. Designed in three phases over 29 years, the Capitol Building embodies the character of the state throughout, from the Rawlins Sandstone exterior to the Allen Tupper True artwork in the House and Senate Chambers.

The role of the Capitol stretches beyond simply serving as the government center of the state; since the completion of its initial phase in 1888, the Capitol exemplifies the integrity and spirit of the Great State of Wyoming through its use of local craftsmen and artists, and its collection of unique fine art pieces commemorating the state’s history. The Capitol has served, and will continue to serve, as a monument to the people and the history of the state.

Originally designed by **David W. Gibbs & Company** of Toledo, Ohio, the Renaissance Revival building was intended as one building to be constructed in two successive phases. The first phase, completed in 1888 by Adam Feick & Brother of Sandusky, Ohio, was a cruciform shaped structure topped with a copper dome designed in the spirit of the U.S. Capitol dome in Washington, D.C. Openings at the east and west end walls were designed as part of the Phase I project to connect the first phase of construction with the second phase. The openings were infilled with brick in order to keep the building weathertight until the Phase II project was constructed. In the interior, these openings were slightly recessed and finished similar to the adjacent openings with wood trim and splayed plaster jambs.

Almost immediately after the completion of the first phase in 1888, construction on the second phase commenced to add two wings at the east and west. The wings provided space for the State Library, the original House and Senate Chambers, as well as additional office space for the Capitol. Their completion coincided with Wyoming’s admittance to the Union as the 44th State three months later on July 10, 1890.

Despite the relative youth of the Capitol, the state was growing at an incredible rate and soon the structure had become overcrowded. During the first two decades of the 20th Century, due to favorable settlement laws and the burgeoning oil industry, the State of Wyoming’s population grew twice as fast as the national average. In 1915, the Thirteenth Legislature approved the design and construction of new additions to the east and west. Designed by **William DuBois** of Cheyenne and completed in 1917, the expansion provided new, larger House and Senate Chambers, as well as an increased number of committee rooms and executive office spaces. DuBois’ design attempted to retain the existing architectural features of the initial two phases designed by Gibbs; the Phase II east and west porticos were removed and facsimiles were designed proportionate to the new, larger east and west wings. The final form of the Capitol is a building that appears to be of one construction phase, as seen today.

Prior to 1937, all executive branch agencies were housed within the Capitol Building. During that year, construction of the Supreme Court Building was completed across the street from the Capitol. As a result, the Supreme Court, State Library, and other state offices moved out of the Capitol and into the new Supreme Court Building.

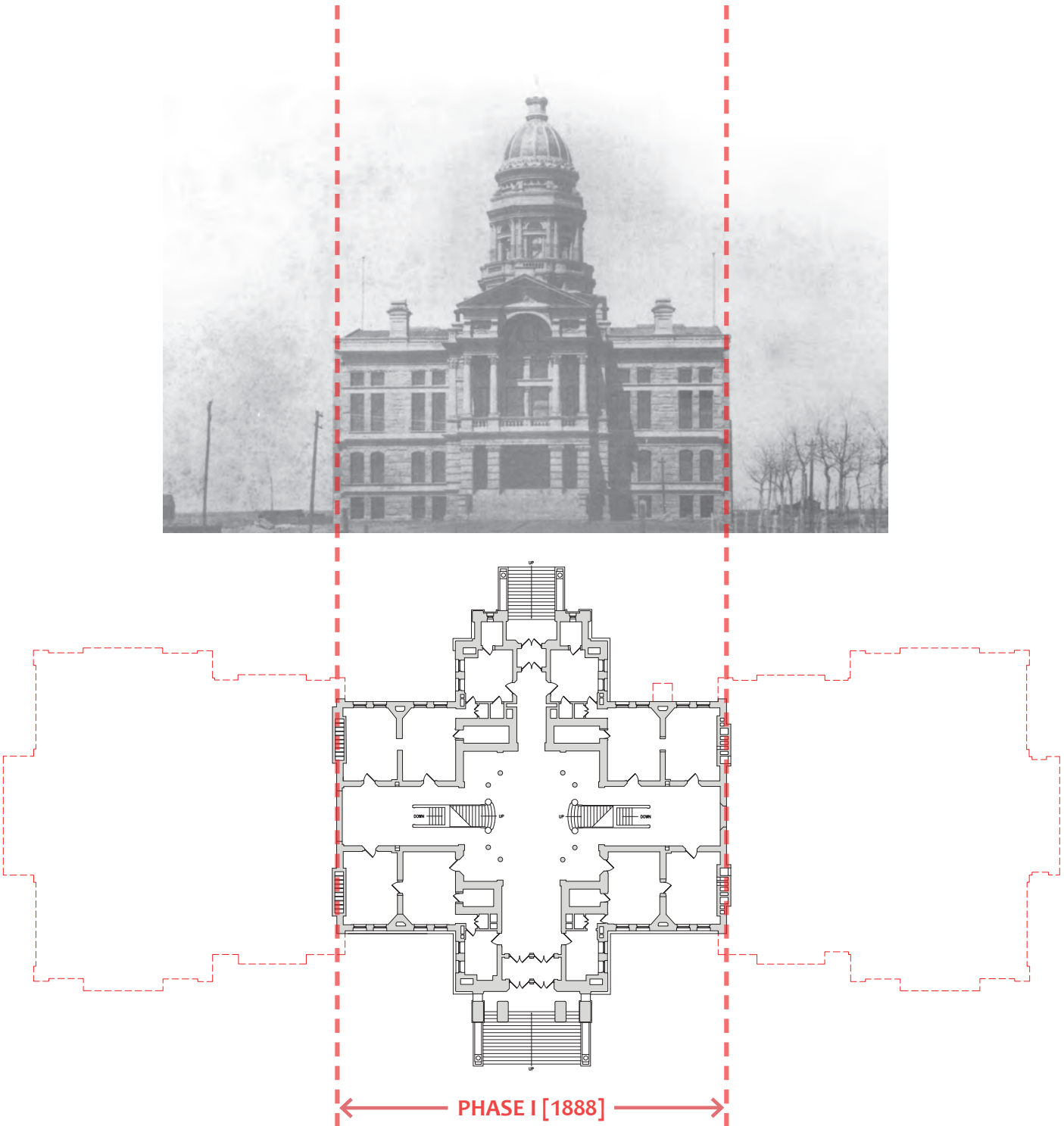
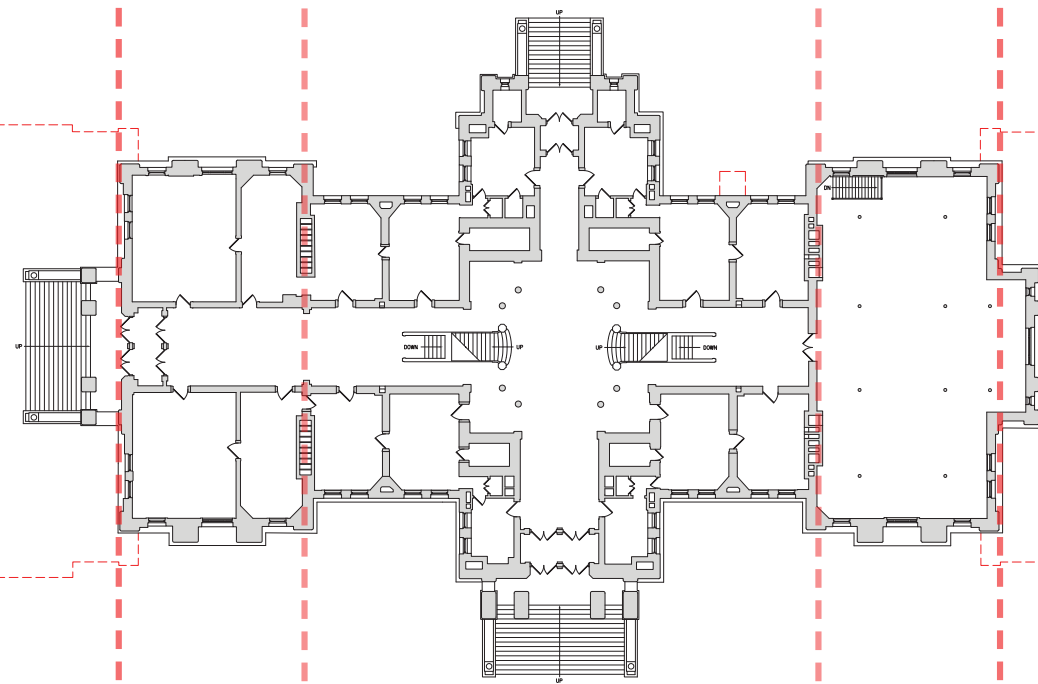


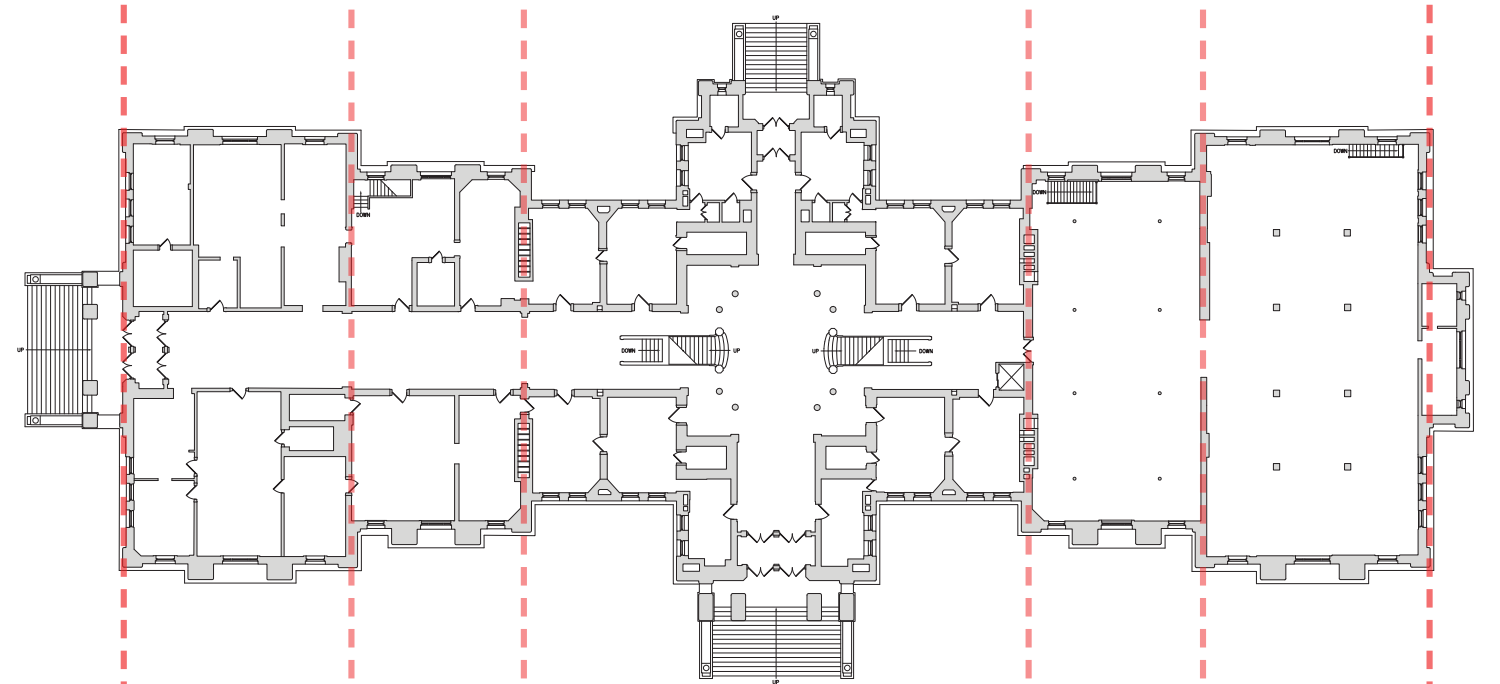
Figure 4.10: Phase I [1888] First Floor Plan & Historic Photograph of South Elevation, ca. 1888.





PHASE II [1890]

Figure 4.11: Phase II [1890] First Floor Plan & Historic Photograph of South Elevation, ca. 1890.



PHASE III [1917]

Figure 4.12: Phase III [1917] First Floor Plan & Historic Photograph of South Elevation, ca. 1917.

In 1980, the Herschler Building was funded to meet the changing requirements of an expanding state government. With the construction of the Herschler Building to the immediate north of the Capitol, the historic Capitol site was expanded across what used to be 25th Street to include both the Capitol Building and the Herschler Building. A connection between the two buildings was constructed underground, allowing for whole or portions of executive branch agencies to be housed in both buildings, while retaining interagency communication by maintaining proximity.

The documents reviewed by the Design Team outline the construction chronology of the building complex. The Capitol is part of a larger “complex” of buildings located in Cheyenne. As the needs of the State expanded in response to population growth, parcels of land were purchased in proximity to the Capitol and state buildings were erected. This combined with the State of Wyoming’s long held practice of leasing office space throughout downtown Cheyenne yielded a somewhat loose and undefined Capitol Complex. The Complex, proper, is ostensibly between 26th Street and 22nd Street [North-South] and Carey and Warren Avenues [West-East], and includes:

- Barrett Building
- Capitol Building
- Hathaway Building
- Herschler Building
- Supreme Court Building

The Emerson Building, located two [2] blocks south of the Supreme Court Building along Capitol Avenue, is technically considered part of the Capitol Complex, despite the fact that it exists outside of the theoretical boundaries. In addition, the Safeway Lot to the west of the Capitol along Pioneer Avenue was acquired by the State in January, 2010 as a potential site for a new State Office Building.



Figure 4.13: Bird’s Eye View of the Wyoming State Capitol Complex, Looking Southwest.





Figure 4.14: Phase II Construction Photograph, ca. 1889.



Figure 4.15: Photograph of the Phase II Capitol Building South Elevation, ca. 1902.

SIGNIFICANT FINDINGS & PRESERVATION ZONES

As part of the **Level I / Level II Study**, the project Design Team explored the evolution of the Capitol from 1888 to the present.

In addition to the three [3] major building campaigns, the building has undergone a series of alterations that range from the minor partitioning of spaces to a comprehensive interior renovation project from 1974 to 1980. The progressive alterations that occurred between 1937 and 1980 have come to form the current perception of what the Capitol is. During the course of the Design Team’s research and analysis of the building’s evolution over time, a series of discoveries were made regarding the age of the existing fabric that helped inform specific recommendations made by the team as part of the Level I / Level II Study.

With the assistance of the **State of Wyoming Department of Administration and Information Division of Construction Management [AICM]** and the **Wyoming State Archives**, the Design Team was able to obtain construction documents for a number of the building campaigns undertaken by the State in relation to the Capitol Building. Based on this information, the team has generated a Building Evolution Diagram [Figure 4.18], which illustrates the periodic alterations made to the building during its service life, floor-by-floor. With the help of **AICM** and the **State Archives**, the Design Team was able to obtain a number of archival photographs showing interior spaces throughout the building’s lifetime. By organizing the images and drawings sequentially, these pieces of information begin to tell a story as to what the building used to look like, how spaces and use groups were arranged, and how the Capitol changed – both architecturally and programmatically – over time.

At the macro level, the compilation of historical data assisted the design team in determining historic significance, specific preservation zones, and character-defining features. At the micro level, these pieces of information helped us begin to identify the era of specific elements. The graphic documents [images and drawings] – cross referenced with written archival documents, such as meeting minutes and copies of contractors’ purchase orders – helped us categorize elements as historically significant, “vintage” elements that are old, but not necessarily historically significant, or modern. By differentiating between these three categories, we begin to understand what existing elements have been altered and/or removed that may potentially be re-introduced as part of any future restoration efforts. These elements range from finishes to partitioning of spaces to formerly monumental rooms.

The “Applied Research” portion of the work is only a piece of the puzzle. The pictorial evidence assembled provides a roadmap for further investigation work to be undertaken by the Design Team during the Design Phase. Through the work of selective finishes removals, paint analysis, and destructive probes, a deeper, more refined understanding of the past appearance and construction of spaces can be determined during the early stages of the Design Phase.

After reviewing the Building Evolution and the sequential assemblage of photographs, the Design Team was able to identify a number of key spaces that require further investigation in order to determine the finishes that existed during what we believe to be the Period of Interpretation. It is our belief that the Period of Interpretation (the period of time in which significant events occurred) for the Wyoming State Capitol is sometime after the conclusion of the Phase III construction work, after all interior finishes had been applied and the building was comprehensively completed.

At this juncture, based on current knowledge and evidence, the most appropriate Period of Interpretation of the rehabilitated and restored Capitol should be between 1917 and the mid-1920’s. This will be further verified during the Design Phase of the project.

Note: The Building Evolution is summarized in timeline form on the following pages and included in its entirety, beginning on Page 4.23.

Infilled and Framed Opening

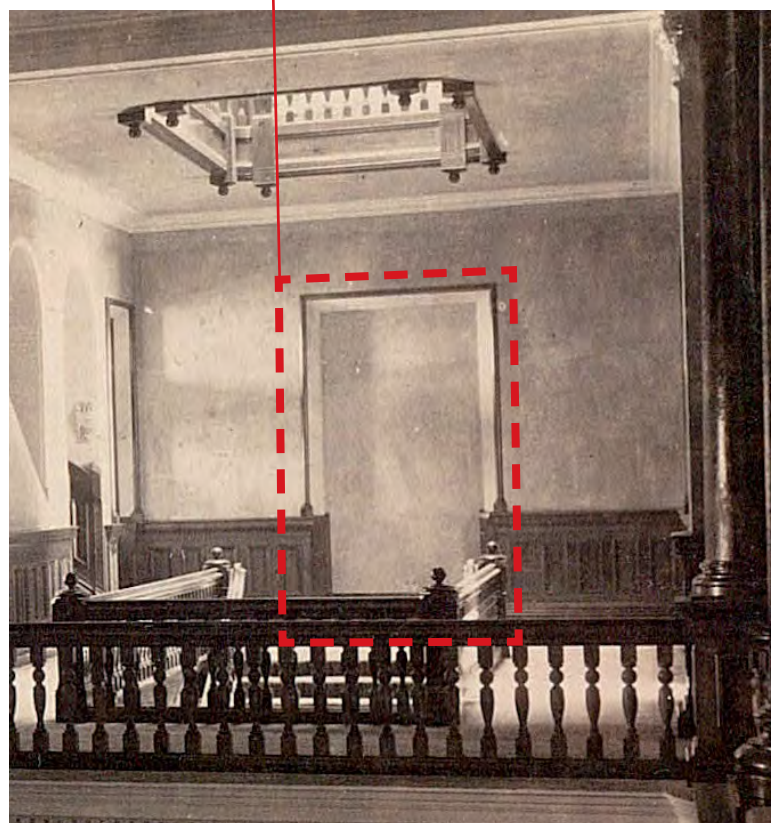


Figure 4.16: Post-Construction Photograph of Phase I Construction, Showing the Infilled and Framed Interior Openings Connecting the Phase I Wing with the Yet-To-Be Constructed Phase II Addition, ca. 1888.



Figure 4.17: HABS [Historic American Building Survey] Photograph of the Capitol Building South Elevation, ca. 1979.



1888



1890



1917

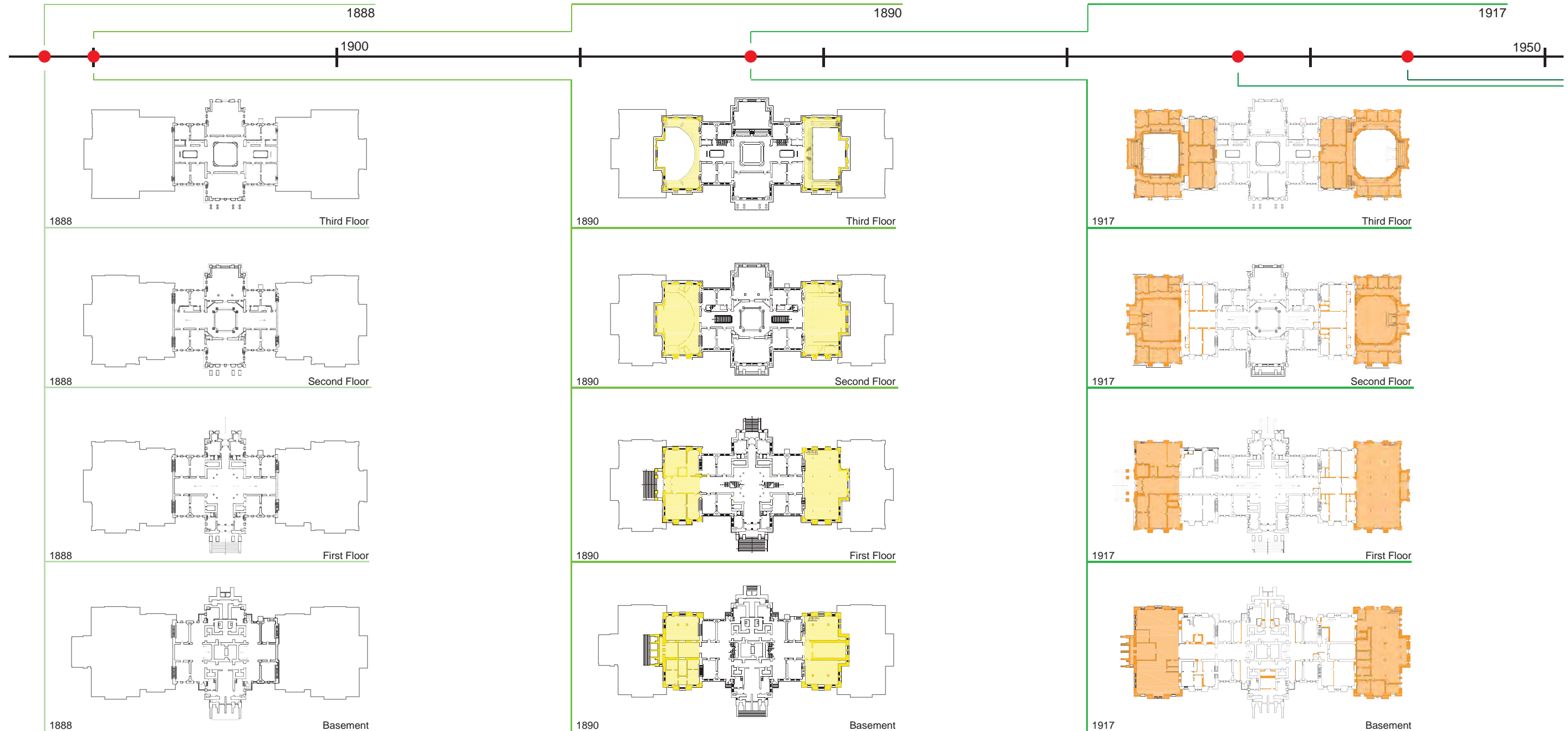


Figure 4.18: Historic Evolution Timeline, Illustrating the Architectural Changes That Have Occurred at the Capitol Building from 1888 [Phase I] to Present.

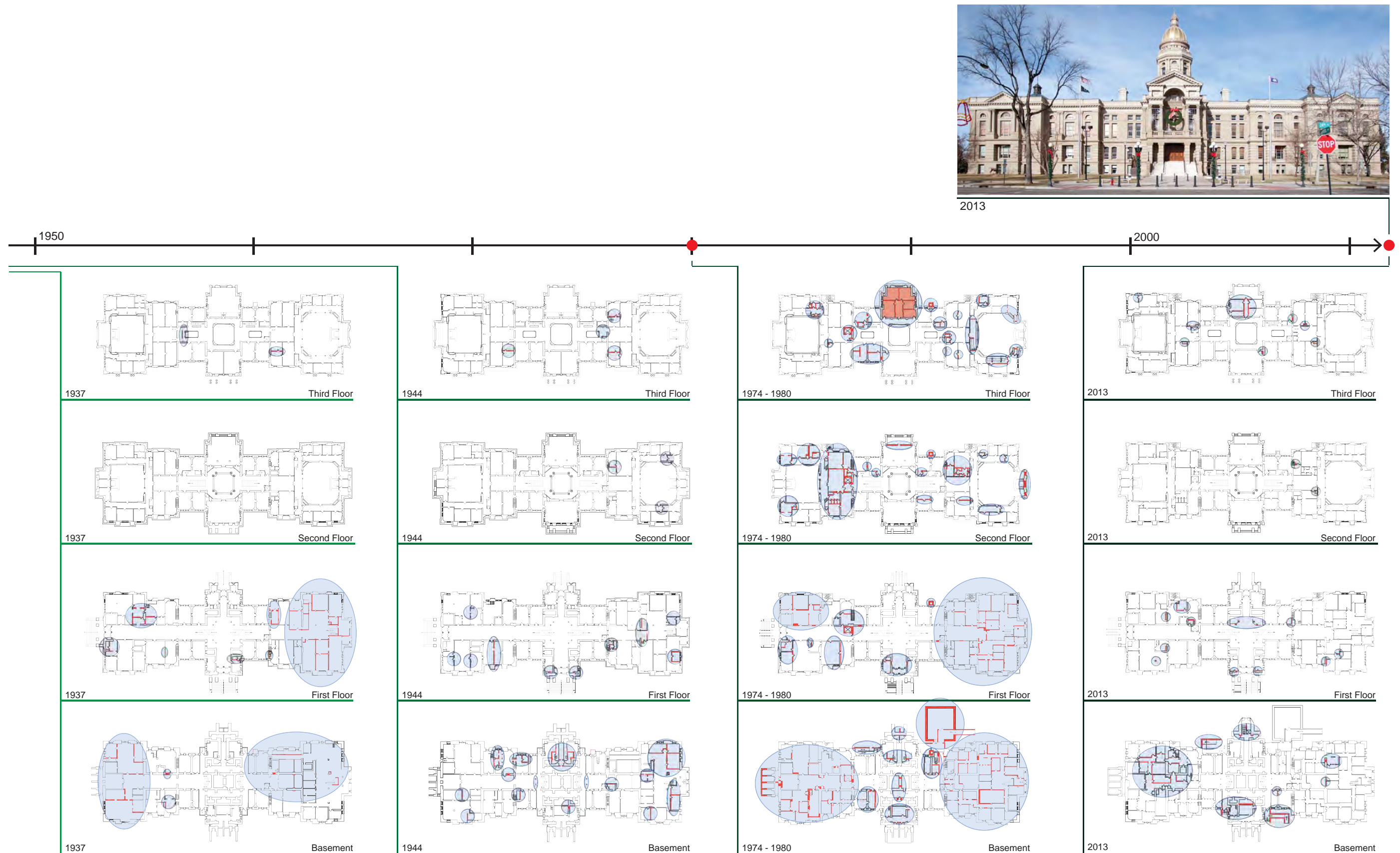


Figure 4.18 (continued)



Figure 4.19: Wyoming State Capitol Dome Exterior. Note the small porthole windows and the large rectangular windows that will require finishes analysis to verify the finishes of the frames and sashes in relation to the metal.



Figure 4.20: West Return of the North Portico. The building elements above the third story pilasters are galvanized metal originally sandpainted to simulate the adjacent masonry.



Figure 4.21: The First Two Courses of Sandstone, Below the Dashed Line are Buff/ Pink Sandstone from Fort Collins, Colorado. The remaining sandstone is quarried from Rawlins, Wyoming. Note the efflorescence at the jamb caused by the upward migration of groundwater through the stone.



Figure 4.22: Detail of Original Wood Windows, ca. 1902. The sand colored frame is highlighted in red at right. The dark painted sash is indicated with the red arrows.



Figure 4.23: Finishes Exposure at the Third Floor Corridor. The existing decorative fascies design is seen on the left, and a historic motif at the right.



Color & Polychromy

Color plays a significant role in historic buildings and specifically monumental National Historic Landmarks and Capitols

The Wyoming State Capitol is a textbook case of how historic colors were selected and placed on a building, and how materials were juxtaposed to achieve a specific result.

More specifically:

A. EXTERIOR

The aesthetic of the exterior of the building was based on the robustness of stone, both natural and simulated.

Starting from the **Dome**:

- It appears that the Dome was finished in a “sandstone” color with actual sand blown onto the wet paint to add texture.
- The gold leaf was applied at specific locations to create contrast and achieve the aesthetic effect of a beacon shining over the skylight of Cheyenne

Regarding the windows, additional analysis would be needed. Both the porthole windows at the upper area of the Dome and the large rectangular windows in the drum of the Dome, need to be analyzed for contrasting [darker] paint. This choice was made to enhance the three dimensional qualities of the Dome’s design.

The **parapets** were constructed of metal – and not stone – and were finished in a similar fashion, i.e. sandstone color paint with the application of sand on the wet paint for texture.

The bulk of the building was constructed using two types of **stone**:

- The first two [2] courses of stone at the base of the building are an iron-containing buff/pink sandstone from Fort Collins, Colorado.
- The remaining masonry walls [from the base to the parapet] are a gray sandstone quarried in Rawlins, Wyoming.

The stone was articulated with horizontal bands, edges and rough finish to express a specific aesthetic, commonly found of buildings of this type, i.e. robust appearance, strength, etc.

The type of the **mortar** and its application in relationship to the edge of the joint, were also part of the overall aesthetic, i.e. whether the joint was flush, recessed, etc. and whether the color was lighter or darker.

The **windows** had a typical finish of the early 20th century for the purpose of creating a sharp contrast, i.e.:

- The frames were painted in a sandstone color and sand painted, and;
- The sashes were finished in a Dark Olive or Bronze-Green paint along the exterior, and with three [3] coats of varnish along the interior.

Finally, the **wood doors** were given a spar [exterior-grade, UV-protective] varnish finish at exterior surfaces, and three [3] coats of regular varnish on the interior surfaces.

The selection of colors and finishes had a specific effect that has been compromised over the years.

This project can be a unique opportunity to recapture this aesthetic with careful analysis and sound conservation and preservation practices, without any cost penalties. The State of Wyoming will have the necessary information to make informed decisions, and mockups will be created as part of the construction process to ensure that the treatment of all exterior elements is done correctly, both in terms of long term performance and historic accuracy.

B. INTERIOR

The Design Team’s research indicates that the interior of the building has been altered in a number of areas, through building modifications, as well as changes in finishes and materials.

Volume I Section 5 : Site & Building Assessment presents in detail the findings of the Design Team.

As part of Level III services, the Design Team recommends the following:

- Undertaking a series of probes and exposures that would locate the presence of historic building fabric and finishes. The process is commonly refer to as Historic Building Fabric Identification and Analysis.
- The results of this research be synthesized and presented to the State to understand the changes over time and what the impact has been.
- Mockups be constructed to delineate the extent of change and how and where original finishes can be recaptured.
- Establish an aesthetic that is based on historic evidence and not personal taste.

Evidence and scientific analysis would enable the State of Wyoming to make an informed decision.

It is important to note that the cost of applying new finishes to the building is not driven by the nature of the finishes, themselves, but by the staging requirements that are needed in any event. These include:

- Exterior and interior scaffold.
- Work platforms.
- Exterior and Interior protection, etc.



Preservation Zones

Based on the Design Team’s analysis of the Capitol Building’s evolution, a series of “Preservation Zones” were identified to guide the proposed approach to the interior restoration scope of work. The Preservation Zones were established in conjunction with the **Secretary of the Interior’s Standards for the Treatment of Historic Properties**. The Secretary of the Interior’s Standards are not intended to be a prescriptive approach to historic structures; rather, they aim to encourage responsible preservation practices. The Secretary of the Interior’s Standards are as follows:

1. **Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.
2. **Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.
3. **Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
4. **Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

The Preservation Zones for the Wyoming State Capitol are defined as follows:

Preservation Zone #1 : Restoration. Zone #1 is predominately defined as the public and monumental spaces within the Capitol Building, including:

- The Rotunda;
- The main axial circulation corridors;
- The House Chambers, and;
- The Senate Chambers.

Work in this zone will be focused on:

- Repair and maintenance of existing historic fabric dating to period of interpretation;
- Removal of non-historic partitions and / or finishes that detract from the original design intent of the building;
- The unobtrusive [to the extent possible] installation of new mechanical, electrical and plumbing systems with minimal impact on existing fabric;
- The sensitive installation of construction necessary to meet current code requirements with minimal impact on existing fabric.

Though a great deal of the original historic building fabric remains, the historic finishes in these spaces have been covered by multiple layers of paint as part of numerous redecorating campaigns over the course of the building’s service life. Therefore, the existing motifs do not reflect those identified as part of the Period of Interpretation.

In addition, there are a series of historic skylight locations that were infilled and covered up during recent roof replacement campaigns. These skylights were originally designed to provide daylight throughout the interior, including at the Rotunda laylight, and were an important contributing factor to the interior character.

Preservation Zone #2 : Preservation. Zone #2 is primarily defined as the private spaces that support the day-to-day operations of the Capitol Building occupants. The goal will be to remove non-historic finishes and elements and retain and restore extant historic fabric, whether presently hidden or visible to be in character with the building spaces. These spaces include:

- Office Suites for various use groups;
- Conference and Meeting Rooms;
- Large and Small Committee Rooms, and;
- Restrooms.

Many of these spaces have undergone significant changes during the course of their service life, many of which appear to have occurred during the Comprehensive Renovation Campaign undertaken from 1974-1980.

Preservation Zone #3: Rehabilitation. Zone #3 is a collection of spaces that would function more effectively as support spaces. The degree of existing historic fabric appears to be much less than that found elsewhere throughout the building. The goal in these spaces is to provide finishes that are appropriate and in keeping with the character of the building.

Preservation Zone #4 : Service Area. Zone #4 comprises the majority of the Attic Level floor area. The level of finishes at the Attic are utilitarian and minimal, if any. The Attic has historically acted as storage and service space, presently housing antiquated mechanical units and electrical panels. Because of the lack of occupiable space, due to the minimal headroom and its non-functional layout and non-conditioned spaces, any future use of the Attic should continue to be service-oriented.



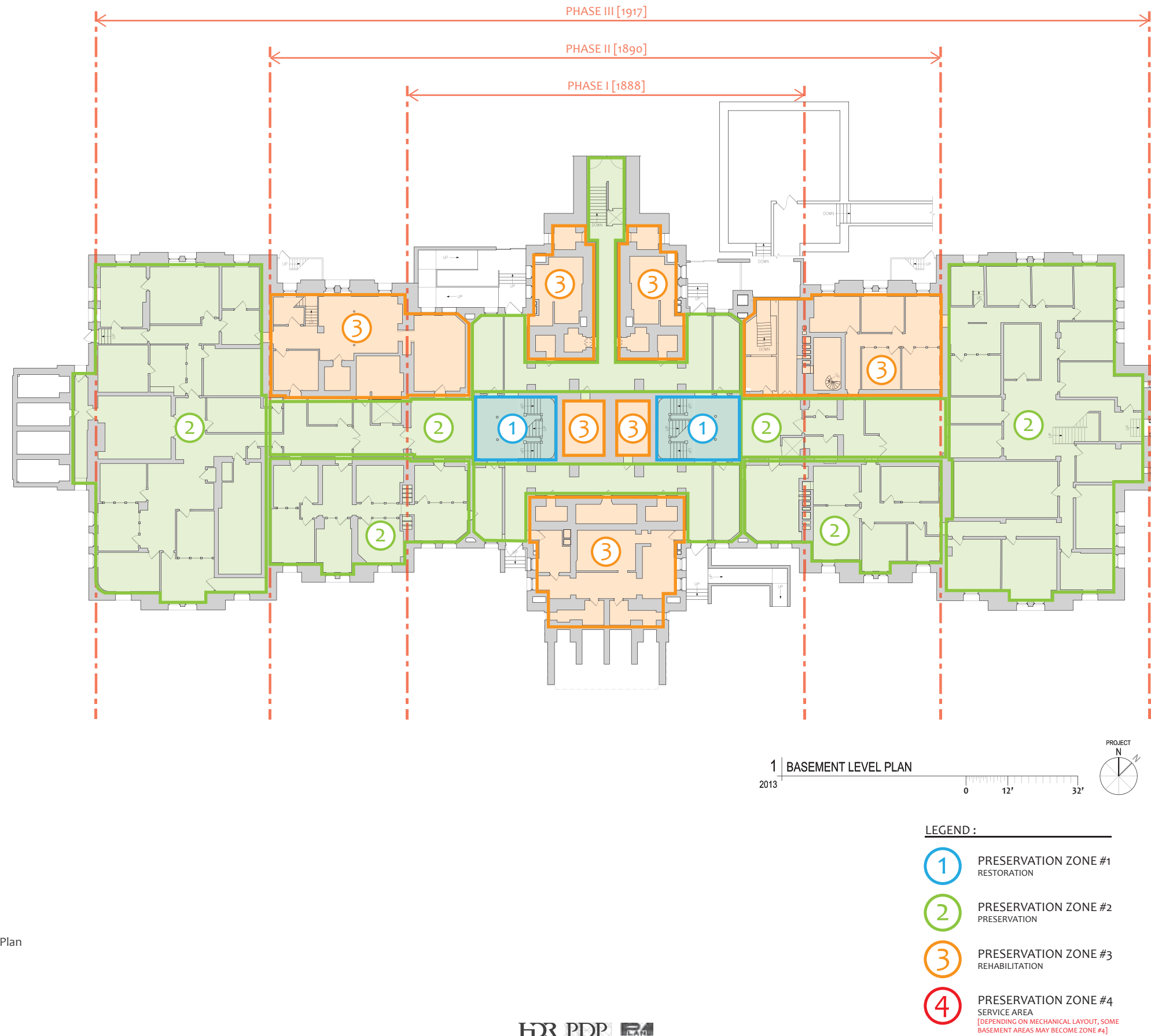
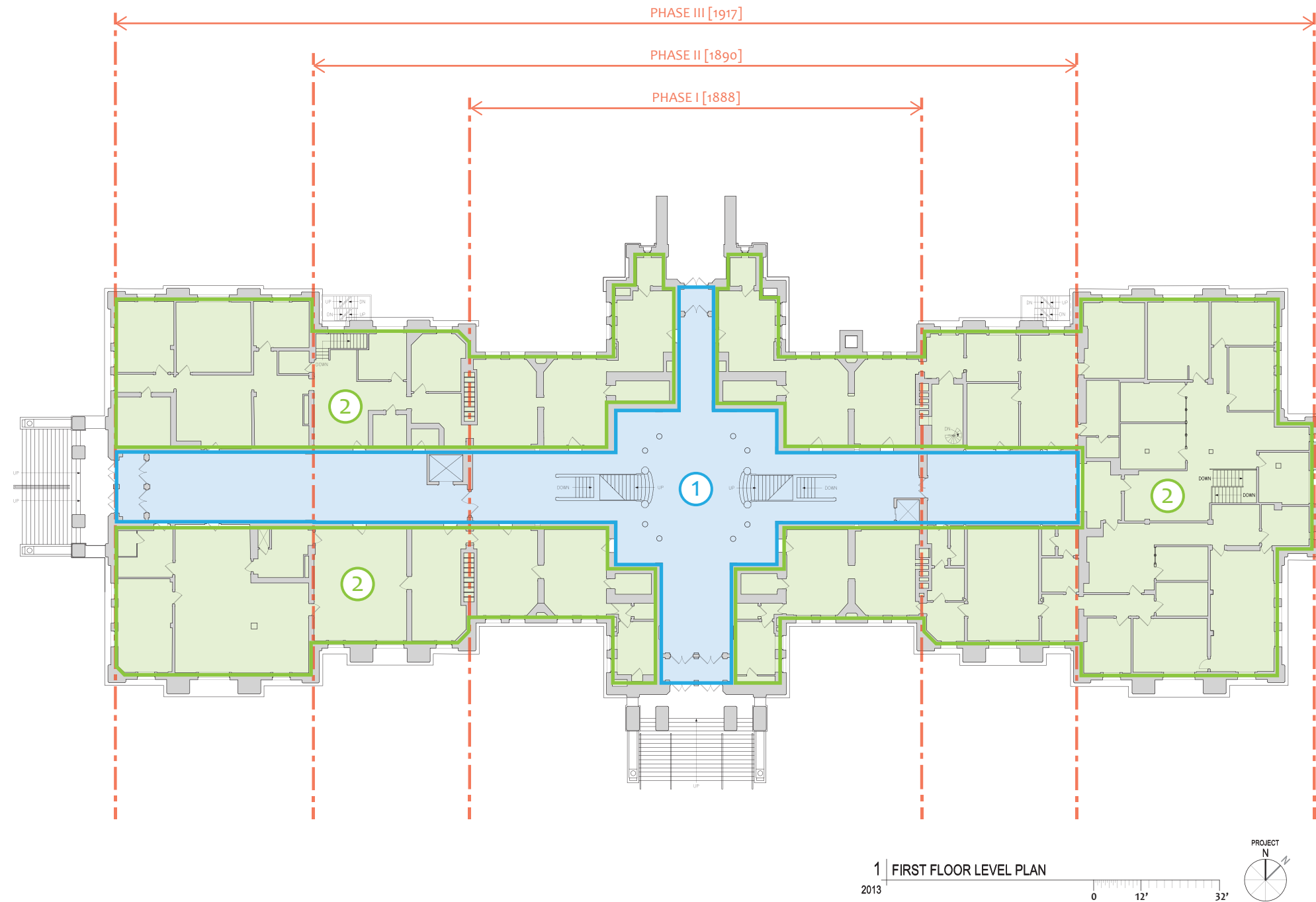


Figure 4.24: Basement Level Preservation Plan



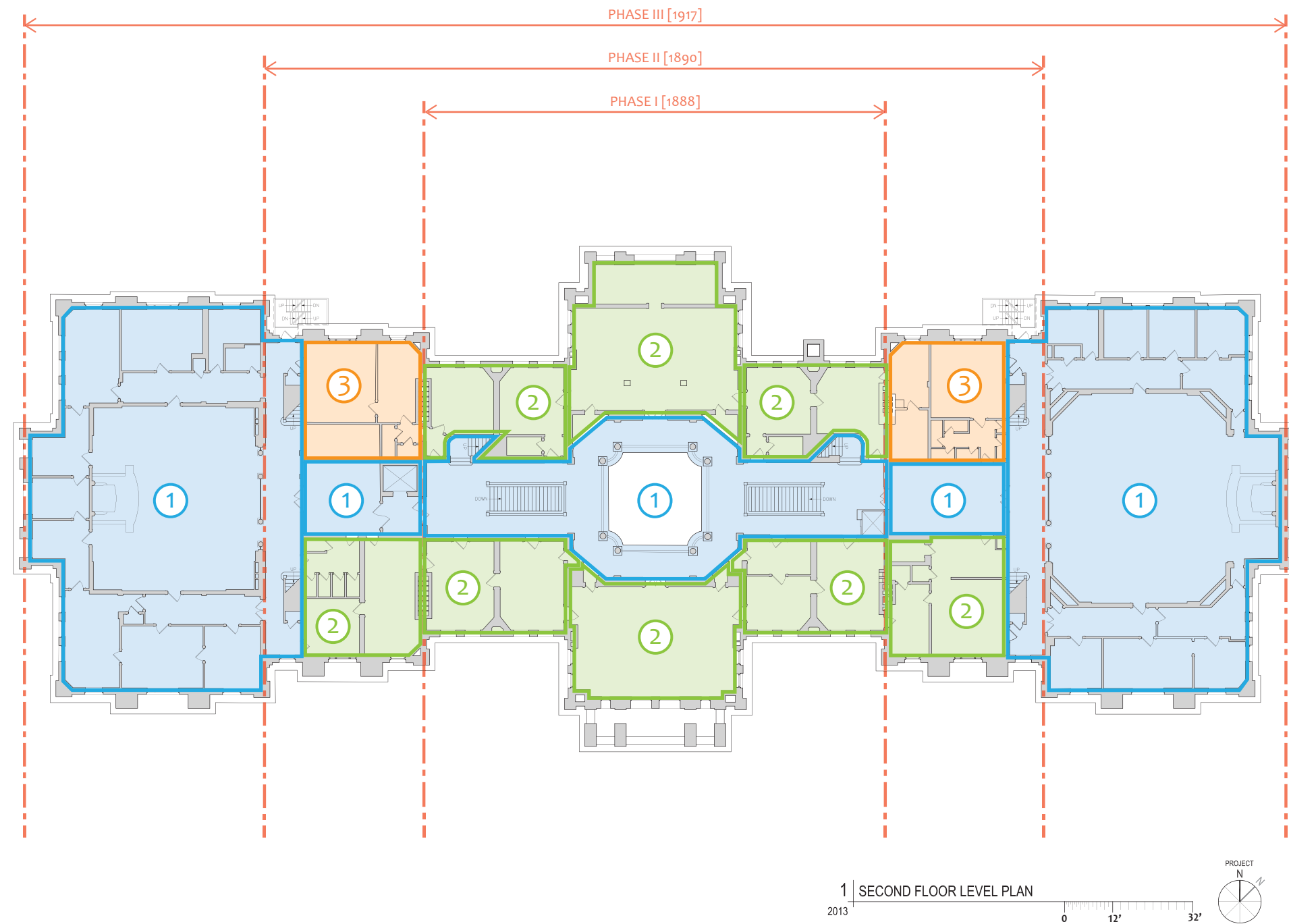
1 FIRST FLOOR LEVEL PLAN
2013

LEGEND :

- ① PRESERVATION ZONE #1
RESTORATION
- ② PRESERVATION ZONE #2
PRESERVATION
- ③ PRESERVATION ZONE #3
REHABILITATION
- ④ PRESERVATION ZONE #4
SERVICE AREA

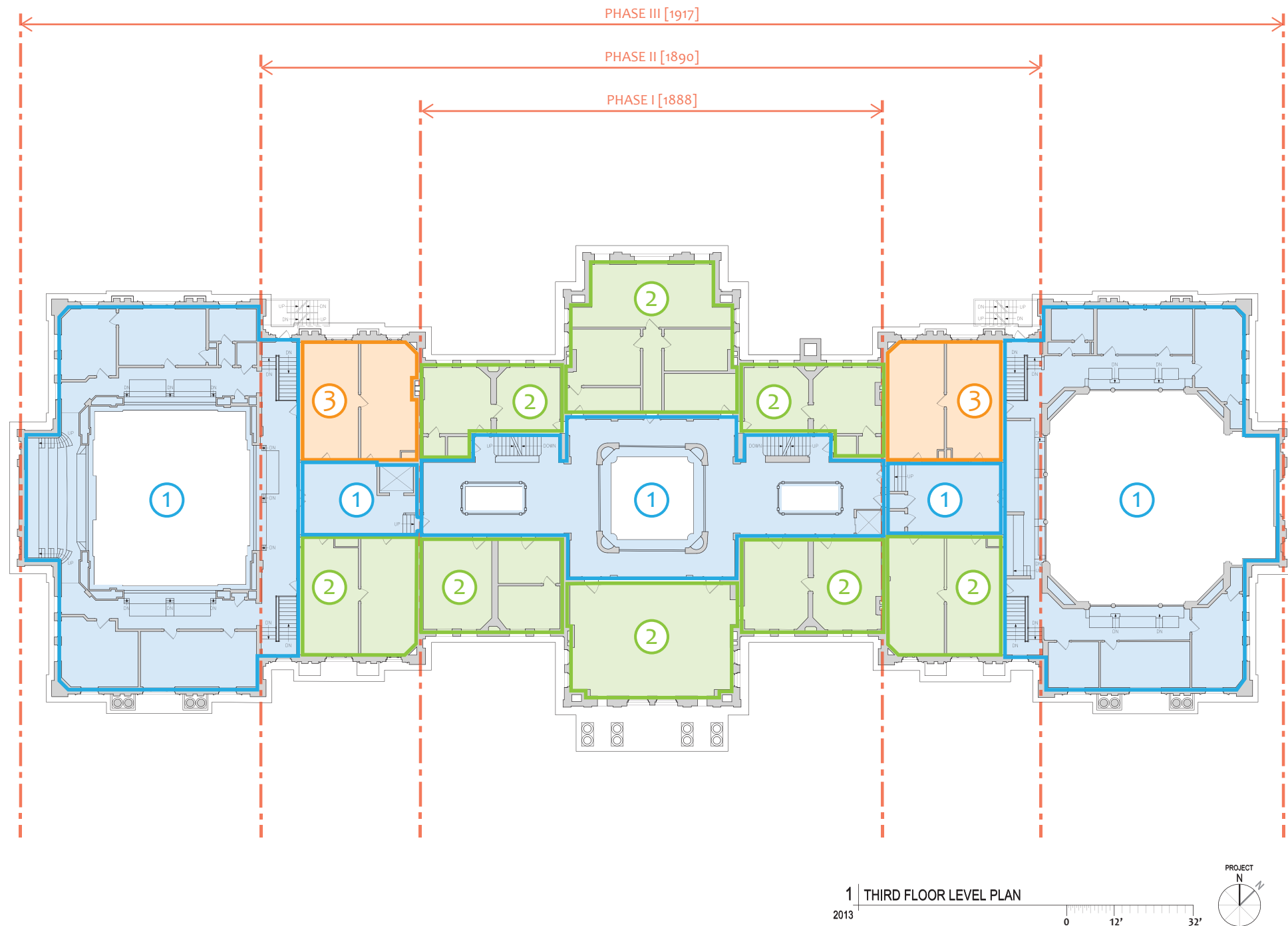
Figure 4.25: First Floor Preservation Plan





- LEGEND :
- 1 PRESERVATION ZONE #1
RESTORATION
 - 2 PRESERVATION ZONE #2
PRESERVATION
 - 3 PRESERVATION ZONE #3
REHABILITATION
 - 4 PRESERVATION ZONE #4
SERVICE AREA

Figure 4.26: Second Floor Preservation Plan

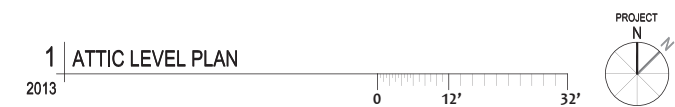
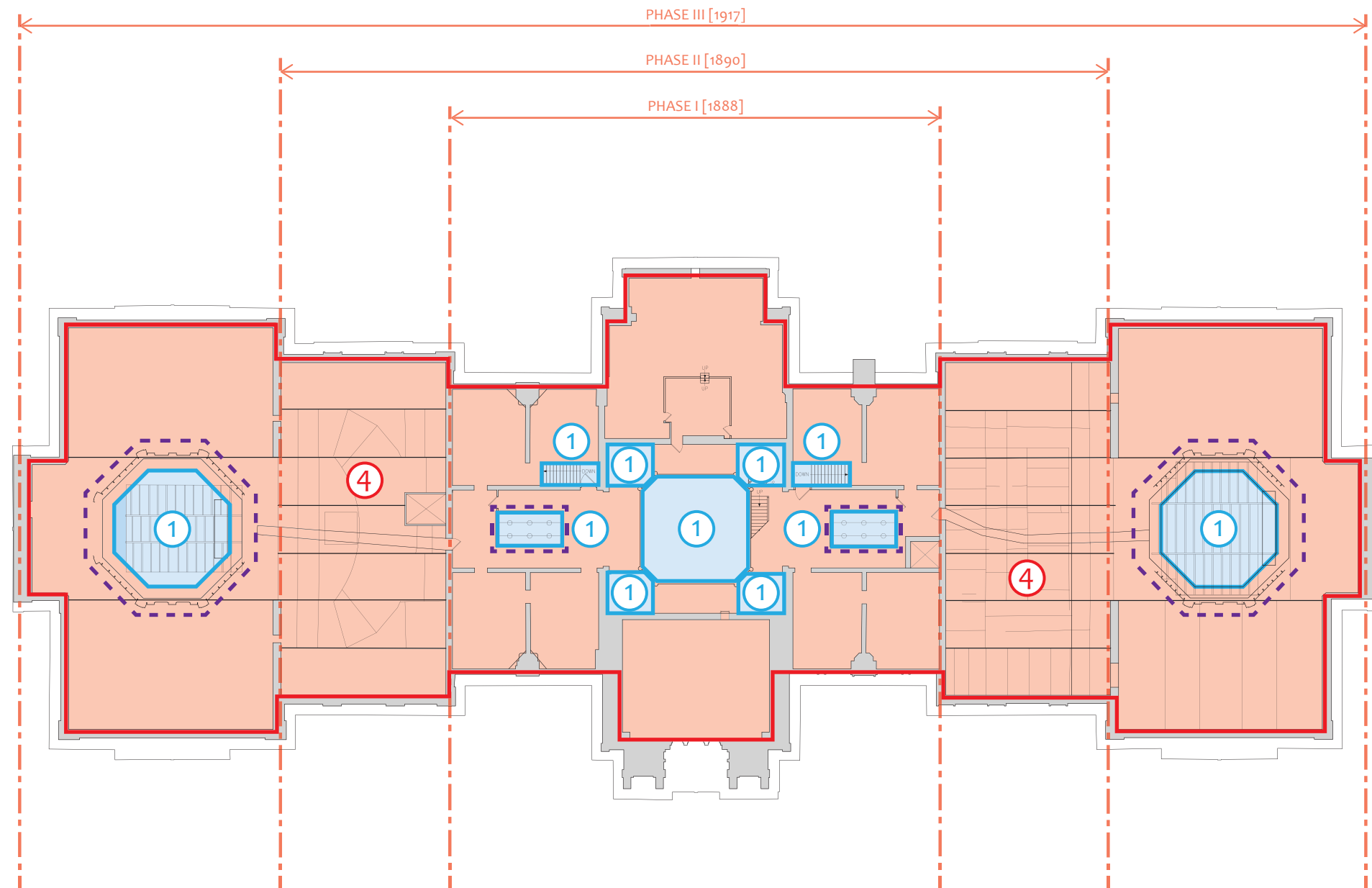


1 THIRD FLOOR LEVEL PLAN
2013

- LEGEND :**
- 1 PRESERVATION ZONE #1
RESTORATION
 - 2 PRESERVATION ZONE #2
PRESERVATION
 - 3 PRESERVATION ZONE #3
REHABILITATION
 - 4 PRESERVATION ZONE #4
SERVICE AREA

Figure 4.27: Third Floor Preservation Plan





LEGEND :

- 1 PRESERVATION ZONE #1
RESTORATION
- 2 PRESERVATION ZONE #2
PRESERVATION
- 3 PRESERVATION ZONE #3
REHABILITATION
- 4 PRESERVATION ZONE #4
SERVICE AREA

Figure 4.28: Attic Level Preservation Plan



Figure 4.29: Multiple Patch Repairs to the Low-Slope EPDM Roof Membrane. Each of these patches represents a short term, “band-aid” repair installed by building maintenance since the roof was installed in 1999.



Figure 4.30: Acoustical Tile Panels Applied to the Plaster Wall Surfaces Throughout the Senate Chambers. The Installation of the Acoustical Tile Panels Dates to the 1974-1980 Interior Renovation Campaign.



Figure 4.31: Historic Decorative Plaster and Finishes Covered Up and Damaged as a Result of the Installation of Suspended Acoustical Tile Ceilings During the 1974-1980 Interior Renovations. The plasterwork and finishes can be recaptured and restored as part of the rehabilitation and restoration.

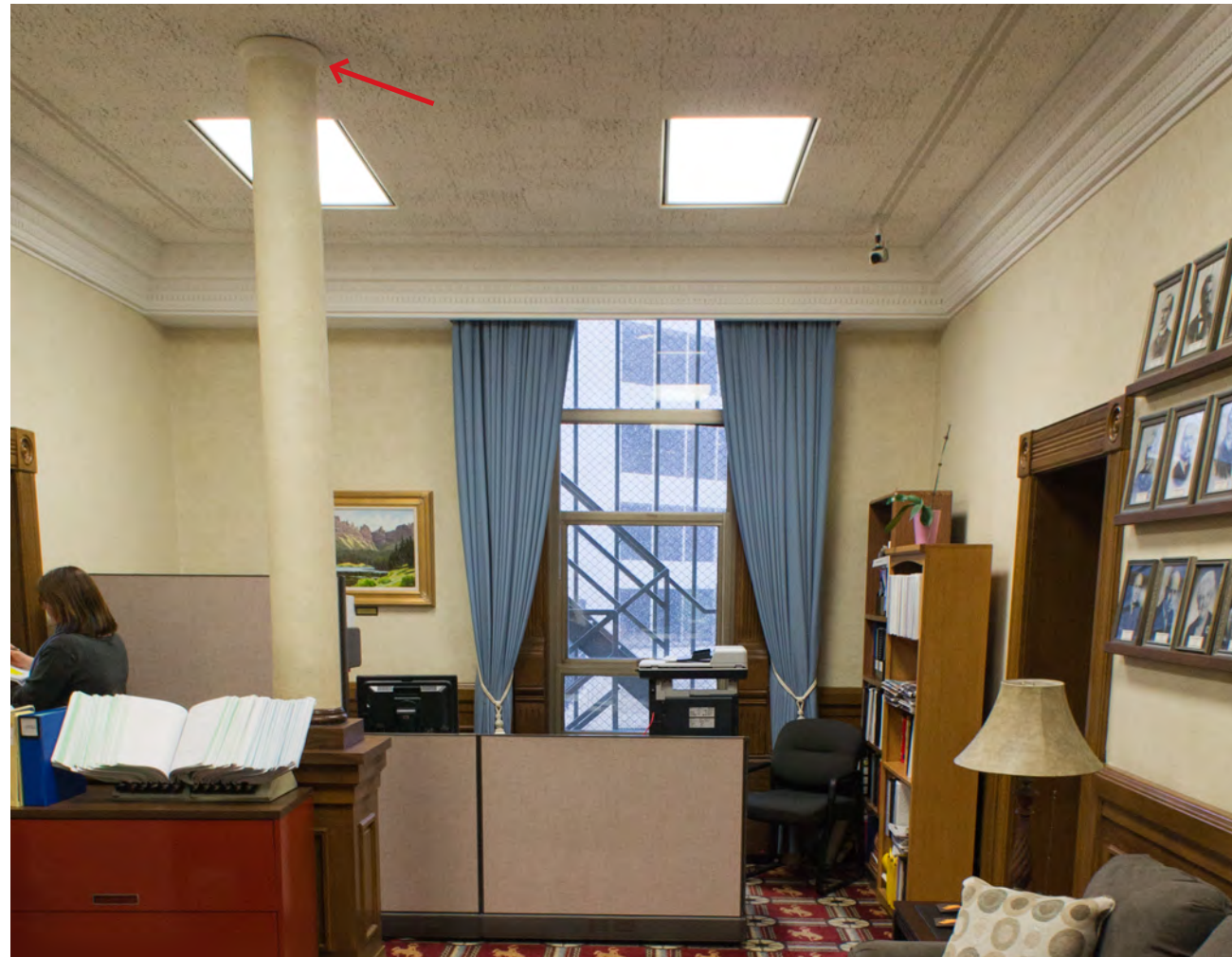


Figure 4.32: Original Phase II [1890] Cast Iron Column Capital Hidden From View By the Suspended Acoustical Tile Ceiling. This is an important condition, as significant historic fabric is covered by the suspended ceiling, including decorative finishes and trim.



SUMMARY OF FINDINGS

An essential characteristic of the Wyoming State Capitol is that it is essentially two buildings constructed in three stages. Understanding the historic development of this building is more than a scholarly activity; it is a systematic analysis that delineates limits of construction, connections and transitions, use of materials and assemblies, etc. Understanding the building’s historic development is the first layer of information necessary to determine and predict building performance and identify the most appropriate long-term repair solutions for the Capitol Building. In this report, the description and chronology of each building component is included in the specific sub-section addressing the condition of the component.



Figure 4.33: Senate Chambers, ca. 1917.

Major Capitol Building Campaigns

Since the completion of the Phase III building expansion in 1917, the Capitol Building’s general form has remained largely unchanged. The interior of the building, however, has experienced a number of major building campaigns. The following are projects identified by the Design Team as having had a significant impact on the present form and interpretation of the Capitol today:

- **1888** : Completion of the first phase of construction of the Capitol Building.
- **1890** : Completion of the second phase of construction of the Capitol Building, adding wings at the East and West.
- **1900** : Original contract for the painting and gilding of the Capitol Dome.
- **1909** : Addition of a passenger elevator within the east corridor of the Capitol, connecting the Basement and Third Floor Levels.
- **1917** : Completion of the third phase of construction of the Capitol Building, including alterations to the building interior and the addition of two larger wings at the East and West.
- **1952** : Alterations and changes to the East Wing of the Capitol Building First and Second Floors, to be occupied by the Governor’s Conference Room and the Department of Education.
- **1958** : Construction of metal exterior egress stairs along the North Elevation, with direct access from both the House and Senate Chambers at the 2nd and 3rd Floor Levels. The west stair continued up to the roof level, and included a large metal staging platform.
- **1960** : Rehabilitation and replacement of the existing historic wood windows.
- **1972** : Addition of a second, larger passenger elevator within the west corridor of the Capitol, connecting the Basement and Third Floor Levels.
- **1974-1980** : Comprehensive interior renovation and redecorating campaign.
- **1994** : Comprehensive masonry preservation and repair project, storm drainage repairs, and an exterior building lighting campaign.
- **1999** : Replacement and renovations at the existing Capitol Building roof, including the formed metal parapets.
- **2008** : Renovation of the House and Senate Chamber Skylights and the Restoration of the House and Senate Chamber Laylights.
- **2009** : Construction of Herschler Plaza, which included the removal of the historic North Capitol Stair and the addition of two [2] ADA-compliant ramps. The plaza provides a paved connection between the Capitol and Herschler Buildings.

The comprehensive interior renovations project undertaken from 1974-1980 had a significant impact on the Capitol interior. A large quantity of historic fabric was covered up with paint or architectural features, such as suspended and adhered acoustical tile ceilings [See Figures 4.24 - 4.27]. Furthermore, historic fabric was irreversibly damaged during the installation of many of these features. Nonetheless, through the use of archival research and field investigations aimed at revealing many of the historic features that have been covered by these previous architectural campaigns, the Design Team will be able to understand the degree and scope of preservation and restoration efforts required during Level III services.

The documents reviewed by the Design Team reveal that there were three [3] large projects completed at the Capitol within the last twenty [20] years, with a goal to provide a 50 to 100 year repair. The three projects include:

- Masonry Preservation, Storm Drainage Repairs, and Exterior Building Lighting [1994].
- Comprehensive Roof Replacement, Exterior Renovations and Repairs [1999]. Now 15 years old, this project included the formed metal parapets, the metal standing seam roofs and the low-slope roofs.
- Dome repair and re-gilding [2009]; Spot Repairs [2011].

Many of the other projects completed at the Wyoming State Capitol during this same period consist of interim stop-gap measures to address isolated areas of failure and/or deterioration – many related to severe weather conditions, such as hail damage – and do not represent comprehensive long-term repairs. Members of the AICM identified six [6] Dome repair projects, which have been completed at the Capitol Building since 1980, three of which were to provide long term [e.g. 50-year] repairs [1980, 1986, and again in 2009]. Furthermore, AICM members noted that multiple spot repairs have been and continue to be required at the low-slope roof membrane to arrest moisture infiltration due to failures and punctures. These periodic repairs represent emergency short-term repairs that address localized areas of water infiltration. As a result, every year there are multiple roofing repair projects to address new leaks. The existing conditions of the building envelope, including the Dome and the Roof are included within [Section 5: Site & Building Assessment](#).





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BUILDING EVOLUTION DOCUMENTATION

Preamble

As part of the Level I / Level II Study, the Design Team has worked with the **Joint Legislative and Executive Task Force on Capitol Building Rehabilitation and Restoration** to identify and locate documents related to the history, construction, repairs and renovations to the Wyoming State Capitol Complex. With the help of the **State of Wyoming Department of Administration and Information Division of Construction Management [AICM]** and the **Wyoming State Archives**, the Design Team was able to obtain construction documents for a number of the building campaigns undertaken by the state in relation to the Capitol Building. Based on this information, the team has generated a Building Evolution Documentation package, which illustrates the periodic alterations made to the building during its service life, floor-by-floor. The Building Evolution Documentation package, which served as the basis for the Building Evolution Diagram previously presented in this section [*Figure 4.18*], can be found in its entirety on the following pages. A complete list of the sources used in developing the Building Evolution Documentation package can be found on *Sheet HE-001*.

After the Design Team’s review of the archival documentation, the following dates were identified as key periods in the building’s construction history that are reflected in the Historic Evolution Documentation package:

- **1888** : Completion of the first phase of construction of the Capitol Building.
- **1890** : Completion of the second phase of construction of the Capitol Building, adding wings at the East and West.
- **1917** : Completion of the third phase of construction of the Capitol Building, including alterations to the building interior and the addition of two larger wings at the East and West.
- **1937** : Corresponds with the completion of the new Supreme Court Building across 24th Street to the south of the Capitol Building. Following completion of the Supreme Court Building, multiple Capitol Building tenants relocated to the new building, including the Supreme Court and the State Library, amongst others.
- **1944** : During the early 1940’s, Architect Frederic Hutchinson Porter was engaged by the State of Wyoming to complete a series of designs for the Capitol. These projects ranged from proposed schemes for additions to the Capitol Building to programming exercises throughout the building interior.
- **1974-1980** : Multi-phase comprehensive interior renovation and redecorating campaign.
- **2013** : Represents the “as-found” conditions of the Capitol Building. These drawings were generated based on a detailed laser scanning program throughout the interior and exterior of the Capitol Building.

These dates are not meant to directly correspond to specific construction projects; rather, the dates used in the illustration of the Building Evolution were selected because they summarize all construction projects undertaken at the Capitol since the completion of the previous period and up to the date shown. For instance, the blue colored walls in the 1937 floor plans indicate walls that were constructed following the completion of the Phase III [1917] construction and up to the end of 1937.

- Walls that correspond with construction projects related to the first three [3] phases of construction – 1888, 1890 and 1917 – are colored shades of **yellow** and **green**.
- Walls that correspond with construction periods after 1917 are colored **blue**.
- Finished floor levels that correspond with the indicated construction periods are colored **light gray**.

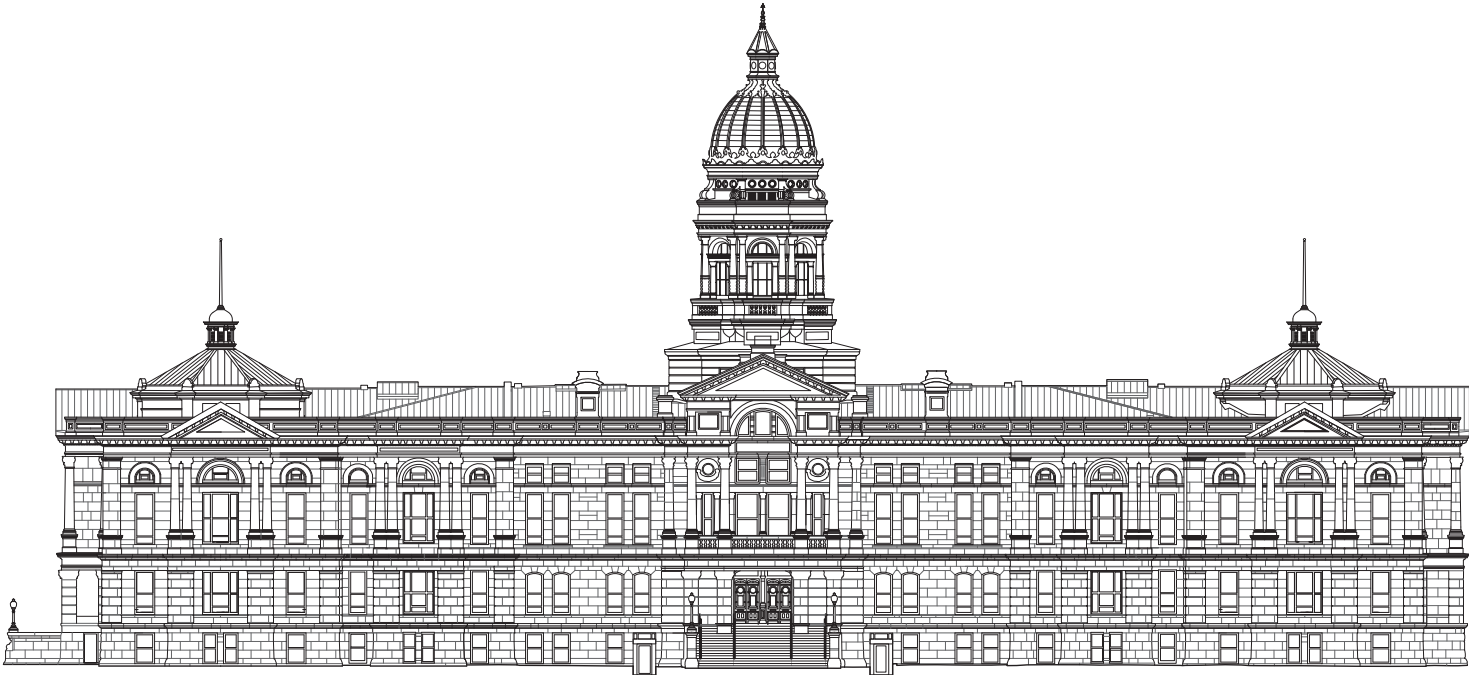




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WYOMING STATE CAPITOL
LEVEL I / LEVEL II STUDY



HISTORIC EVOLUTION
DOCUMENTATION

2013 / 2014



CERTIFICATE OF AUTHORIZATION

STATE #

PROJECT

WYOMING STATE CAPITOL

700 WEST 21ST STREET
CHEYENNE, WYOMING 82002

SHEET TITLE

HISTORIC EVOLUTION
COVER SHEET

REV	DATE	PURPOSE

DRAWING NUMBER

HE-000

LIST OF SOURCES

NOTES :

Sources highlighted in RED directly contributed to the Historic Evolutions Plans.

PHASE I - 1888 :

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Gibbs, D.W. Capitol Dome Section, Elevation, Details. Date Unknown. Print. Wyoming State Capitol Building Package 2, Wyoming State Archives.

PHASE II - 1890 :

Heating Apparatus Floor Plans. 1889. Date Unknown. Print. Wyoming State Capitol Building Package 4, Wyoming State Archives.

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PHASE III - 1917 :

Dubois, William. East & West Wing Floor Plans. 1 August 1915. Print. Wyoming State Capitol Building Package 7, Sheets 6-10 & 16-18, Wyoming State Archives.

Dubois, William. East & West Wing Floor Plans. 1 August 1915. Print. Wyoming State Capitol Building Package 8, Wyoming State Archives.

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1937 :

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1944 :

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1974-1980 :

Capitol Grounds Sprinkler Plan. Date Unknown. Print. Wyoming State Capitol Building Collection, Wyoming State Archives.

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Hitchcock & Hitchcock Architects. “Alterations to Wyoming Capitol Building, Study No. 3, Phase II,” 16 October 1975, Revised 31 December 1975. Job No. 775. Print. State of Wyoming Administration and Information Department Archives.

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Hitchcock & Hitchcock Architects. “Alterations to Wyoming Capitol Building, Phase II-B,” 01 June 1976. Job No. 775. Print. State of Wyoming Administration and Information Department Archives.

Hitchcock & Hitchcock Architects. “Alterations to Wyoming Capitol Building, Phase II-D,” 29 July 1976. Job No. 775. Print. State of Wyoming Administration and Information Department Archives.

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The 2013 Floor Plans were produced from the point cloud data gathered during laser scanning of the Capitol Building.

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DRAWING LIST

HISTORIC EVOLUTION

NUMBER	TITLE
HE-000	COVER
HE-001	DRAWING LIST & LIST OF SOURCES
HE-101	BASEMENT LEVEL PLAN [1888]
HE-102	FIRST FLOOR LEVEL PLAN [1888]
HE-103	SECOND FLOOR LEVEL PLAN [1888]
HE-104	THIRD FLOOR LEVEL PLAN [1888]
HE-201	BASEMENT LEVEL PLAN [1890]
HE-202	FIRST FLOOR LEVEL PLAN [1890]
HE-203	SECOND FLOOR LEVEL PLAN [1890]
HE-204	THIRD FLOOR LEVEL PLAN [1890]
HE-301	BASEMENT LEVEL PLAN [1917]
HE-302	FIRST FLOOR LEVEL PLAN [1917]
HE-303	SECOND FLOOR LEVEL PLAN [1917]
HE-304	THIRD FLOOR LEVEL PLAN [1917]
HE-401	BASEMENT LEVEL PLAN [1937]
HE-402	FIRST FLOOR LEVEL PLAN [1937]
HE-403	SECOND FLOOR LEVEL PLAN [1937]
HE-404	THIRD FLOOR LEVEL PLAN [1937]
HE-501	BASEMENT LEVEL PLAN [1944]
HE-502	FIRST FLOOR LEVEL PLAN [1944]
HE-503	SECOND FLOOR LEVEL PLAN [1944]
HE-504	THIRD FLOOR LEVEL PLAN [1944]
HE-601	BASEMENT LEVEL PLAN [1974-1980]
HE-602	FIRST FLOOR LEVEL PLAN [1974-1980]
HE-603	SECOND FLOOR LEVEL PLAN [1974-1980]
HE-604	THIRD FLOOR LEVEL PLAN [1974-1980]
HE-701	BASEMENT LEVEL PLAN [2013]
HE-702	FIRST FLOOR LEVEL PLAN [2013]
HE-703	SECOND FLOOR LEVEL PLAN [2013]
HE-704	THIRD FLOOR LEVEL PLAN [2013]



CERTIFICATE OF AUTHORIZATION

STATE #

PROJECT

WYOMING STATE CAPITOL

700 WEST 21ST STREET
CHEYENNE, WYOMING 82002

SHEET TITLE

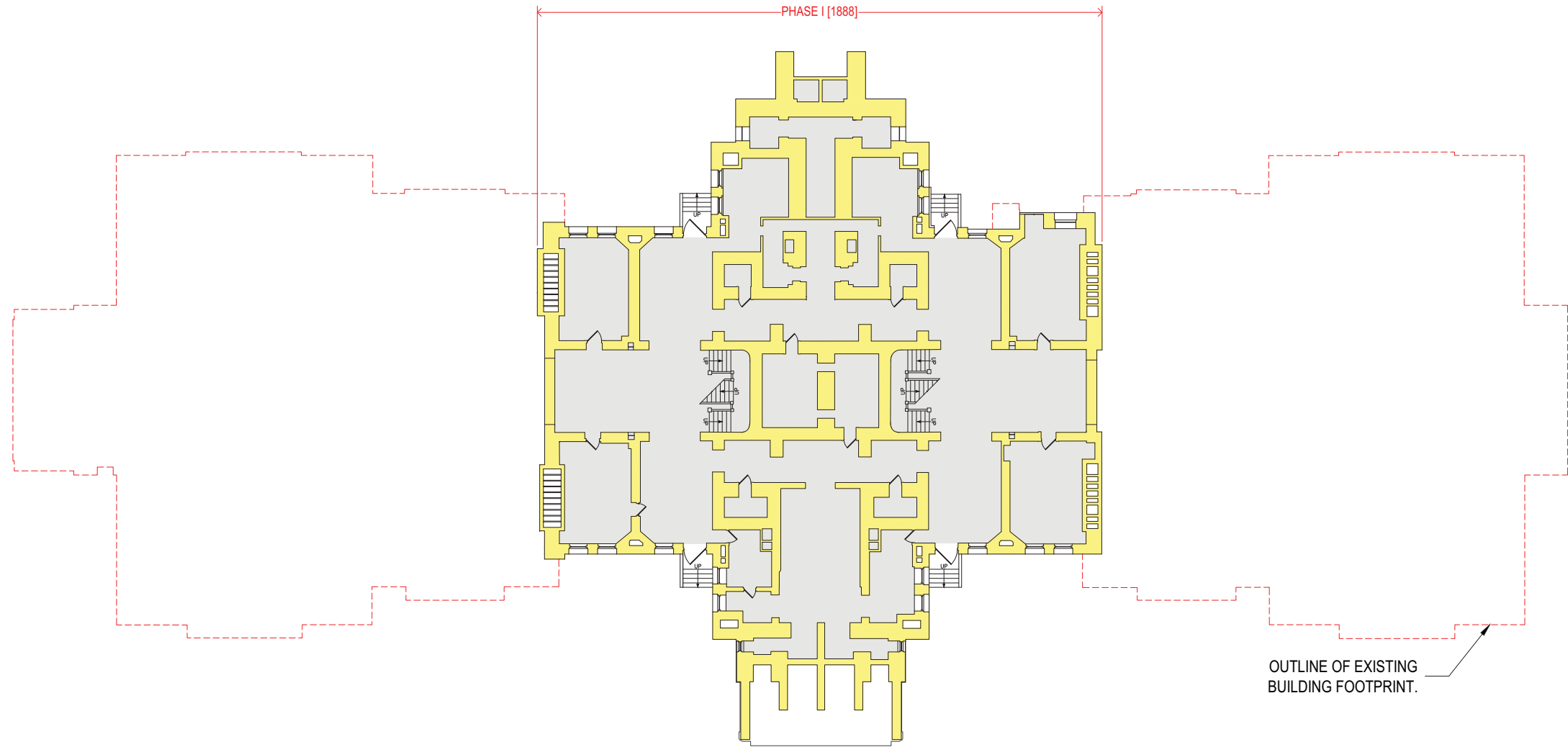
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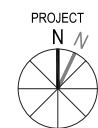
HE-001



1 BASEMENT LEVEL PLAN
HE-101 3/32" = 1'-0"

- LEGEND:
- 1888 CONSTRUCTION
 - 1888 FLOOR / SLAB

OUTLINE OF EXISTING
BUILDING FOOTPRINT.



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WYOMING STATE CAPITOL

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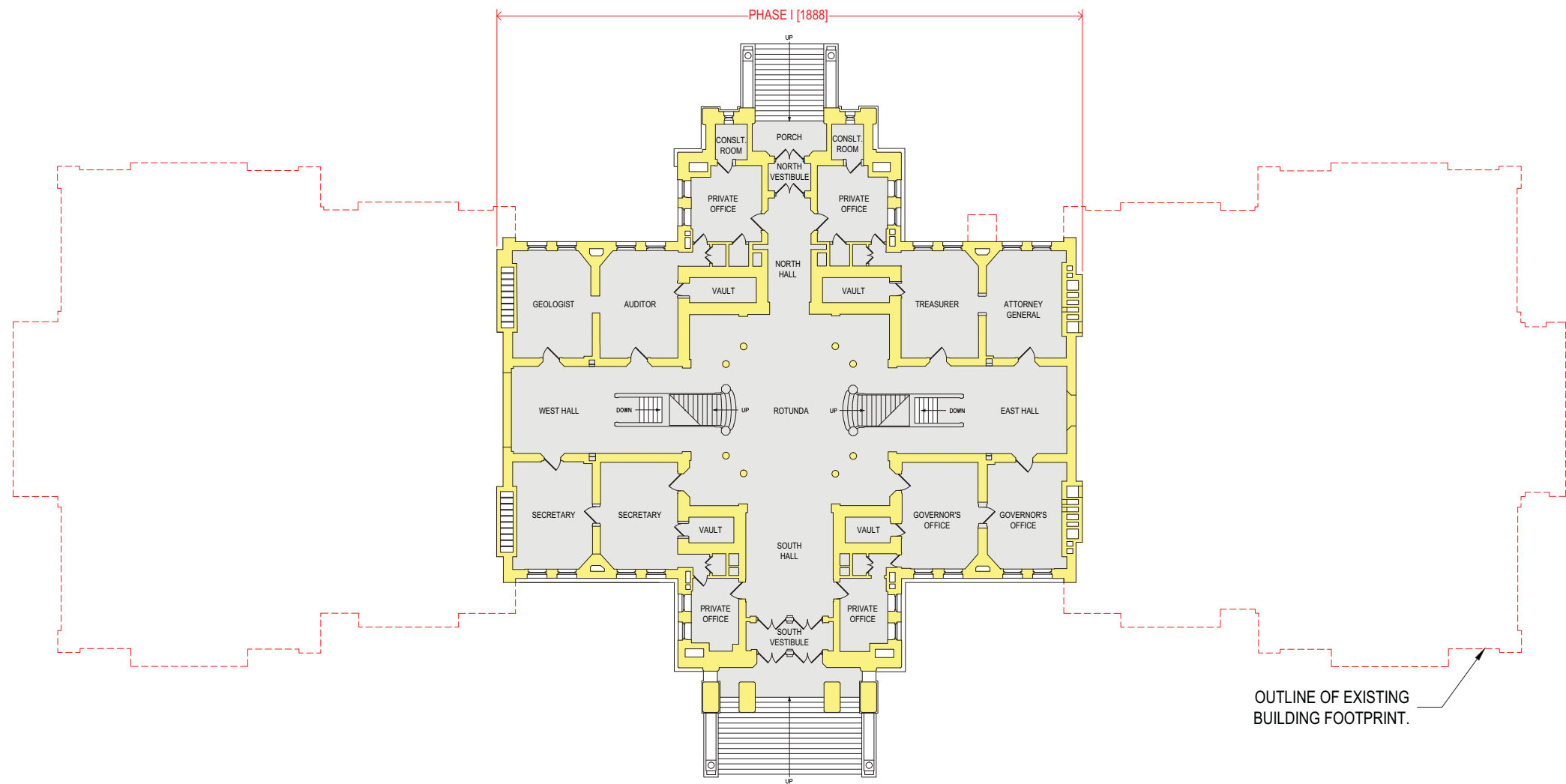
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BASEMENT LEVEL PLAN
[1888]

REV	DATE	PURPOSE

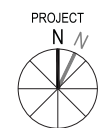
DRAWING NUMBER

HE-101



OUTLINE OF EXISTING
BUILDING FOOTPRINT.

1 FIRST FLOOR LEVEL PLAN
HE-102 3/32" = 1'-0"



- LEGEND:
- 1888 CONSTRUCTION
 - 1888 FLOOR / SLAB

CERTIFICATE OF AUTHORIZATION

STATE #

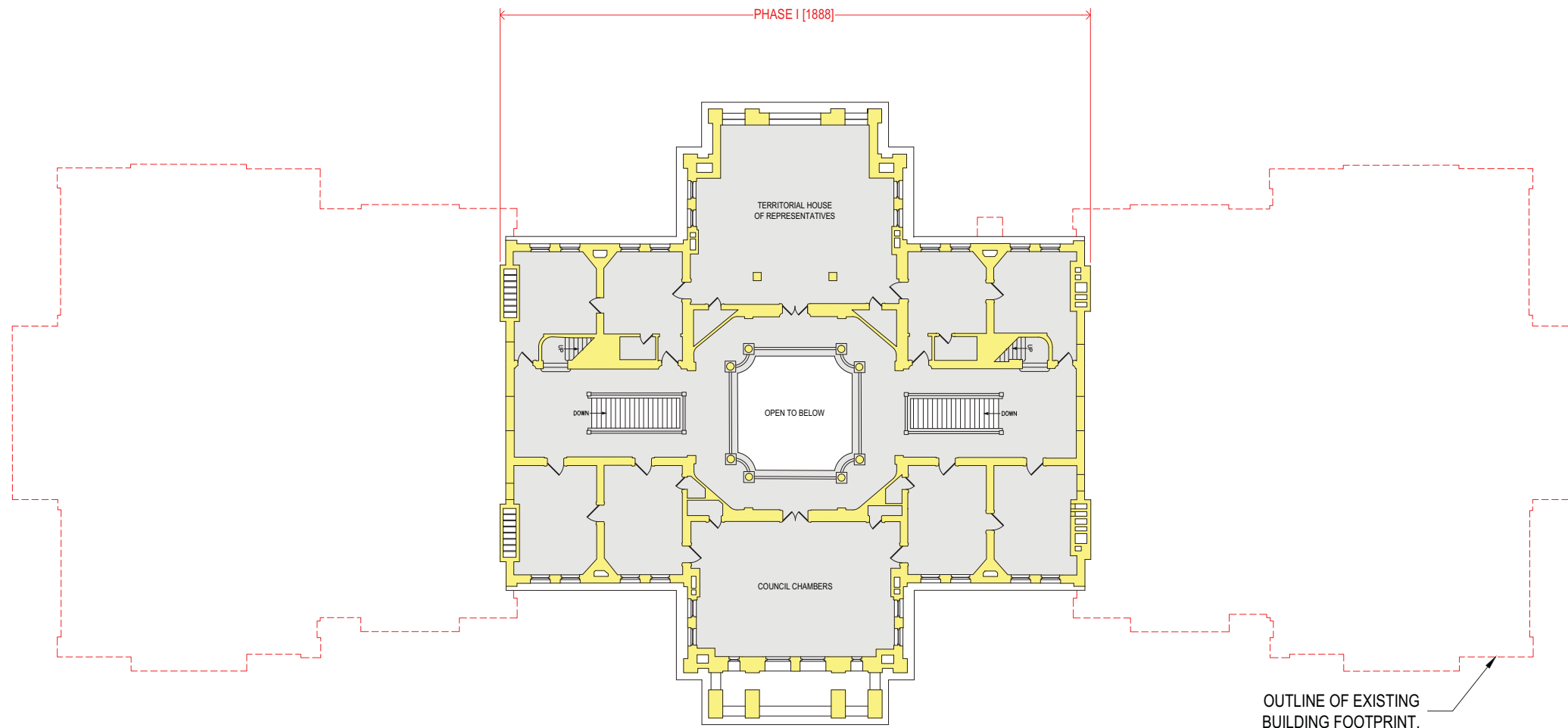
PROJECT
WYOMING STATE CAPITOL

700 WEST 21ST STREET
CHEYENNE, WYOMING 82002

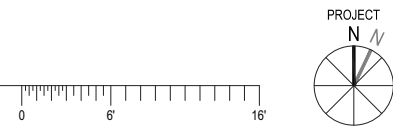
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HISTORIC EVOLUTION
FIRST FLOOR LEVEL PLAN
[1888]

REV	DATE	PURPOSE

DRAWING NUMBER
HE-102



1 SECOND FLOOR LEVEL PLAN
HE-103 3/32" = 1'-0"



- LEGEND:
- 1888 CONSTRUCTION
 - 1888 FLOOR / SLAB



Wyoming State Capitol

Joint Legislative and Executive Task Force
State of Wyoming A&I Construction Management

 in association with  and 

CERTIFICATE OF AUTHORIZATION

STATE #

PROJECT

WYOMING STATE CAPITOL

700 WEST 21ST STREET
CHEYENNE, WYOMING 82002

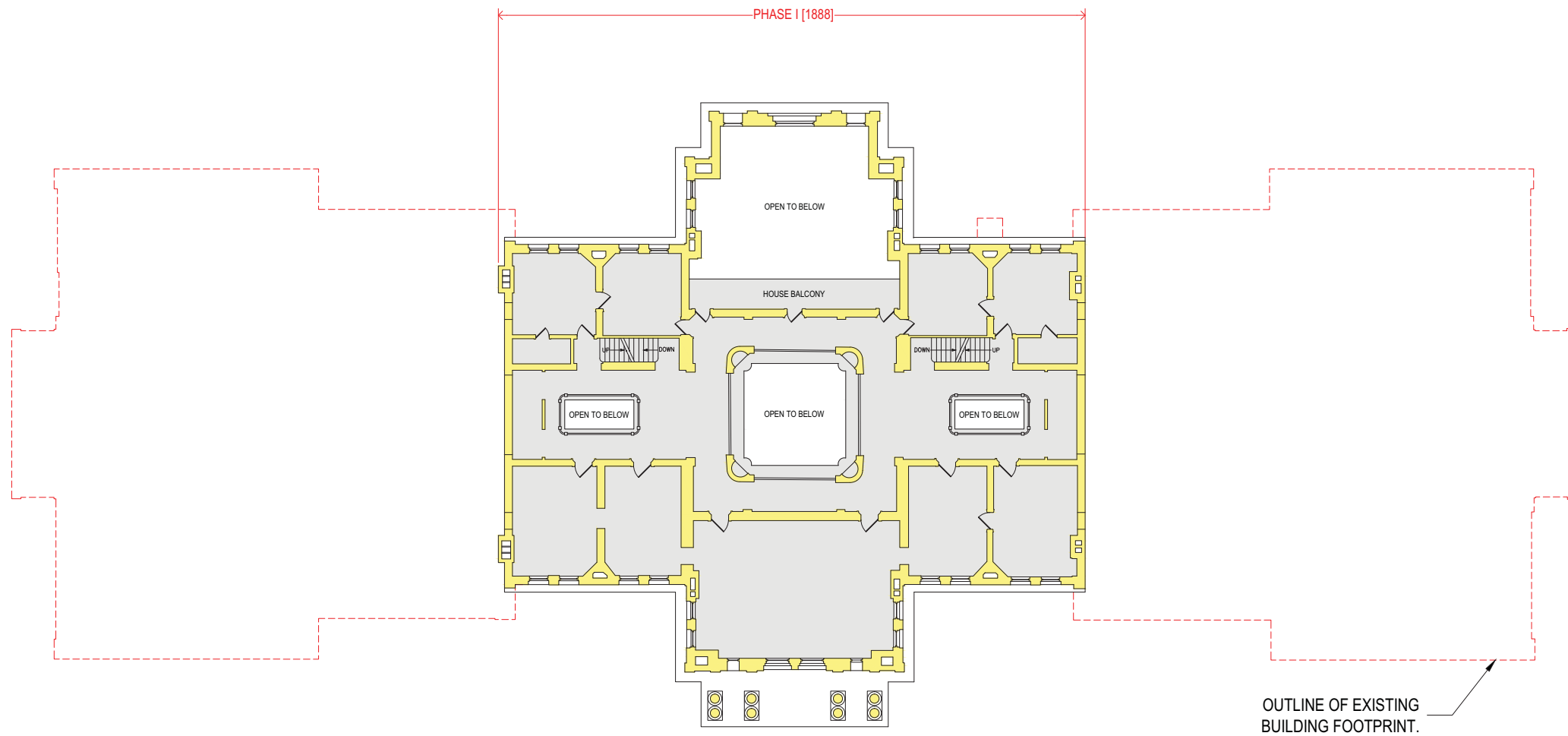
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HISTORIC EVOLUTION
SECOND FLOOR LEVEL PLAN
[1888]

REV	DATE	PURPOSE

DRAWING NUMBER

HE-103



1 | THIRD FLOOR LEVEL PLAN
HE-104 3/32" = 1'-0"



LEGEND:

- 1888 CONSTRUCTION
- 1888 FLOOR / SLAB

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WYOMING STATE CAPITOL

700 WEST 21ST STREET
CHEYENNE, WYOMING 82002

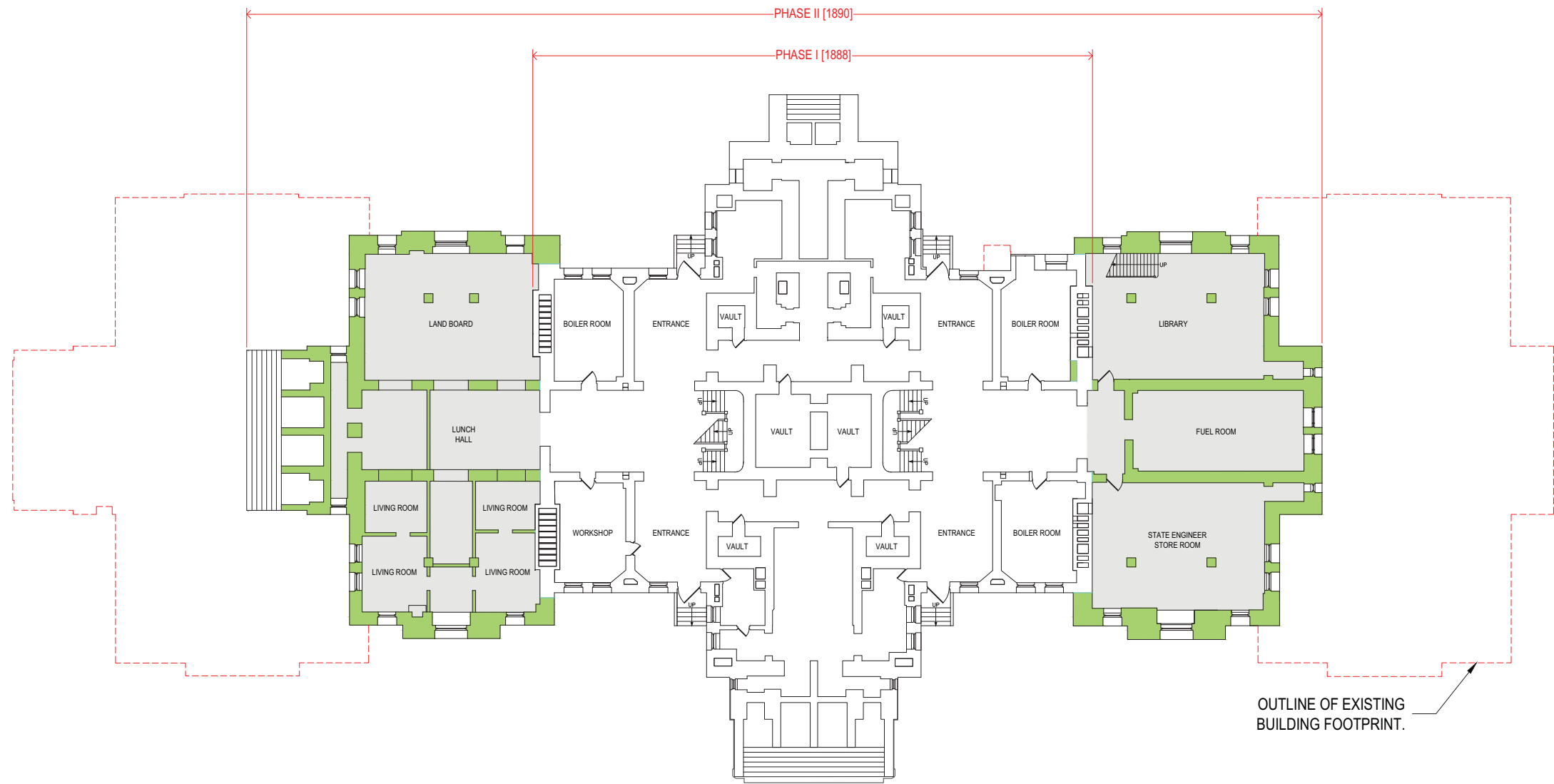
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HISTORIC EVOLUTION
THIRD FLOOR LEVEL PLAN
[1888]

REV	DATE	PURPOSE

DRAWING NUMBER

HE-104



1 BASEMENT LEVEL PLAN
HE-201 3/32" = 1'-0"

- LEGEND:
- 1890 CONSTRUCTION
 - 1890 FLOOR / SLAB

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WYOMING STATE CAPITOL

700 WEST 21ST STREET
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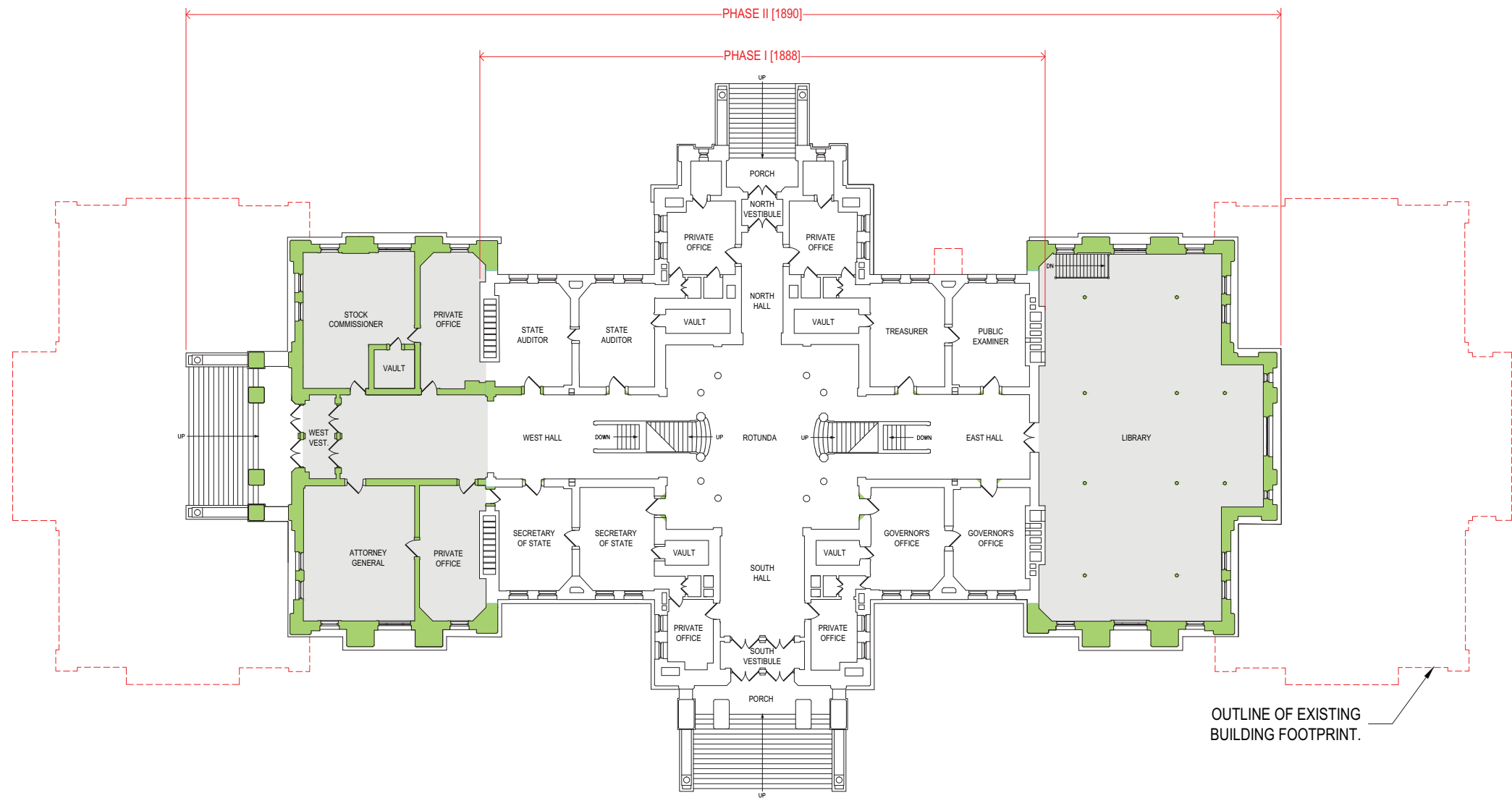
SHEET TITLE

HISTORIC EVOLUTION
BASEMENT LEVEL PLAN
[1890]

REV	DATE	PURPOSE

DRAWING NUMBER

HE-201



1 FIRST FLOOR LEVEL PLAN
HE-202 3/32" = 1'-0"

- LEGEND:
- 1890 CONSTRUCTION
 - 1890 FLOOR / SLAB

CERTIFICATE OF AUTHORIZATION

STATE #

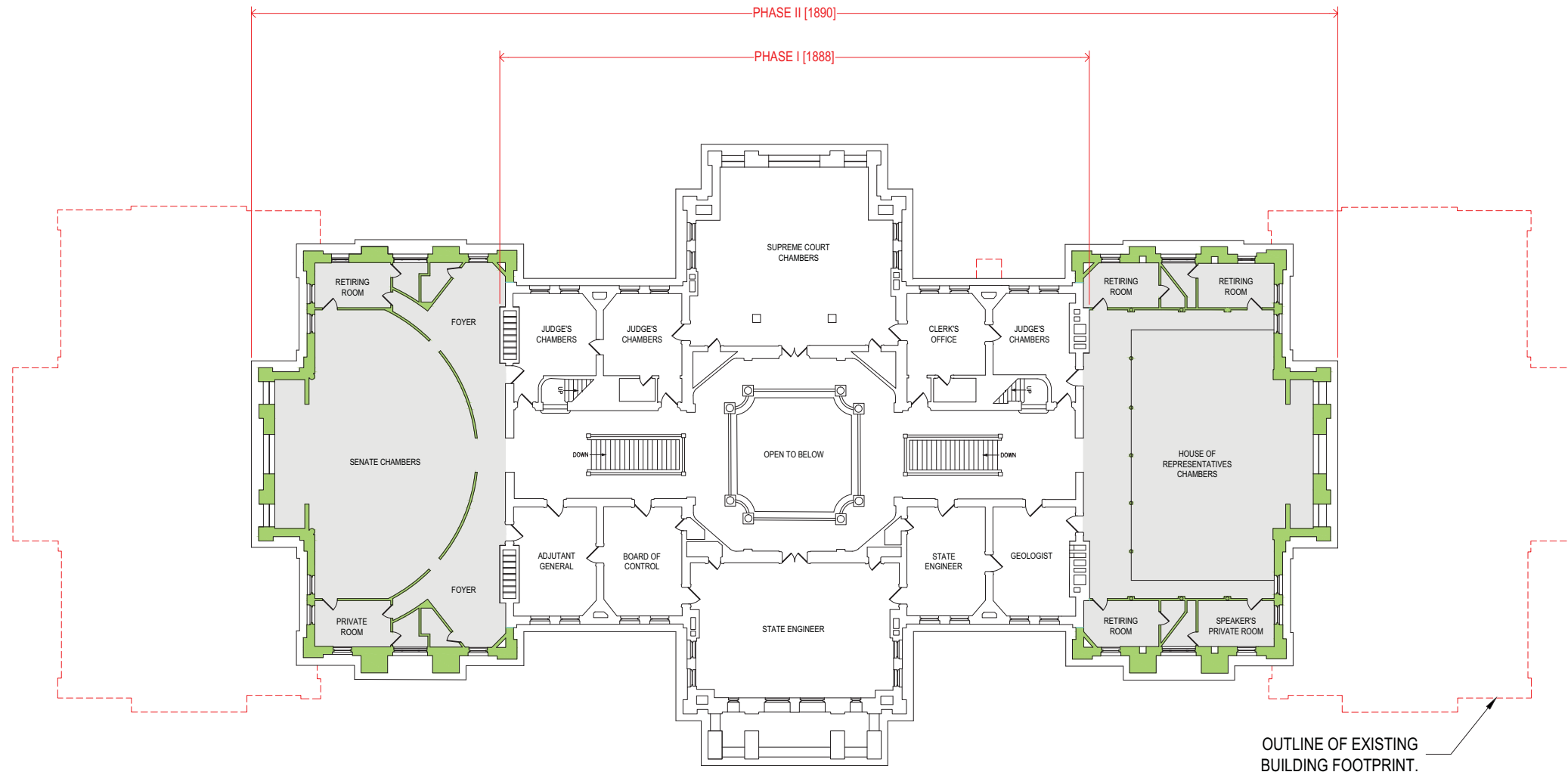
PROJECT
WYOMING STATE CAPITOL

700 WEST 21ST STREET
CHEYENNE, WYOMING 82002

SHEET TITLE
HISTORIC EVOLUTION
FIRST FLOOR LEVEL PLAN
[1890]

REV	DATE	PURPOSE

DRAWING NUMBER
HE-202



1 SECOND FLOOR LEVEL PLAN
HE-203 3/32" = 1'-0"

- LEGEND:
- 1890 CONSTRUCTION
 - 1890 FLOOR / SLAB



CERTIFICATE OF AUTHORIZATION

STATE #

PROJECT
WYOMING STATE CAPITOL

700 WEST 21ST STREET
CHEYENNE, WYOMING 82002

SHEET TITLE
HISTORIC EVOLUTION
SECOND FLOOR LEVEL PLAN
[1890]

REV	DATE	PURPOSE

DRAWING NUMBER
HE-203

