

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 Downtown Thermopolis Historic District (Boundary Increase)

other names/site number N/A

## 2. Location

street & number \_\_\_\_\_

N/A

not for publication

city or town Thermopolis

N/A

vicinity

state Wyoming code WY county Hot Springs code 017 zip code \_\_\_\_\_

## 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

8/15/22  
Date

WY SHPO  
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

## 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

Downtown Thermopolis Historic District  
(Boundary Increase)  
Name of Property

Hot Springs County, WY  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input 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	
2	2	buildings
		sites
		structures
		objects
2	2	<b>Total</b>

### 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.)

COMMERCIAL: specialty store

### Current Functions

(Enter categories from instructions.)

COMMERCIAL: specialty store

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

### Materials

(Enter categories from instructions.)

foundation: Brick

walls: Brick, wood

roof: Rolled roofing

other:

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### 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 Downtown Thermopolis Historic District (Boundary Increase) consists of four commercial buildings located at the southwest corner of the original district. Two of these buildings are contributing and the other two are non-contributing. These buildings are consistent with the district in terms of style, size, and materials. They reflect the character of downtown Thermopolis in terms of their architecture and their integral role in the commercial center of the town.

Downtown Thermopolis Historic District was originally listed in the National Register in 1984 for its significance in architecture and commerce. The period of significance is 1898-1923. Each of the buildings in this boundary expansion was built during the period of significance. The district contains mostly one and two-story buildings constructed of brick and stone.

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### Narrative Description

1. 531 Broadway ca. 1917 (NC)

This building has a single story and is largely covered with diagonal wood slats. The storefront is framed with aluminum and has an off-center, recessed entry with a transom. A large awning covers the width of the building above the storefront. The building does not retain integrity since the wood slats and awning cover over any historic material. This building first appears on Sanborn Maps in 1918 and the County Assessor lists the building date as 1917.

2. 535 Broadway ca. 1920 (C)

At the time of the original district nomination this building was covered by a metal slipcover. In 2019 those materials were removed and the building was rehabilitated to its historic appearance. The one-story building is covered with brick and has decorative diamond shaped elements on each end of the façade. The storefront has a single recessed entry. A transom with rectangular panes of glass is set above the storefront. A row of soldier course bricks lines the top of the transom. The County Assessor lists the construction date as 1917, however it does not appear on the 1918 Sanborn Map.

3. 539-41 Broadway ca. 1917 (NC)

This is a one-story building with two storefronts. Each storefront has an aluminum frame and a centered, recessed entry. The storefronts are separated by a column of bricks. The area above the storefronts is covered by an applied signboard, which obscures any historic materials. The building lacks sufficient historic integrity due to changes in material in the storefronts and the covering of historic materials above the storefronts. This building first appears on Sanborn Maps in 1918 and the County Assessor lists the building date as 1917.

4. 109 S. 6<sup>th</sup> Street ca. 1917 (C)

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This two-story building is located on the southeast corner of Broadway and 6<sup>th</sup> Street. It is a highly visible building on a busy intersection in Thermopolis. The north façade facing Broadway has a single storefront that is covered with wood siding. The eastern half of the storefront is flush with the façade, and the western half slants back to the central entry. A shed awning is above the storefront. The upper story has three single-pane windows. Above the windows is a cornice line with diamond shaped brick accents. The west façade along 6<sup>th</sup> Street is much longer and has three entrances. The two northernmost entries are aluminum frame doors recessed in bays with vertical wood siding. The other entry is an aluminum frame door in a storefront with wood siding. Two of the entries are covered by a large metal shed awning. The second floor has a total of 13 windows. Most of the windows are one-over-one double-hung. Above the windows is the same diamond shaped brick elements seen on the north façade. This building first appears on Sanborn Maps in 1918 and the County Assessor lists the building date as 1917.

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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

### Period of Significance

1898-1923

### 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 is 1898-1923. This period is the same that was set forth in the original 1984 nomination of the Downtown Thermopolis Historic District.

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**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 Downtown Thermopolis Historic District (Boundary Increase) is located on the south side of Broadway and extends east from 6<sup>th</sup> Street. This boundary increase consists of four buildings that were built within the district's period of significance. The boundary increase is eligible for listing in the National Register of Historic Places under criterion A for commerce and criterion C for architecture. These buildings fit within the historic context of downtown Thermopolis as described in the original nomination for the Downtown Thermopolis Historic District.

The town of Thermopolis developed quickly in the first couple decades of the twentieth century as widespread mineral exploration brought an influx of new residents and businesses. In 1906 copper and magnesium deposits were discovered outside of town and in 1913 the first oil rigs were placed. Then, in 1916, sulphate of potassium, which is used in fertilizers, was discovered in the area. Also, the natural mineral hot springs in town drew both entrepreneurs and visitors.

The natural minerals found in the surrounding landscape made the area attractive for agriculture and industry. Fertilizer plant was located just outside of town and the mineral waters were bottled and shipped out on the railroad. To keep pace with the demands of the growing population the downtown area emerged quickly in the 1910s and 20s. The initial buildings were constructed of a native sandstone and subsequent buildings were from a locally produced brick. After the 1920s the development of the town slowed considerably and the downtown district saw little to no new construction.

The buildings in the Downtown Thermopolis Historic District (boundary increase) housed a variety of commercial interests. The building at 531 was listed in Sanborn Maps as a billiards hall, 539-41 was listed as the Thermopolis Motor Company, and 109 S. 6<sup>th</sup> Street held a saloon and moving pictures. These buildings, through their various uses, added to the commercial viability of downtown Thermopolis.

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**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Crush, T.L. and George Dearborn, "Downtown Thermopolis Historic District National Register Nomination". May 10, 1984.

Sanborn Map Company. *Thermopolis Sanborn Fire Insurance Map*. 1918.

Downtown Thermopolis Historic District  
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Previous documentation on file (NPS): N/A

☐ 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): N/A

10. Geographical Data

Acreage of Property 0.7 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 12N 724889 4836311  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

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

The Downtown Thermopolis Historic District (Boundary Increase) is composed of 4 buildings located at 531-541 Broadway and 109 S 6<sup>th</sup> Street. Broadway borders to the north, S. 6<sup>th</sup> Street to the west, and an alley to the south.

Boundary Justification (Explain why the boundaries were selected.)

This boundary represents four buildings adjacent to the original district that relate to the historic context of the district.

11. Form Prepared By

name/title Brian Beadles/Deputy SHPO; Bethany Kelly/National Register Coordinator

organization Wyoming State Historic Preservation Office

date August 12, 2022

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### 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.)

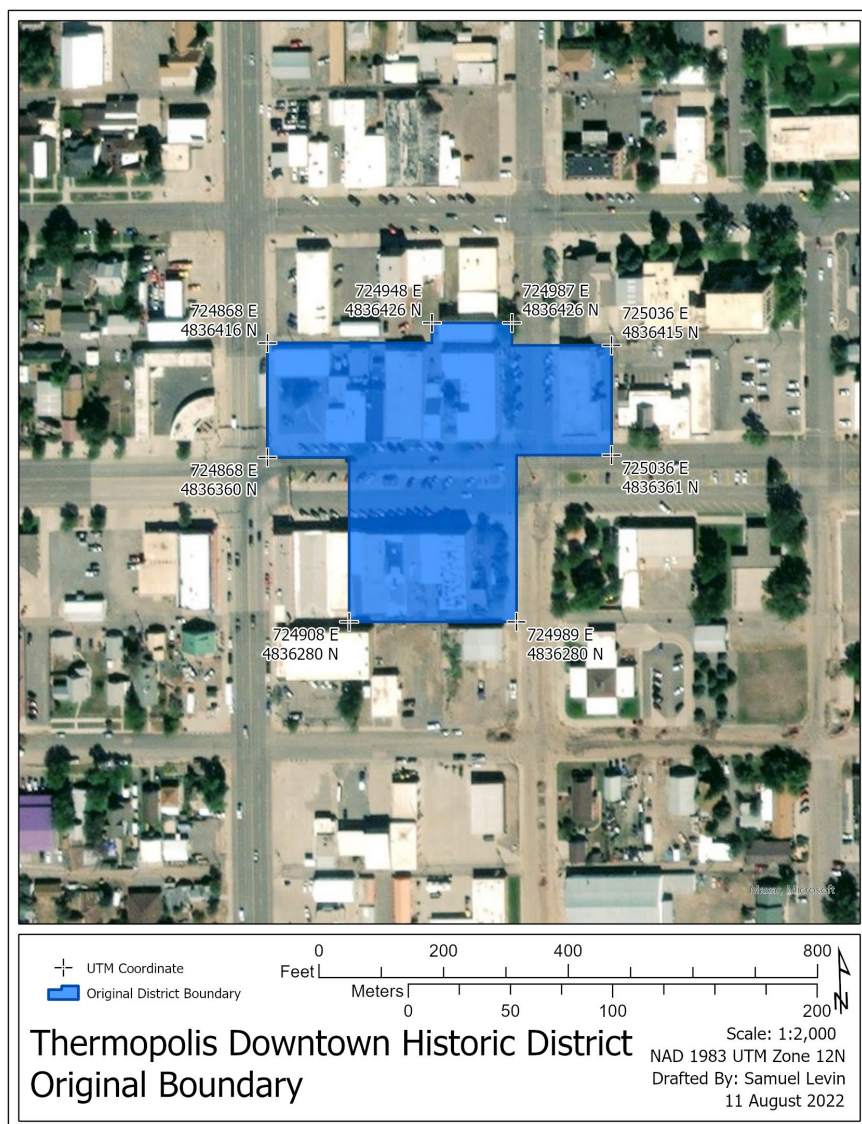


Figure 1: Original Thermopolis Downtown Historic District boundary



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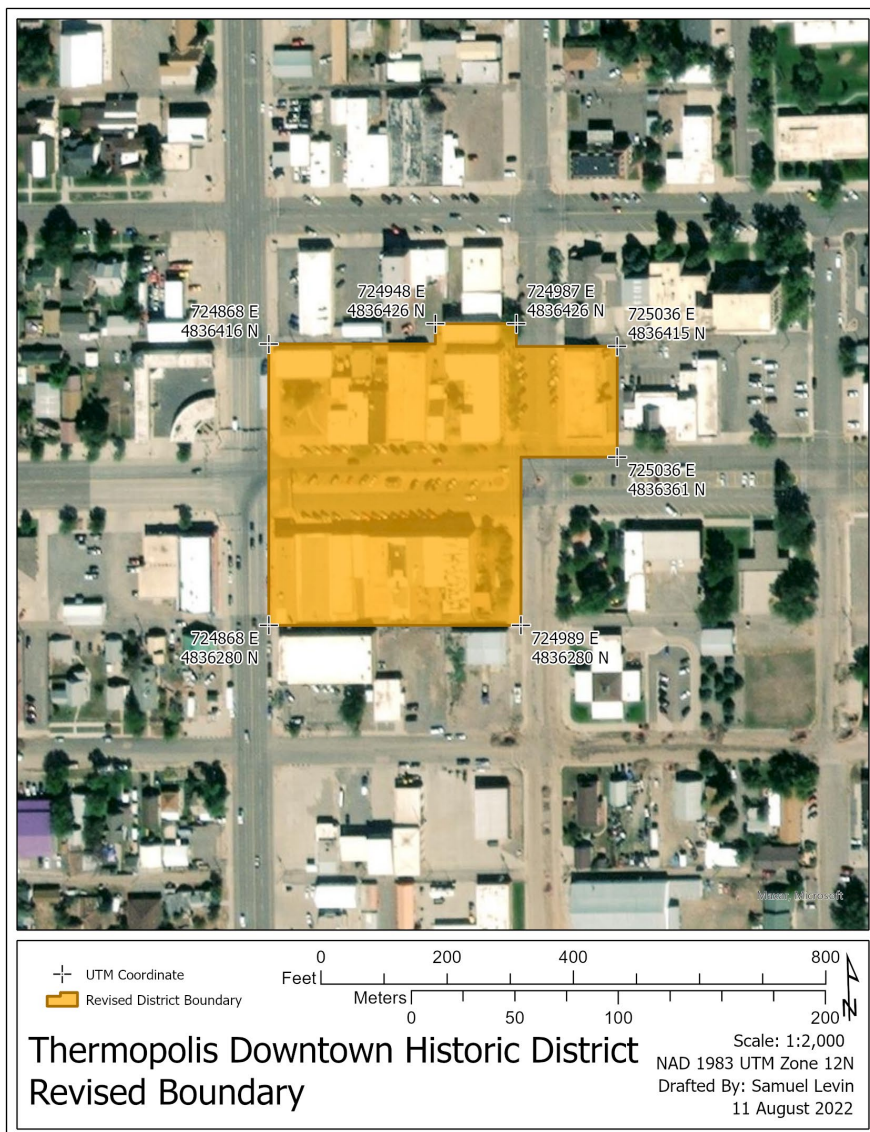


Figure 2: Expanded Thermopolis Downtown Historic District boundary.

### 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: Downtown Thermopolis Historic District (Boundary Increase)

City or Vicinity: Thermopolis

County: Hot Springs

State: Wyoming

Photographer: Bethany Kelly, Kurt Mellinger

Date Photographed: July 2022

Description of Photograph(s) and number:

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North façade, 531 Broadway (Noncontributing), photographer facing south  
1 of 10

North façade, 531 Broadway (Noncontributing), photographer facing southeast  
2 of 10

North façade, 535 Broadway (Contributing), photographer facing south  
3 of 10

North façade, 535 Broadway (Contributing), photographer facing southwest  
4 of 10

North façade, 535 Broadway (Contributing), photographer facing south  
5 of 10

North façade, 539-541 Broadway (Noncontributing), photographer facing south  
6 of 10

North façade, 539-541 Broadway (Noncontributing), photographer facing southeast  
7 of 10

North façade, 539-541 Broadway (Noncontributing), photographer facing south  
8 of 10

North façade, 109 S. 6<sup>th</sup> Street (Contributing), photographer facing south  
9 of 10

West elevation, 109 S. 6<sup>th</sup> Street (contributing), photographer facing northeast  
10 of 10

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**Property Owner:**

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

name multiple  
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.