

**United States Department of the Interior  
National Park Service**

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received DEC 19 1984

date entered

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

**1. Name**

historic Hyman Building / Hyman-Brand Building

and/or common Brand Building

**2. Location**

street & number 203 South Galena Street N/A not for publication

city, town Aspen n/a vicinity of

state Colorado code 08 county Pitkin code 097

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	n/a being considered	<input 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 checked="" 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 Harley Baldwin

street & number 412 East 59th Street

city, town New York City n/a vicinity of state New York 10022

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Pitkin County Court House

street & number

city, town Aspen state Colorado

**6. Representation in Existing Surveys**

title Colorado Inventory of Historic Sites Contributing element in a certified district  
has this property been determined eligible?  yes  no

date Ongoing  federal  state  county  local

depository for survey records Colorado Preservation Office

city, town Denver state Colorado

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

### Describe the present and original (if known) physical appearance

The Hyman-Brand Building, a massive rusticated stone structure, is composed of three distinct sections and dominates its corner site in Aspen's commercial district. The tall, two-story corner section has a predominant clipped corner and stepped down two-story wings extending out on either side. The bays in each section are defined by stone pilasters imparting strong vertical lines on the two street elevations. The building's 19th century Victorian Commercial style is expressed entirely in peach colored stone unrelieved by ornament other than a simple stone parapet.

The two-story, flat roof building is sited on the southwest corner of East Hopkins Avenue and South Galena Street. The exterior walls are constructed of brick with the two street elevations veneered with Peachblow sandstone from the quarry near Basalt, Colorado, about eighteen miles northwest of Aspen. The tall corner section of the building has lower wings extending from either side. A low parapet runs around the top of the street elevations making a curved transition to the lower wings. Below the parapet, there is a double row of stone modillions. The building is divided into bays by stone pilasters which project slightly above the parapet. The rectangular one-over-one windows of the second floor are tall and narrow with rock faced sandstone sills and lintels. The original second floor wooden sash windows have been replaced with extruded aluminum thermal pane windows with a dark bronze finish. On the exterior, this change is not readily visible because the original wood window frames remain in place.

Along Galena Street, the ground floor contains several storefronts which have been altered through the years. On the corner, the entrance into what was originally the First National Bank at 201 South Galena Street is set in the face of the clipped corner of the building. The door, transom and wood surround are non-original and the sandstone steps have been replaced with brick. The bank windows on both facades were widened and lowered to permit automobile access from either side through the corner of the building in the early 1920s when this section was converted into a gas station. These openings now contain large display windows. The original bank vault door and steel lined vault still remain inside. The vault door, made by the Herring Company of New York, retains its original artistic decoration. Next door, the storefront of the Hawk Eye Gallery at 203 Galena Street is faced with non-original rough textured wood siding with arched openings and a recessed entrance.

Adjacent to the Hawk Eye, is a wide fixed window which was originally a doorway to the broad stairway leading to the second floor where a lodge hall and offices were located. The heavy sandstone step is still in place on the exterior. In the next bay, the main entrance into the building is through a canopied, double door entry into a mall-like interior with a brick paved floor containing a restaurant and interior shops. In the 1920s, the original storefront in this bay was removed to provide an auto entrance when the ground floor along Galena Street was gutted and converted into an automobile dealership and repair garage. This use continued until the early 1970s, when the current owner bought the building and returned the ground floor back into individual storefront shops.

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At 207 South Galena Street, the last storefront, are two shops, the Aspen Leaf Jewelers and Shades of Aspen. They are entered through a single recessed entry with a door and display window on each side. The original sandstone step is in place outside the entry.

Also in the early 1970s, the second floor was converted into three apartments and several commercial spaces opening onto a broad hall. The wainscoating along the main stairway and in the upper hall appears to be original. Inside the second floor rooms, the original window frames, sills and baseboards were retained.

On the north elevation along East Hopkins Avenue, several original wood sash windows and doors remain intact. Occupying the first and second floors of the wing on this side is Smuggler Land Office, a restaurant and bar rehabilitated in 1982. This is the former location of David Hyman's mining company office at 427 Hopkins Avenue. The bay containing the entrance appears very much as it might have originally. The Queen Anne door is paneled below with a band of small panes at the top and bottom of the central window. A narrow pilaster of wood separates the door from the display window which has a paneled wood spandrel below and a three section transom light above. There is also a door at the far end of the last bay which is now fixed, but still resembles a doorway with wood panels in the lower portion and glass above. The interior space has been divided into three levels and finished in new materials duplicating elements of the 1890s period. There are two original safe doors remaining on the interior made by the Herring Safe and Lock Company, St. Louis. These were repainted after many layers of paint were removed. The rear or west exterior wall has been stuccoed and an awning added to provide outdoor dining space overlooking a small fenced garden.

The Hyman-Brand Building conforms in scale, height, materials and design to the other 19th century commercial buildings in the downtown section of Aspen. It is part of the local historic district and is subject to local design review. It is considered a contributing building to the district.

## 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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1891 Builder/Architect Unknown

### Statement of Significance (in one paragraph)

The Hyman-Brand Building, more commonly known as the Brand Building, is historically significant as the only building in the town of Aspen, Colorado known to be associated with David Marks Hyman, its original owner and the first large investor in the Roaring Fork Mining District in 1880. His holdings included two of the richest and most productive mines in the area, the Durant and the Smuggler, as well as the original Aspen town site. He is considered among the wealthy men in Aspen who had some degree of influence on the growth of the town and its mining industry. The building has additional significance as the third location of the First National Bank of Aspen from 1891 to ca. 1897. The Hyman Building is architecturally significant as one of the large business blocks constructed of local Peachblow sandstone during the boom period before the 1893 Silver Crash.

The construction of the \$30,000 Hyman Building began in July of 1891 and by August the outer walls were almost finished. Occupied in November, the building was acclaimed as one of the finest in the city.<sup>1</sup> The local Peachblow sandstone facing on the street facades was highly prized as a building material for its delicate pink color and shading which changes with the light of day. The Peachblow quarry, eight miles from Basalt, opened in 1888 and supplied stone to Aspen and Glenwood Springs. There are several other commercial buildings remaining in Aspen constructed of this same material.

The upper floor of the building originally contained offices and a large meeting hall for the Patriotic Order Sons of America (P.O.S.A.), a lodge dedicated to "society purposes and social gatherings." The first floor corner space was occupied by the First National Bank of Aspen. The corner banking hall, furnished in antique oak with teller cages of polished brass, was a "model of elegance, neatness, and convenience."<sup>2</sup>

The First National Bank, the second bank of consequence to open in Aspen, was organized in May 1886 and was among the most influential in Colorado. Its president, Walter S. Cheesman of Denver, was also the vice president of the First National Bank of Denver and H. P. Cowenhoven of Aspen was the vice president. Among the bank directors were D. R. C. Brown of Aspen and David H. Moffat of Denver. The stockholders were prominent names in Aspen and Denver financial circles. The First National of Aspen originally opened in 1886 in the Morris Block, but moved to the Aspen Block in 1887 where they remained until the Hyman Building was completed in 1891. The bank remained in Aspen until ca. 1896 or 1897.<sup>2</sup>

# 9. Major Bibliographical References

See continuation sheet

# 10. Geographical Data

Acreeage of nominated property Under one

Quadrangle name Aspen

Quadrangle scale 1:24 000

### UTM References

A 

1	3	3	4	2	9	9	0	4	3	3	9	1	7	0
Zone	Easting				Northing									

B 

Zone	Easting				Northing									

C 

Zone	Easting				Northing									

D 

Zone	Easting				Northing									

E 

Zone	Easting				Northing									

F 

Zone	Easting				Northing									

G 

Zone	Easting				Northing									

H 

Zone	Easting				Northing									

### Verbal boundary description and justification

Lots G, H, I; block 88; Original Aspen Town Site

### List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

# 11. Form Prepared By

name/title Barbara Norgren

organization Consultant date Sept. 7, 1984

street & number 7453 East Jefferson Drive telephone (303) 740-7860

city or town Denver state Colorado 80237

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service

State Historic Preservation Officer signature Barbara Norgren

title State Historic Preservation Officer date 12-4-84

### For NPS use only

I hereby certify that this property is included in the National Register

for Silores Byer  
Keeper of the National Register

Entered in the National Register date 1-18-85

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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In 1920 - 1921, Mr. M. H. Brand located a repair garage and a Buick and Dodge automobile dealership on the first floor of the building. The main building entrance today is the former drive-in garage entrance. The former bank space on the corner was converted to a gas station and the bank windows on each side of the building were enlarged to allow cars to drive through the corner of the building. Mr. Brand died in the mid-1940s, but various automotive businesses continued to occupy the first floor space until the current owner bought the building in the early 1970s and renovated it.<sup>4</sup>

The original owner of the Hyman-Brand Building, David Marks Hyman, was one of the first large investors to become involved in the mining activities in the Roaring Fork Valley in the early 1880s. Hyman, born in Demmelsdorf, Bravaria on March 9, 1846, immigrated to Cincinnati, Ohio in 1858. On completion of Harvard Law School, Hyman became associated with the Cincinnati law firm of Burnett and Follette in 1870.<sup>2</sup> Through his business associations, Hyman became acquainted with Charles A. Hallam who, in 1879, proposed going to Colorado to seek investment opportunities. Hyman put \$5,000 into the venture. While in Colorado, Hallam learned of the first gold strikes in the Roaring Fork Valley by the Charles Bennett party in 1879 from "professor" B. Clark Wheeler.<sup>6</sup> Early in 1880, Hallam and Wheeler used Hyman's \$5,000 as a lease payment on seven and one half of Bennett's mining claims and his two ranching claims of 320 acres in the valley, all sight unseen.<sup>7</sup> When advised of the lease, Hyman came to Colorado in February of 1880 and stayed in Leadville while Wheeler and Hallam made the arduous journey on snowshoes into the Roaring Fork Valley to inspect their investment. When he received favorable reports on the silver content of the ore, Hyman proceeded to raise the rest of the capital by selling a part interest to Able D. Breed of New York City.<sup>8</sup>

In 1880, there were thirty-five prospectors living in the valley mining camp known as Ute City.<sup>2</sup> On March 6, 1880, the Aspen Town and Land Company was incorporated and the name changed to Aspen. Hyman's ranching claims were surveyed and platted by B. Clark Wheeler who had been appointed U. S. Deputy Surveyor. Hyman, Hallam and Wheeler were among the first trustees of the town company.<sup>10</sup> Shortly after the town was platted, Hyman began selling some of the first lots for \$10 apiece, but finding little interest or profit in the complexities of real estate, he eventually transferred title for the remaining unsold lots to a Philadelphia company that had been formed to build roads to Aspen.

David Hyman made his first trip to Aspen in July 1880.<sup>11</sup> However, Hyman never did establish residence there like so many of the others who came to the Roaring Fork Valley in the 1880s. He maintained his law practice in Cincinnati and traveled to Aspen several times each year to oversee his extensive holdings there. In spite of the long distances separating Hyman from Aspen, he was totally committed to the future of the mining community as he expressed in the introduction to

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his autobiography, "the story of Aspen is the story of my life."<sup>12</sup>

Hyman's initial mining investments included what later proved to be two of the richest mines in the area, the Smuggler and the Durant where in 1880-1884, one of the largest bodies of ore discovered to that date was found.<sup>13</sup> In 1887, Hyman and the Durant were involved in a complicated and lengthy litigation with Jerome B. Wheeler and his Emma Mine over the overlapping property claims of the two mines.<sup>14</sup> When the smoke cleared, the case was resolved with the formation of the Compromise Mining Company with Hyman as president and Wheeler as vice president.<sup>15</sup> It was reported that the Compromise produced 23,000 tons of ore valued at \$920,000 in just one year.<sup>16</sup>

The Smuggler Mining Company was incorporated in November 1881 with Bela M. Hughes of Denver as president and David M. Hyman as vice president.<sup>17</sup> The largest native silver nugget ever mined to that date was found in the Smuggler Mine in 1894, 800 feet below the surface. It weighed 2,060 pounds and had to be reduced to 1,840 pounds before it could be removed.<sup>18</sup> It is said locally that the nugget was stored in the vault of the First National Bank in the Hyman Block. Hyman's other Aspen interests included the Aspen Mining and Smelting Company - 1881, the Enterprise Mining Company and Hallam Lake Park - 1887, and the Hyman Block - 1891.<sup>19</sup>

Aspen developed over a relatively short period of time from the mid-1880s to the 1893 Silver Crash. It was not very long before Aspen had all the modern conveniences of the day such as electric street lights, a water works, telephones, an opera house, a first class hotel and many handsome business blocks. The years of 1890 and 1891 are considered among the most progressive in Aspen's early history. The construction of the Hyman Block in 1891 was part of that progress along with other prominent buildings built during that period including the Cowenhoven Building, the Presbyterian Church,<sup>20</sup> the Citizen's Hospital, the telephone building, the courthouse and jail.<sup>20</sup>

In 1893, many of the town's wealthiest citizens lost most of their fortunes in the Silver Crash and the population dropped to 2,000 residents. Even though the mines continued some silver and gold production up to World War I and into the early 1920s, the economy and growth was arrested and remained in limbo until the late 1930s and early 1940s when the area's great skiing potential was discovered.

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Footnotes

1. Aspen Daily Times, August 23, 1891, p.4, c.1; November 1, 1891, p.3, c.2; December 20, 1891, p.3, c.2,3.
2. Historical and Descriptive Review of Colorado's Enterprising Cities, Denver: Jno. Lethem, 1893, p.105.
3. Ibid.  
Mines and Mining Men of Colorado, Denver: John G. Canfield, pub. 1893, p.32.  
Aspen Weekly Times, January 1, 1887, p.4, c.2-3; May 1, 1886, p.1, c.3.
4. Aspen Telephone Book, 1935-1973.  
Colorado State Business Directory, 1920-1921.
5. David M. Hyman, The Romance of a Mining Venture, Cincinnati: The Larchmont Press, 1981, p.5.
6. Ibid., p.8.  
Robert F. Bartlett, The Early History of Aspen, A thesis, Graduate College, University of Denver, March 1951, pp.22, 117.
7. Ibid., pp.117, 121.  
Hyman, pp.8-9, 17.
8. Ibid., pp.9-10.
9. Robert L. Harper, comp., Colorado Mines, Denver: Carson, Hurst and Harper, n.d. (ca. 1891), n.p.  
Aspen, Colorado Illustrated, Flower and Payne, N.D. (ca. 1891), p.7.
10. Bartlett, pp.26-27.  
Muriel Sibell Wolle, Stampede To Timberline, Chicago: Sage Books, 1969, p.23.  
Hyman, p.17.

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11. Ibid., pp.18-20.

Aspen Weekly Times, June 24, 1893, p.1, c.6.

12. Hyman, Introduction, n.p.

13. Bartlett, pp.122-123.

14. Aspen Daily Times, April 29, 1887, p.4, c.2.

Hyman, p.49.

15. Bartlett, p.132.

16. Aspen, Pitkin County, Colorado; Her Mines and Mineral Resources,  
Aspen: Compiler and Publisher, Arkell, MacMillan and Stewart  
Brokers, 1892, p.9.

17. Aspen Daily Times, November 5, 1881, p.3, c.4.

18. Bartlett, p.141.

19. Ibid., p.131.

20. Wolle, p.234.

Harold H. Dunham, ed., 1950 Brand Book, Denver: The Westerners,  
1950, p.157.