

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JAN 22 1987

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Thomas Hynes House (Historic Resources of Aspen - MRA)

and/or common Thomas Hynes House

2. Location

street & number 303 East Main Street n/a not for publication

city, town Aspen vicinity of n/a

state Colorado code 08 county Pitkin code 097

3. Classification

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

4. Owner of Property

name Niklaus G. and Gertrude E. Kuhn

street & number P. O. Box 8016

city, town Aspen vicinity of n/a state CO 81612

5. Location of Legal Description

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

street & number 506 E. Main Street

city, town Aspen state Colorado

6. Representation in Existing Surveys

title State Inventory of Historic Sites has this property been determined eligible? n/a yes x no

date Ongoing n/a federal x state n/a county n/a local

depository for survey records Office of Archaeology and Historic Preservation

city, town Denver state CO

7. Description

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

Describe the present and original (if known) physical appearance

The 1885 Thomas Hynes Cottage is located on a corner site on Main Street, Aspen's east/west thoroughfare, and is one of a group of one story cottages all similar in design. It is notable for its original appearance and materials with few changes.

The house is constructed of wood frame with clapboard siding on a low sandstone foundation. The plan is a gabled L on the front with a long gable roof portion on the rear, which may have been an early addition. The wooden front porch, set in the L, has two entrances, one originally used for every day and one for Sundays and special occasions. The doors are paneled with glass in the upper portions and transoms above. The flat porch roof is supported by rectangular wood posts with slender brackets supporting a frieze of sawn open work. The gabled front elevation has a decorative bay window indigenous to Aspen's Miner's Cottages. The slightly projecting bay is supported from below by three sawn wood brackets. The wide window, which may originally have been paired, is one-over-one double hung wood sash. At the top is a pent roof covered with fish scale shingles with double brackets at the corners. The other windows are tall, narrow, one-over-one wood sash.

In the center of the side gable roof and the rear extension are two brick chimneys which have intricate brick corbelling below the caps. Wood shingles are visible under the existing composition shingles.

The west wall of the rear extension is covered by a long wooden screened back porch. At the rear, along the alley, is a one story gable roof building which may have been a stable at one time.*

The small yard is grassed with a non-original wrought iron fence along both street sides.

Four years ago the house was converted from residential to office use. New electric service and electric heat was installed at that time. The porch railing, which had been missing for a number of years, was rebuilt to match the original.

* The outbuilding on the alley is contributing.

8. Significance

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

Specific dates 1885 **Builder/Architect** not known

Statement of Significance (in one paragraph)

The Hynes Cottage is one of Aspen's best examples of an unaltered Miner's Cottage, a prevalent building type during Aspen's prosperous silver mining years from the early 1880s to 1893. Sited on a highly visible corner site, this cottage retains its integrity of design and original materials such as the front bay window and wood siding.

BACKGROUND

The original owner and occupant of this cottage was Thomas Hynes, a miner. Little else is known about Hynes. By 1893, Hynes had moved to South Aspen Street. Dr. Edward P. Rose, the next occupant, made several improvements to the house ca. 1892. In the teens the house was owned by Frank and Eileen Crawley. In 1918, the Crawleys sold the house to a Mr. and Mrs. Homer VanLoon for \$500. VanLoon was the first Welfare Director of Pitkin County. ¹

Miner's Cottages such as the Hynes Cottage, were built throughout Aspen beginning in the 1880s up to the Silver Crash in 1893. Constructed with local lumber by local builders, contractors and lumber companies, these buildings initially contained three to five rooms. Within a year or two, additions were built onto these houses, which may account for the rear extension of the Hynes Cottage. ²

Footnotes

1. "Inventory of Historic Sites and Structures", prepared for the City of Aspen by Vera Kirkpatrick and John P. Stanford, December, 1980.

Heather Hopton and Lilo Shuldener, *Aspen's Early Days: A Walking Tour* (Boulder: Aspen Historical Society, 1975), p. 68.

2. Aspen City Directory, 1889, 1892, 1893.

Frank L. Wentworth, Aspen on the Roaring Fork (Lakewood: Francis B. Rizzari, 1950), pp. 293-294.

9. Major Bibliographical References

See footnotes

10. Geographical Data

Acreege of nominated property under one

Quadrangle name Aspen

Quadrangle scale 1:24 000

UTM References

A

1	3	3	4	2	8	6	0	4	3	3	9	3	1	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

Block 80, lots A, B Aspen Townsite

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

state n/a code n/a county n/a code n/a

state n/a code n/a county n/a code n/a

11. Form Prepared By

name/title Barbara Norgren

organization Consultant date July 13, 1986

street & number 7453 East Jefferson Dr. telephone 740-7860

city or town Denver state Colorado

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

n/a national n/a state X 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 Sudler

title State Historic Preservation Officer date 1-8-87

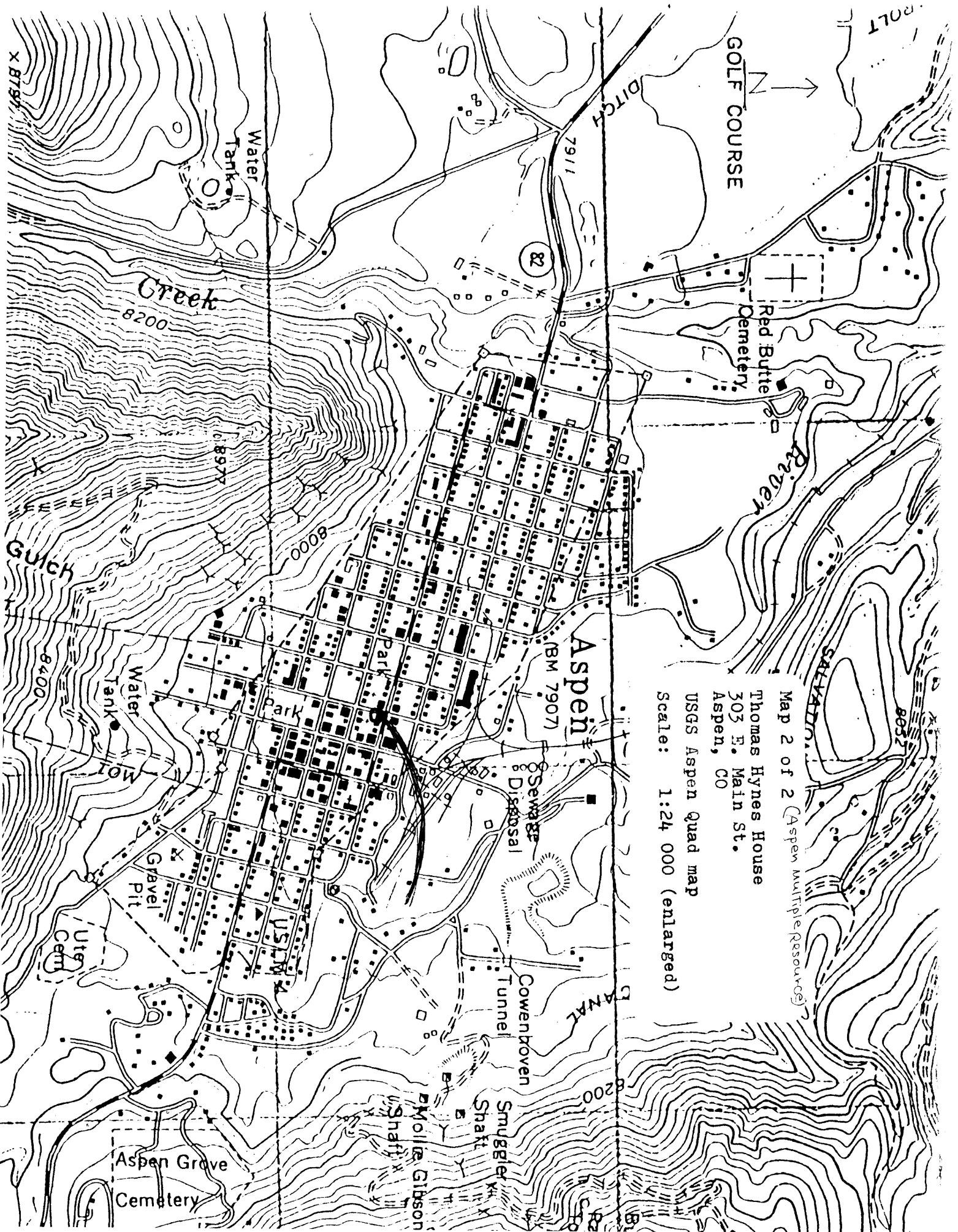
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I hereby certify that this property is included in the National Register

William Byer date 3-8-87
Keeper of the National Register

Attest: _____ date _____

Chief of Registration



GOLF COURSE
N
→

Map 2 of 2 (Aspen Multiple Resource)
Thomas Hynes House
303 E. Main St.
Aspen, CO

USGS Aspen quad map
Scale: 1:24 000 (enlarged)

Aspen
BM 7907

Creek
8200

X B797

Gulch
8400

Aspen Grove
Cemetery

Smuggler
Shaft

Moller
Gibson
Shaft

Cowanbreen
Tunnel

Sewage
Disposal

Gravel
Pit

Motel

Water
Tank

Water
Tank

Red Butte
Cemetery

Sawatch
River

Ditch

GAVAN

7911

82

8000

8977

8200

8200

8057

8017