

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Millhisser-Baker Farm

other names/site number

2. Location

street & number Rt. 1, Box 31D

N/A not for publication

city, town Roswell

N/A vicinity

state New Mexico

code NM

county Chaves

code 005

zip code 88201

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
1	
1	0
Total	

Name of related multiple property listing:

Historic Resources of Roswell, New Mexico and
outlying environs of Chaves County

Number of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
- See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Entered in the
National Register

Andrew Byrum

8/29/88

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Queen Anne

Materials (enter categories from instructions)

foundation Stone

walls Wood/shingle

roof Asphalt

other Wood

Describe present and historic physical appearance.

SUMMARY

This is a Queen Anne-style dwelling with a hipped roof and a lower cross gable. It has a turret on the northeast corner and a porch which wraps around the southeast corner. The house is in excellent condition, having been carefully restored by the present owners in 1978-79. Additions made at that time to the rear of the building have not compromised its historical appearance.

DESCRIPTION

This is a 4x4 wood-framed building covered with plain wooden shingles which have been painted red. The ridge of the hipped roof runs parallel to the main facade and a lower cross gable covered with patterned shingles faces south. There is a gabled dormer on the corresponding north facade. The round corner turret is one story high and is topped by a finial. The roof is covered with asphalt shingles which were applied during the recent renovation. There are three patterned brick chimneys. One, which is original, rises from the slope of roof and is made of the soft brick which was manufactured in Roswell beginning in the early 1890's. The other two, which are exterior and rise along the south and north elevations, were built by the present owners following Victorian patterns. The one-story porch has turned supports and spindlework ornamentation (not original). Most of the windows are original wooden, 1/1, double hung. Many original panes remain. The small, square window on the main facade has small panes around a larger central pane. The simple door and window surrounds are painted white as are the wooden porch elements. Two small, irregularly-shaped windows in the roof were added during the restoration of 1978-9. The one in the hipped roof on the main facade replaced what had been a vent in the original design and the one further back is part of the new construction at the rear of the building.

The interior of the house retains its historic feeling with original doors and windows, door and window frames, hardware, yellow-pine flooring, woodwork, ceiling moldings, and carved, ornate, spindled "drops" between rooms and in the hallway. There is one original fireplace in the first room on the left side of the hall, a room which was originally a bedroom. The door to this room has been removed. Few changes were made in the original plan of the

United States Department of the Interior
National Park Service

AUG 1 1988

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

first floor of the house beyond the removal of a wall and adjoining fireplaces between what had been the living and dining rooms on the right side of the hall. When purchased by the present owners, the house had been vacant for some twenty years and was in deteriorated condition, but had undergone very little alteration. Every effort was made to preserve the original features of the building and to match them from houses of the same period where replacements or additions were made. Plumbing and wiring had to be replaced; central heating and air conditioning installed.

During the restoration, a family room was added to the back of the house and two bedrooms to the second floor. The additions were done with care so as to match the original construction. The exterior appearance of the front and sides of the building, as well as the roof lines, was not altered with the exception of spindled posts and balustrade on the porch which came from another old home and were used to replace the original, deteriorated, simple square porch supports and railings. In enlarging the house at the back, shingles for the side extensions were cut to match the originals, and old hardware, doors, and windows was used. On the second floor, the original single, small attic room was enlarged within the same roof line. The roof vent on the front facade was lowered and enlarged into a window. A full staircase was added to replace a vertical stair leading to the second floor.

There is a short white picket fence around three sides of the house and its front lawn. Beyond the fence, elm trees distinguish the perimeter of the property from the surrounding farm land. The house is now a residence on a thirty-two acre horse farm and stable. The present owners grow alfalfa for feed, pistachios, and are beginning to market exotic vegetables.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

AUG 1 1991

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Agriculture
Architecture

1895-1938

N/A

Cultural Affiliation

Significant Person

Architect/Builder

N/A

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SUMMARY

This farm represents the agricultural development near Roswell at the end of the nineteenth century made possible by the discovery of artesian water and by the coming of the railroad. It also represents the new population drawn by the general perception prevalent at the time that a hot, dry climate promoted well being, particularly for those with lung problems such as tuberculosis. It had become practical to establish a farm primarily for reasons of health, and feasible to build a house in a nationally popular style using imported building materials. Finally, it is one of a small number of farm houses in the Queen Anne style which remain in the vicinity of Roswell.

HISTORY OF THE RANCH DURING THE PERIOD OF SIGNIFICANCE (1895-1938)

This farm was bought in 1893 by Gus A. Millhiser of Richmond, Virginia for his tubercular son, Philip. The Queen Anne-style house was built shortly thereafter. A few years later, when Philip had recovered sufficiently to return to Richmond, he turned the management of the farm over to Walter Turner, a friend from Richmond who had also contracted tuberculosis. By 1901, Turner was also in the real estate business, and four years later was a director of the Pecos Valley Immigration Company which brought perspective buyers of property in by railroad from Midwestern cities to look over available acreage. He lived on the Millhiser farm until 1904 when he and his wife built their own home. The Millhiser property passed through several owners until it was purchased by Edward A. Cahoon, prominent Roswell banker, who had come to Roswell from Albuquerque in July of 1890, with two associates, carrying money to start Roswell's first bank. Cahoon kept the property as an orchard/farm until 1926 when he sold it to E.J. "Doc" Baker, who was a farmer and also raised cattle. In the 1930's, the farm was the slaughter point for

See continuation sheet

9. Major Bibliographical References

Books

Fleming, Elvis E. and Minor S. Huffman (eds). Roundup on the Pecos. Roswell, New Mexico: Chaves County Historical Society, 1978.

Shinkle, James D. Fifty Years of Roswell History, 1867-1967. Roswell, New Mexico: Hall-Poorbaugh Press, Inc., 1964.

Treasures of History: Historic Buildings in Chaves County, 1870-1935. Roswell, New Mexico: Chaves County Historical Society, 1985.

Interviews

Jean Ries Robinson 6/23/88

See continuation sheet

Previous documentation on file (NPS):

- 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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre.

UTM References

A

1	3
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5	4	1	7	6	0
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3	6	9	2	6	2	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The boundary is a rectangle which includes the house and a strip of land ten feet from the farthest extension each of its four facades.

See continuation sheet

Boundary Justification

The building is surrounded by unplatted land. There are no other unaltered buildings to be included within the boundary.

See continuation sheet

11. Form Prepared By

name/title Corinne Sze (revisions and additions) John Petronis (original nomination)
organization _____ date July 20, 1988
street & number 1042 Stagecoach Road telephone (505) 983-5605
city or town Santa Fe state New Mexico zip code 87501

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National Park Service

AUG 1 1989

National Register of Historic Places Continuation Sheet

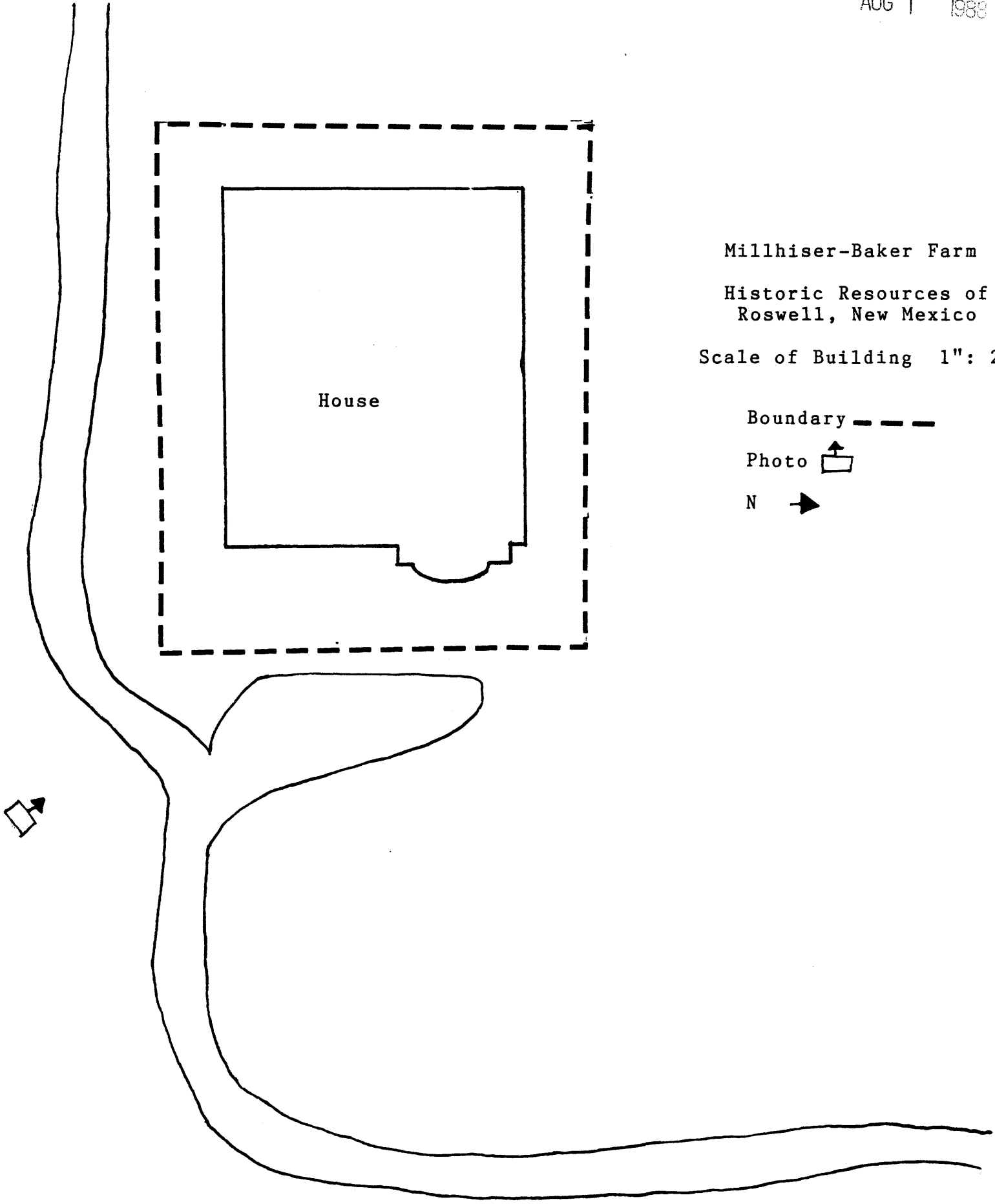
Section number 8 Page 1

meat for the cadets at New Mexico Military Institute.

ARCHITECTURE

The Queen Anne style, which was popular in other areas of the South and West after 1880, only became practical in the Roswell area after the coming of the railroad into the Pecos Valley had made possible the importation of building materials as well as pre-cut architectural details. This house is one of a few remaining examples of a Queen Anne-style farm house in the Roswell vicinity.

AUG 1 1988



Millhiser-Baker Farm

Historic Resources of
Roswell, New Mexico

Scale of Building 1": 20'

Boundary - - - -

Photo 

N 