

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

For NPS use only

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

received APR 18 1984
date entered

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

1. Name

historic Martin Walter House/Walter's Mansion

and/or common Walter's Mansion

2. Location

street & number 300 West Abriendo Avenue n/a not for publication

city, town Pueblo n/a vicinity of

state Colorado code 08 county Pueblo code 101

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	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> 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 REI Management Group, Inc.--contract holder: Pueblo Bank & Trust Company--recor-
5th and Court Streets owner
Pueblo, Colorado 81003

street & number 300 West Abriendo Avenue

city, town Pueblo n/a vicinity of state Colorado

5. Location of Legal Description

courthouse, registry of deeds, etc. Pueblo County Courthouse

street & number 10th and Main streets

city, town Pueblo state Colorado 81003

6. Representation in Existing Surveys

title Pueblo Historical & Architectural
Survey 1980-1981 has this property been determined eligible? yes no

date Ongoing federal state county local

depository for survey records Colorado Office of Archaeology & Historic Preservation, 1300 Broadway

city, town Denver state Colorado 80203

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input 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 Walter's Mansion was built ca. 1906-1908 in the southwest section of Pueblo. Walter had purchased the property in 1906 and a picture of the completed structure appears in the January 1, 1909 Chieftain newspaper. The house is one of the largest-scale and most elaborately detailed structures designed in the "Foursquare" or "Classic Box" style found in Pueblo. It was designed as a two story, rectangular brick structure with two projecting bays on the east wall and one semi-hexagonal bay on the west.

The roof is hipped, with a central pedimented dormer, and is covered with red tile. The larger bays on the east and west walls project into corresponding gables in the roof. These gables both have returns, and are covered in decorative shingles. A Palladian window is located in the east gable and a modified Palladian window is found in the west gable. The broad, boxed overhanging eaves are supported by classical modillions and are decorated with a dentiled frieze.

The porch, which spans the entire front facade, is supported by Ionic columns. Other classical detailing include egg and dart molding in the entablature, and a carved garland swag in the pediment above the entrance steps. The porch also has a plain wood balustrade.

The primary construction material is blond brick. The foundation is stone, and a brick stringcourse separates the first and second stories. Large stone lintels cap each window on the first floor. There are two stained glass windows in the forward bay on the east wall which houses the staircase. The cottage window in the facade have leaded glass transom mullions. The front doorway is flanked by leaded glass sidelights and there are a double set of French doors at the southeast corner of the house, which open onto a decorative iron porch.

The garage is also constructed of the same brick. It contains two stalls. The east and west walls are the most decorative, with a parapet gable. A bull's-eye window is centered in each gable.

The property is bordered on the north and east by an iron fence.

The only major alterations to the structure occurred ca. 1912, when P.C. Pape, an architect from Los Angeles, was hired to draw plans for the remodeling of the house. The plans called for the westward extension of the front porch over the driveway, the construction of an addition to the rear of the house, and the redesigning of some windows and interior spaces. Of these, only the porte cochere was completed.

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

Specific dates circa 1906-1908 **Builder/Architect** Believed to be P.C. Pape, who also did addition in 1912.

Statement of Significance (in one paragraph)

The Walter's Mansion is significant both as a significant example of the "Foursquare" style of architecture, and for its association with Martin Walter, one of the founders of Walter Brothers Brewing Company, an important brewery in the state for over fifty years. The mansion is one of the largest and most elaborately detailed structures in the "Foursquare" style in Pueblo. It was built in the period between 1906 and 1908, and possesses all of the characteristic Foursquare design elements, including the flattened building plane, hipped roof with central dormer, broad overhanging eaves with brackets, classical frieze with dentils, and a front porch with hipped roof supported by columns. It is assumed that the architect for the house was P.C. Pape of Los Angeles. (His name appears on the plans for the remodeling of the house in 1912.)

The mansion was built by Martin Walter, founder and president of the Walter Brewing Company in Pueblo, for his family. In his obituary, Martin Walter was eulogized as "one of Pueblo's successful businessmen and city builder" and "one of Pueblo's foremost and best-beloved citizens." He was a graduate of the Chicago Brewing Company Association, and he, along with his three brothers, formed the Walter Brothers Brewing Company. The brothers operated breweries in three Wisconsin cities. George started a brewery in Appleton in 1880, John in Eau Clair in 1890, and Martin and Christen purchased a Menasha brewery in 1889.

In the late 1890s, Martin and Christen concluded that their income from the brewery in Menasha was insufficient to care for their large families, and they decided to purchase a second brewery. In search of another brewery, Martin travelled west to San Diego and inspected breweries there and at points en route. While in Pueblo, Walter found the town booming, with a steel mill and three smelters operating at full capacity. He purchased the Pueblo Brewery on July 29, 1898 for \$7,000. Prior to its purchase by Walter, the Pueblo Brewery had changed owners sixteen times in thirty years. Martin formed the Walter Brewing Company of Pueblo, retaining 51% of the stock. His brother Christen, held the balance. A similar division of the Menasha brewery stock was made with Martin being the minority stockholder. The first sales from the brewery were made on October 15, 1898, under the name of "Pueblo Beer." Walter did most of the work at the newly-acquired brewery, including serving as brewmaster. His effort paid off and the brewery grew and prospered. The Walter Brewery and the Coors Brewery were perhaps the best known breweries in the state at this time.

9. Major Bibliographical References

(see continuation sheet)

10. Geographical Data

Acreeage of nominated property .65 acre

Quadrangle name Northeast Pueblo

Quadrangle scale 1:24000

UTM References

A

1	3	5	3	2	9	2	0	4	2	3	4	7	0	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 11-16 Block 96, in the former Town of South Pueblo, now a part of the City of Pueblo, Pueblo County, Colorado

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 R. J. Patrick O'Gallaghan; James Munch, Pueblo Regional Planning Commission

organization REI Management Group, Inc. date December 29, 1983

street & number 300 West Abriendo; 1 City Hall Place telephone (303) 545-4112

city or town Pueblo state Colorado 81004

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 Sudler

title State Historic Preservation Officer date 4/10/84

For NPS use only

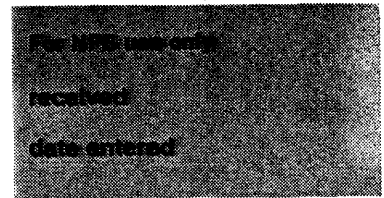
I hereby certify that this property is included in the National Register

[Signature] date 5/17/84
Keeper of the National Register

Attest: _____ date _____
Chief of Registration

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

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



Continuation sheet Walter's Mansion

Item number 8

Page 2

During Prohibition, the brewery operation was closed and Walter began investing in real estate. At the time of his death, Walter owned the famous Pueblo Opera House Block. Martin Walter died on October 21, 1920, at the age of 59, in Long Beach, California.

After Prohibition, the brewery opened and again became a leading Pueblo industry. The company reached the height of its production in the early 1940s. On January 4, 1975, almost eighty years after its founding by Martin Walter, the Walter Brewing plant ceased operation.

The family continued to live in the mansion at 300 West Abriendo Avenue after Martin's death. During the Depression, Mrs. Walter, as did many Pueblo families, rented the extra bedrooms in the house to boarders. By the 1940s, the eight Walter children had all left home and the home was traded for the home of Dr. Samuel Potter. Dr. Potter was chief surgeon at St. Mary's Hospital for many years.

Much of the brewery has been destroyed by fire and vandalism since its closing. The Walter Mansion stands as the sole landmark of the Walter family and the role Martin Walter played in the early development of Pueblo.

Because of the building size and elaborate detailing, the structure differs from the usual typical Foursquare. The roof, as opposed to being covered with shingles, has red tile. Interesting design elements applied to the structure include the elongated one-story classical porch, the projecting bays on the east and west walls of the building and the classically ornamented dormers.

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

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

For NPS use only
received
date entered

Continuation sheet Walter's Mansion

Item number 9

Page 2

"The Colorado Journal of Industry," compiled by the "Colorado Democrat" of Denver.

"History of Brewing in Pueblo" by Quigg Newton, May 20, 1954.

"The Pueblo City Directory," 1907-1908.

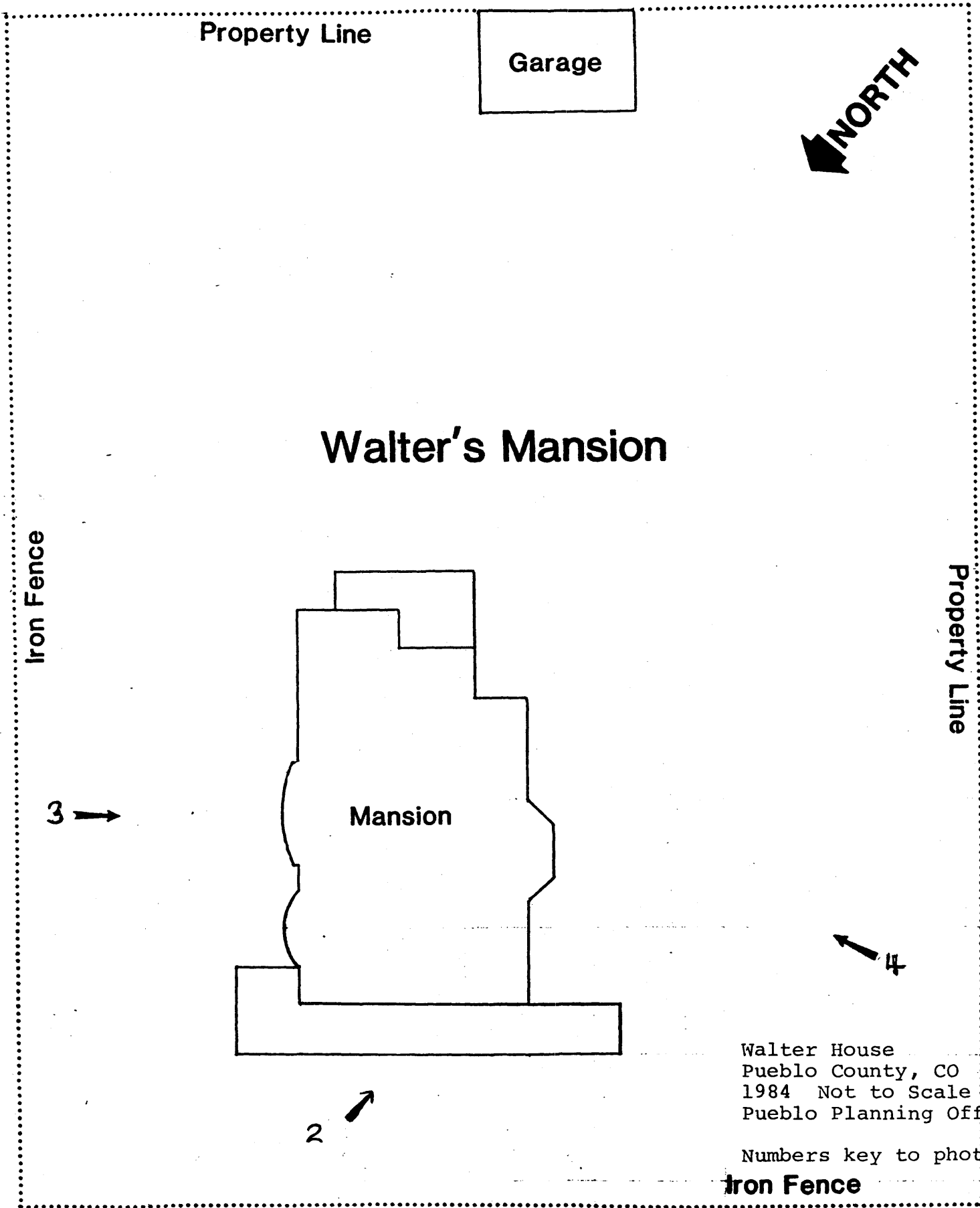
"The Pueblo Chieftain," October 22, 1920 and October 24, 1920.

"The Star-Journal and Sunday Chieftain," July 17, 1977.

Deeds recorded in the Office of the County Clerk and Recorder, Pueblo County, Colorado, in Book 282, Page 623 and Page 624; Book 360, Page 231.

Drawings and plans by P.C. Pape, Architect, 415 Union League Building, Los Angeles, March 15, 1912.

Black & White Print



Property Line

Garage



Walter's Mansion

Iron Fence

Property Line

3 →

Mansion

4 ↖

2 ↗

Walter House
Pueblo County, CO
1984 Not to Scale
Pueblo Planning Office

Numbers key to photos

Iron Fence



not drawn to scale