

PH0508179

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED OCT 31 1977  
DATE ENTERED FEB 17 1978

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC <sup>old site</sup>  
The Baxter House  
AND/OR COMMON  
The Bishop's House

2 LOCATION

STREET & NUMBER  
325 West Fifteenth Street  
CITY, TOWN  
Pueblo  
STATE  
Colorado  
VICINITY OF  
Third  
COUNTY  
Pueblo  
CODE  
08  
CODE  
101  
NOT FOR PUBLICATION  
CONGRESSIONAL DISTRICT

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 type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input checked="" type="checkbox"/> PRIVATE RESIDENCE
			<input checked="" type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME  
Catholic Diocese of Pueblo  
STREET & NUMBER  
325 West Fifteenth Street  
CITY, TOWN  
Pueblo  
VICINITY OF  
STATE  
Colorado

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.  
Register of Deeds  
STREET & NUMBER  
Pueblo County Courthouse  
CITY, TOWN  
pueblo  
STATE  
Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE  
Colorado Inventory of Historic Sites  
DATE  
Ongoing  
DEPOSITORY FOR SURVEY RECORDS  
200 East Fourteenth Avenue  
CITY, TOWN  
Denver  
STATE  
Colorado  
FEDERAL  STATE  COUNTY  LOCAL

## 7 DESCRIPTION

### CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

### CHECK ONE

UNALTERED  
 ALTERED

### CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

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#### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Oliver Hazard Perry Baxter residence is an excellent example of the composite Victorian style embellished as it is with striking innovative details that are characteristic of the Queen Anne. The house, built of red rusticated sandstone from the Castle Rock area in Colorado, is a single detached unit two and one half stories in height and irregular in shape. A carriage house stands detached from the main house.

Beginning with a basically square plan, the architect grafted hexagonal shaped turrets to the front facade and a two story bay to the west side. At ground level, a pitched roof verandah, commencing at the southeast corner, spreads westward along the front to the southwest corner where it sweeps around the turret before continuing north toward and around the bay to its conclusion. Supported by tapering simply turned columns, its frieze is distinguished by a row of classical dentils that are repeated nowhere else on eave or gable fascia trim. Highlighting the airy verandah is the south side main entrance announced by a round arch that suddenly and lightly springs from the horizontal into a graceful curve brought to a climax with a beautifully turned finial. The balustrade enclosing the verandah is composed of a series of rectangles formed by square balusters separated by stepped horizontal spacers. The eastward exit is sheltered by a portico of similar design except that the verandah-like pitched roof is replaced by a flat roof that has been crowned by intricately styled cast iron cresting.

The rusticated sandstone has been economically highlighted with gently molded wood trim. Eaves and gables, supported by strategically placed corner brackets and consoles, are molded except at the apex of the westward projecting gables where panels have been cut to allow patches of light to play upon the stone facing behind. A wooden paneled motif concludes the west facing bay while the south facing gable forms a pediment which encloses a louvered vent flanked by panels.

Windows, double hung and most often surmounted by transoms, are ample and numerous throughout the house. One east side transom encases a stained glass window; this and the double front doors with their overhead transom, along with the unoriginal semielliptical arched window in a south facing second story, provide the only colored variation to the otherwise clear lights.

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The roof is basically hipped. However, a profusion of gables and hexagonal projections pierce its basic simplicity and make of the skyline a welter of ridges and valleys. The built-in water collection system along the south side spares the house of the need to clutter the eaves with gutters. Four chimneys sprout through the roof in fluted relief at the gable ends while the main chimney straddles the ridge line. Like the rusticated building facing, the chimneys are also constructed of laid up sandstone.

Visitors approaching the house beneath the arched verandah entrance-way are greeted by a massive Romanesque arch of radiating voussoirs supported by two truncated double columns topped with carved terra cotta capitals. Just inside the arch, a double pair of six oak panel doors, enclosing twin leaded stained glass windows, open into the interior. Major features there include extensive use of golden oak, a beautifully carved staircase with a stained glass window between floors, and three fireplaces--one silver, one polished steel, and one black iron.

The main alteration to the home consists of the addition of the chapel built directly over the front door on the second floor. It is gabled and faced with white shingles. This was actually an open porch which was enclosed in 1942. In the rear, the porch has been enclosed with red smooth dressed stone to make room for an office. Both of these modifications are minor.

# 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 type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

Oliver Hazard Perry Baxter and the house that bears his name each possess importance sufficient to merit deserved recognition. Mr. Baxter was one of Pueblo's outstanding local figures, and the house is a unique example of Victorian architecture in the region.

Oliver Hazard Perry Baxter, the first owner of the home, had a profound influence on the development of Pueblo. Born October 1, 1835, Baxter left Indiana in search of gold. En route to Arizona in 1862, he stopped in Pueblo and remained there, establishing a cattle ranch about ten miles east of town on the Arkansas River; this ranch prospered.

Baxter, appointed the first Territorial Commissioner in this region, supervised the building of the first courthouse made of hewn logs, 18 x 24 feet in size. He was also responsible for building the first grist mill on land which twenty years later he gave to the U.S. Government for the post office and Federal Building. Baxter also organized the Stockgrowers' National Bank with cattle baron Charles Goodnight. In addition, he established the first domestic gas plant, electrical plant, and water system for Pueblo. He also conceived and organized the Pueblo Club which was eventually to become the Pueblo Chamber of Commerce.

Baxter's interest and promotion in the development of Pueblo did not cease. In 1890, he chaired a committee to promote the building of Mineral Palace which, in 1891, became a show place for the world's finest mineral collection. In 1899, a luxurious opera house was built on property owned by Baxter and the Thatcher Brothers (the Grand Opera House was designed by Louis Sullivan); Baxter and the Thatcher Brothers donated \$115,000 to help cover the costs of construction.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Taylor, Ralph C. Colorado--South of the Border, Sage Books, Denver, 1963.  
 Morton, Rebecca E. Research and clippings.  
 Research--original research collected by Western Heritage Department,  
 Pueblo Regional Library.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY under one acre

UTM REFERENCES

A	1,3	5 3,4 0,2,0	4,2 3,6 8,5,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Mrs. Helen Hodges (Barbara A. Cole)

ORGANIZATION

Pueblo Landmark Preservation Task Force

DATE

October, 1976

STREET & NUMBER

302 North Santa Fe Avenue

TELEPHONE

303-543-6006; 542-1704

CITY OR TOWN

Pueblo

STATE

Colorado 81003

# 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

*[Signature]*

TITLE

*Cole 5 WPC*

DATE

*6/21/77*

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Robert B. Pettig*

DATE

*2/17/78*

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

*Charles A. [Signature]*

DATE

*2-9-78*

KEEPER OF THE NATIONAL REGISTER

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It was in 1893 that Baxter built his sumptuous home across the street from the John Thatcher Mansion (Rosemont--listed on the National Register). With its open front porch and distinctive furniture-like ornamentation, it is in part typical of the Eastlake style. The fenestration is complex, with the windows taking various forms. This, along with its irregular shape, is characteristic of the Queen Anne style. The intricate doorway, stained glass windows, and fine craftsmanship indicate that this structure was built during an era of great personal wealth. The unique and individualistic mix of stylized Victorian elements clearly depict a local architectural heritage borrowed from the East and adapted to the particular tastes of this area.

The Baxter Home has had only four occupants in 83 years. It was purchased in 1941 by Mrs. Spencer Penrose of Colorado Springs (the Penroses were a prominent family in the silver mining business) and presented to the Catholic Diocese. It has been well maintained and is recognized as one of the outstanding mansions of a prominent citizen in Pueblo.