

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- Date _____ Initials _____
- Determined Eligible-National Register
 - Determined Not Eligible - National Register
 - Determined Eligible - State Register
 - Determined Not Eligible - State Register
 - Need Data
 - Contributing to eligible National Register District
 - Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5PE.516.16** Parcel number(s):
- 2. Temporary resource number: **525131001**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Mishou, Thomas F., House; Gleason, George J., House**
- 6. Current building name: **Trant, Lamar, House**
- 7. Building address: **302 W 18th Street**
- 8. Owner name: **Lamar Trant**
- Owner organization:
- Owner address: **302 W 18th St**
Pueblo, CO 81003

44. National Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NE 1/4 of **NW 1/4** of **SE 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **534117** Northing: **4237115**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 1 and 2; Block 24**
Addition: **Henry C. Brown's Addition** Year of addition: **1889**
13. Boundary description and justification:
The boundary, as described above, contains but does not exceed the land historically associated with this property.
Metes and bounds exist:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **957 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick** Other wall materials:
Wood/Shingle
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features:
Garage/Attached Garage
Chimney
Porch
Roof Treatment/Dormer
21. General architectural description:
Oriented to the north, this house rests on a buff-colored, rough-faced sandstone foundation. A brown-brick veneer clads the exterior walls of the first story. Red-painted, square-cut wood shingles cover the upper half-story. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and surrounds, and aluminum-frame storm windows. The window dominating the west end of the front (north) façade's first story has a narrow, leaded and beveled glass upper sash. A picture window dominates the north side of the east elevation's first story. Single-light hopper or awning windows pierce the center of the west elevation's first story and the west end of the façade's first story. A shed-roofed dormer dominates the roof's north-facing slope. From the front, it appears to be a front-gabled dormer to the east and a portion of a gambrel at the center. From east to west, the windows across this dormer are 1-over-1-light, double-hung sash; 4-light casement; paired 1-over-1-light, double-hung sash; a 4-light, quarter-circular window; another 1-over-1-light, double-hung sash window; and a 4-light casement window. Piercing the peak of this dormer's pseudo-gambrel is a 4-light casement window. An oval-shaped, leaded-glass window pierces the center of the east-facing gable. Below it, the wall projects outward, sheltering the windows in the upper half story. This gable has an eve return at its southern corner. Emerging from the roof's northern slope is a front-gabled dormer. It hosts 2 sets of paired 6-light windows, and a 4-light casement at the west end. This gable features eave returns, with

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the western return longer than the eastern, and a 4-light casement window. A porch spans the entire façade and wraps around the northeast corner to span the entire east elevation. It is integral across the façade but exists under its own hipped roof across the east elevation. The porch has a concrete floor and brick kneewall. The supports at the ends of the porch and at the northeast corner are large, square, brick piers. Flanking the steps that approach the porch at the center of its east and north elevations are massive but square, white-painted, wood, Doric columns. The principal doorway opens in the west side of the façade. It hosts a paneled, 1-light oak door, opening behind a brown, aluminum-frame storm door. Above the door is a transom. An identical but narrower door/storm door/transom combination opens in the south end of the east elevation. A hipped-roof garage is attached to the west end of the rear elevation. It has a concrete foundation and brown-brick veneer. Its windows are single-light hopper or awning. An 18-panel, 6-light, wood, overhead-retractable garage door opens in its east elevation. The east elevation of the brick structure connecting the house to the garage hosts a white-painted, 3-panel, 1-light, glass-in-wood-frame door, with transom. Gray-brown asphalt shingles cover the main side-gabled roof and all other roof surfaces. White-painted beadboard soffit and wood fascia, with projecting cornice, box the eaves. An engaged hearth and chimney protrudes from the south end of the west elevation. Another, smaller chimney emerges from the roof's southwest corner.

22. Architectural style: **Late Victorian/Shingle Style**

Other architectural styles:

Building type:

23. Landscape or special setting features:

This property is located on terrain sloping downward from northeast to southwest, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest and large, one- and two-story houses. Setbacks from West 18th Street are generally the same on this block. This property is situated on the southwest corner of West 18th and Court streets, immediately across Court Street from Mineral Palace Park. Separating the streets from the sidewalks is a grass strip. Parallel to West 18th Street is a pink sandstone sidewalk. A planted-grass yard, with mature landscaping, covers the lot. Connecting the attached garage to Court Street is a concrete driveway.

24. Associated buildings, features or objects: **No associated buildings identified.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1913**

Source of Information: **Pueblo County Office of Tax Assessor. Property information card [internet].**

26. Architect: **unknown**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **Thomas F. Mishou**

Source of information: **Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**

29. Construction history:

According to Pueblo County Tax Assessor records, this building was constructed in 1913. An analysis of the style, materials, and historical records corroborates this date. This house has not been significantly altered since its construction.

30. Location: **original** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Single Dwelling**

32. Intermediate use(s): **Single Dwelling**

33. Current use(s): **Single Dwelling**

34. Site type(s): **Residence**

35. Historical background:

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The first owner and resident of this house, constructed in 1913, was Thomas F. Mishou, senior partner in the firm of Mishou & Millard, a Pueblo-based general contractor specializing in railroad, highway, and reservoir construction. He was born on May 8, 1867, in Maine. Mishou attended the University of Maine and, in 1890, arrived in Denver, where he settled briefly before moving to Pueblo.

Mishou's construction company quickly rose to national prominence. The firm received the contract to rebuild the Atchison, Topeka & Santa Fe Railway's busy, high-speed mainline between Hutchinson, Kansas, and Winslow, Arizona, a job requiring 18 years. Mishou & Millard also built several state highways, reservoirs, and irrigation canals and ditches. After completing an irrigation ditch for the Welton Land & Water Company, Mishou became president of that company as well.

Thomas Mishou married Florence Hyatt on May 30, 1891. They had five children: Thomas F., Jr.; Florence; Alice "Allie"; Josiah; and Edward. The family remained in this house for about a decade. The elder Thomas Mishou died on July 30, 1954.

In 1923, George J. Gleason purchased the property and resided here until his death more than 35 years later. He was born in Liberty, Indiana, around 1879, and came to Pueblo in 1903 from Georgetown, Kentucky. He was a part owner of the McColm-Gleason Produce Company. However, the firm increasingly concentrated on its most popular product, potato chips. The company reorganized as the M&M Potato Chip Company, the Colorado Potato Flake Company and, finally, as the Red Seal Potato Chip Company. George Gleason was also a charter member of the Pueblo Lions Club and served as its first president. With his wife and Pueblo native, Augusta Gleason, George had a son, George Gleason, and two daughters, Augusta Jane Peaker and Eleanor Schooley. (Donald and Augusta Jane (Gleason) Peaker appear to have been the parents of actress Erda Jean "EJ" Peaker.) The elder George Gleason died on February 24, 1959. A decade later his widow, Augusta Gleason, transferred ownership to their daughter, Augusta Peaker, who also resided here with her husband and children. Augusta Gleason remained here until shortly before her death, on September 17, 1983.

Augusta Peaker sold this property to David E. and Sara J. Roberts in 1985. In 1989, John Edward and Barbara M. Welch acquired the house and lot, selling them to Lamar Trant and Walter Therrialt in 1995. Trant became the sole owner in 1996. He is the current resident as well.

36. Sources of information:

"Mishou (Thomas F.)" [obituary]. Pueblo Chieftain, 1 August 1954, p. 7A.

"Gleason (George J.)" [obituary]. Pueblo Chieftain, 25 February 1959, p. 5.

"Augusta Gleason" [obituary]. Pueblo Chieftain, 19 September 1983, p. 8B.

U.S. Census of 1930. Precinct 37, Pueblo, Pueblo County, Colorado. Sheet 2B.

"Hon. Thomas F. Mishou." In History of Colorado, vol. II, Wilbur Fisk Stone, 888-889. Chicago: S.J. Clarke Publishing Co., 1918.

Trant, Lamar. Completed "Property History Questionnaire" for 302 West 18th Street. 2005.

Munch, J. Colorado Cultural Resource Survey, Architectural/Historical Component Form (no. 618), August 1981.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history.
- B. Associated with the lives of persons significant in our past.
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Pueblo Standards for Designation:1a. History

- Have direct association with the historical development of the city, state, or nation; or

1b. History

- Be the site of a significant historic event; or

1c. History

- Have direct and substantial association with a person or group of persons who had influence on society.

2a. Architecture

- Embody distinguishing characteristics of an architectural style or type; or

2b. Architecture

- Be a significant example of the work of a recognized architect or master builder, or

2c. Architecture

- Contain elements of architectural design, engineering, materials, craftsmanship, or artistic merit which represent a significant or influential innovation;

2d. Architecture

- Portray the environment of a group of people or physical development of an area of the city in an era of history characterized by a distinctive architectural style.

3a. Geography

- Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city, or

3b. Geography

- Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or

3c. Geography

- Make a special contribution to Pueblo's distinctive character.

Not Applicable

- Does not meet any of the above Pueblo landmark criteria.

39. Area(s) of Significance: **Social History**
Architecture40. Period of Significance: **Social History, 1913-1955; Architecture, 1913**41. Level of significance: National: State Local

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42. Statement of significance:

This property is significant under National Register criterion A (Pueblo Local Landmark Criterion 1A--history) for its association with the 20th century development of Pueblo's North Side Neighborhood, when the city's professional and entrepreneurial class moved northward to construct large homes, like this one, in the latest contemporary suburban styles. Residents included two prominent Pueblo business owners and members of this professional and entrepreneurial class, Thomas F. Mishou and George J. Gleason. This house occupied a particularly visible showplace, immediately across Court Street from the Colorado Mineral Palace and its fashionable grounds. As well, the house is significant under National Register Criterion C (Pueblo Local Landmark Criteria 2A and 2C--architecture) as an intact and whimsical example of the Shingle Style. Character-defining features include wood-shingle wall surfaces, an asymmetrical façade, intersecting gables and dormers, and varied fenestration. The building exhibits elements of classical styles (the heavy columns and fanlights) mixed with Craftsman elements (a central dormer protruding from the front-facing roof slope). Moreover, this whimsy continues to the fenestration and roofline, which defy description. The property is also significant under Local Landmark Criterion 1C (important individuals) for its association with Mishou and Gleason. The levels of architectural and historical significance, combined with physical integrity, are to the extent that this property could qualify for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a City of Pueblo Landmark. It is most likely a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1913, this house exhibits a high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. It has not been notably altered since its construction. This property retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

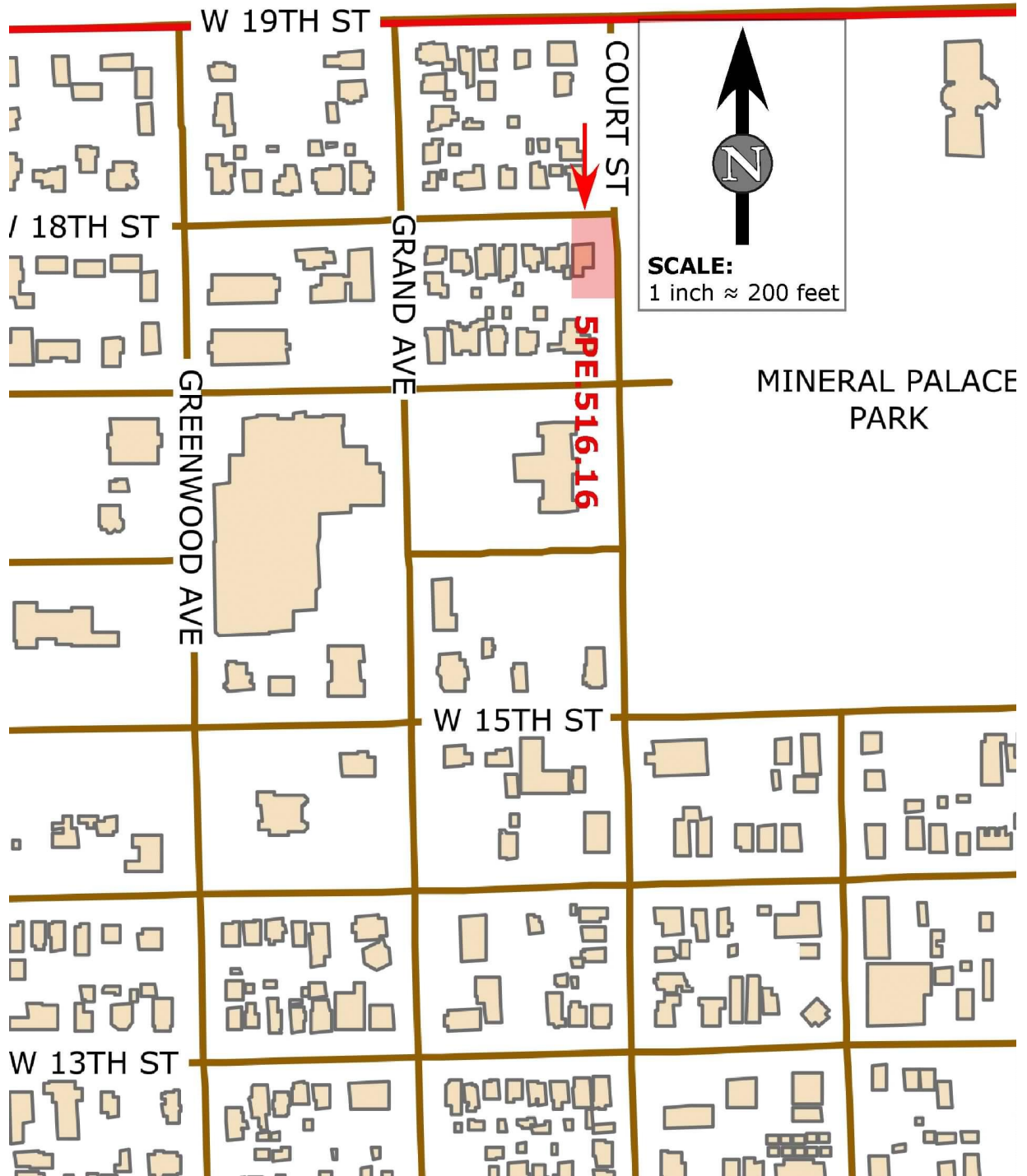
44. National Register eligibility field assessment: Individually eligible Not eligible Need data
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents the evolution of the city's professional middle and upper classes. Its diversity of architectural styles and forms directly represents the city's changing economic and cultural climates. As well, the neighborhood is distinctive because it appears to have evolved independently of the area's dominant industry, steel manufacturing.**
- If there is National Register district potential, is this building contributing: Yes No N/A
46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): 18thstw302
- Negatives filed at: **Special Collections**
Robert Hoag Rawlings Public Library
100 East Abriendo Avenue
Pueblo, CO 81004-4290
48. Report title: **Pueblo North Side Neighborhood Survey**
49. Date(s): **07/27/05**
50. Recorder(s): **Adam Thomas**
51. Organization: **Historitecture, L.L.C.**
52. Address: **PO Box 419**
Estes Park, CO 80517-0419
53. Phone number(s): **(970) 586-1165**

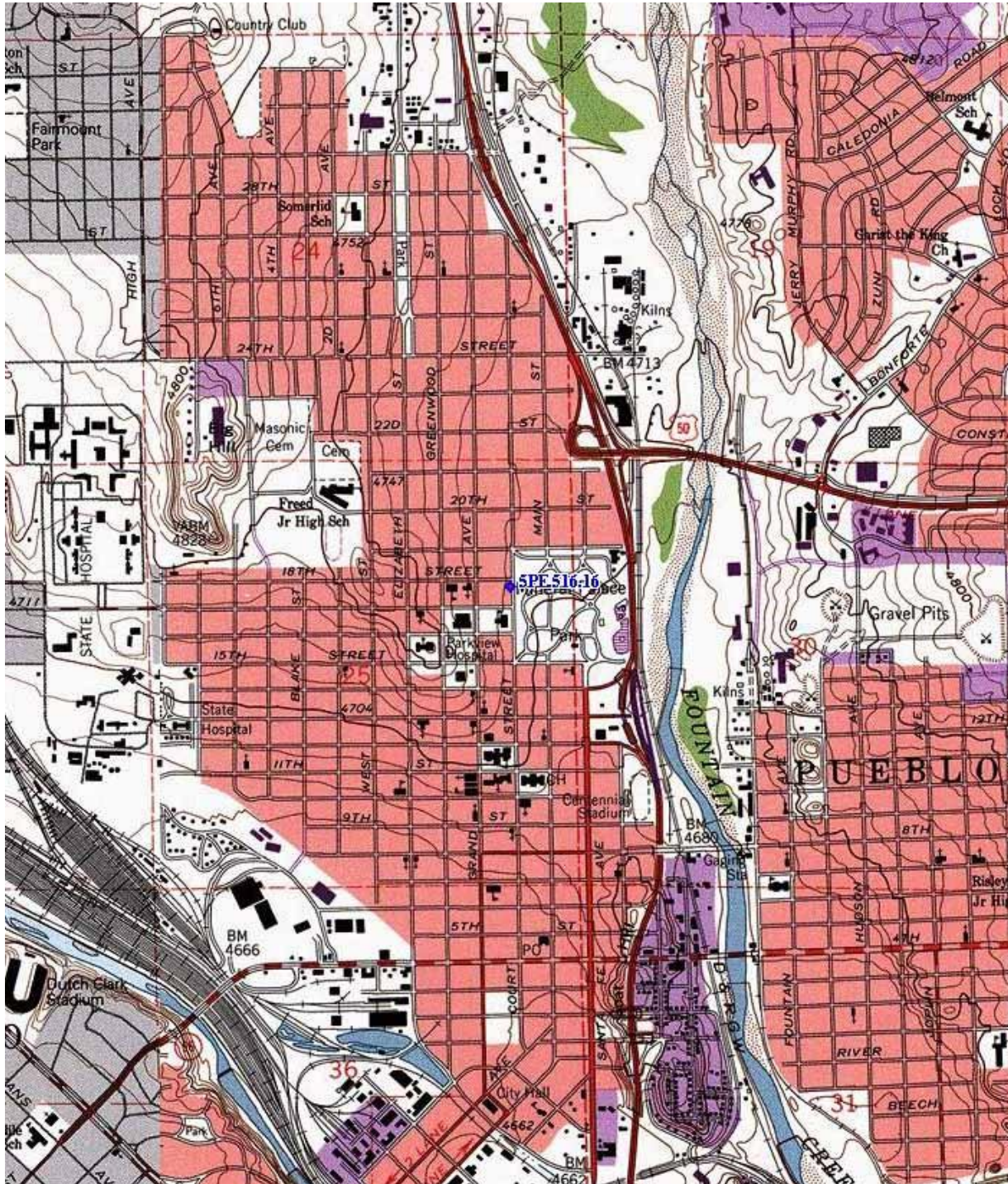
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SITE SKETCH MAP



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LOCATION MAP



Source: U.S. Geological Survey 7.5' Northeast Pueblo topographic quadrangle - 1961 (Photorevised 1970 and 1974)