

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.516.18** Parcel number(s):
- 2. Temporary resource number: **525150010**
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Vories, Harry Pryor, House; Meston, George Dodd, House**
- 6. Current building name: **Montera, John L. and Judith K., House**
- 7. Building address: **401 W 18th Street**
- 8. Owner name: **John L. and Judith K. Montera**
- Owner organization:
- Owner address: **410 W 18th St**
- Pueblo, CO**

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**  
**NW 1/4** of **NW 1/4** of **SE 1/4** of **NE 1/4** of Section **25**
10. UTM reference zone: **13**  
Easting: **533991** Northing: **4237159**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**  
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Part south of the alley in Block 26. (All of Lot 16 and the eastern half of Lot 15)**  
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): **Irregular Plan**  
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,588 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick** Other wall materials:  
**Wood/Shingle**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**  
Other roof configurations:
19. Primary external roof material: **Asphalt Roof**  
Other roof materials:
20. Special features:  
**Fence**  
**Balcony**  
**Chimney**  
**Porch**  
**Roof Treatment/Dormer**
21. General architectural description:  
**Oriented to the south, this house rests on a regular-coursed, pink- and buff-colored, sandstone foundation. A tan-orange brick veneer clads the exterior walls. The brickwork features a corbelled watertable and sillcourse corresponding to the second-story windows. Beige-painted, square-cut wood shingles cover the pedimented gables and the balcony. Windows are generally 1-over-1-light, double-hung sash, with brown-painted wood frames. Many have aluminum-frame storm windows. They open between rough-faced sandstone sills and flat, brick arches, with three courses of corbelled bricks. Those opening in the first floor of the front (south) façade and the southern three-quarters of the east elevation have leaded, beveled-glass upper sashes. Enclosing the southeast corner of the front (south) porch is a series of divided-light, fixed-frame windows. Enclosing the balcony above the porch are 6-light, fixed-frame windows and 4-beside-4-light sliding-sash windows. An oculus window pierces the south end of the east elevation's second story. The dormer hosts a pair of 8-over-1-light windows. A hipped-roof porch spans the façade and wraps around the southeast corner. It has a hexagonal tile floor and brick kneewall with sandstone caps. The porch supports are rectangular and constructed of brick. The principal doorway opens at the center of the façade. It**

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hosts a 3-panel, 15-light, beveled-glass door, painted green and opening behind an oak-frame storm door. Suspended on either side of the door are Art Deco light fixtures with milk glass and clear glass. Opening in the north end of the east elevation is another doorway. It hosts a 5-panel, beige-painted wood door, opening behind a brown, aluminum-frame storm door. Approaching it is a concrete stoop, with black, wrought-iron railing. Green asphalt shingles cover the gable-on-hip main roof and all other roof surfaces. Beige- and cream-painted wood fascia and soffit, with projecting, dentiled cornice, box the broadly overhanging eaves. A hipped-roof dormer protrudes from the roof's south-facing slope. A tall brick chimney, with elaborately corbelled cap, protrudes from the west face of the southwest corner. A pair of identical chimneys emerge from the east- and west-facing slopes of the north-facing gable.

22. Architectural style: **Late 19th And 20th Century Revivals**

Other architectural styles:

Building type: **Foursquare**

23. Landscape or special setting features:

**This property is located on terrain sloping steeply downward from northeast to southwest, with an elevation of around 4,700 feet above mean sea level. The neighborhood features large, two-story houses. Setbacks from West 18th Street are generally the same on this block. This property is situated on the Northwest corner of West 18th Street and North Grand Avenue. Separating the streets from the sidewalks is a grass strip. A planted-grass yard, with elaborate, mature landscaping, covers the lot, while brick-lined flowerbeds are adjacent to the house. Surrounding the back yard is a combination of a brick wall and wood privacy fence.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-car garage is located on the northwest corner of the lot. Oriented to the south, the building rests on a concrete foundation. A tan-orange brick veneer clads the exterior walls. Windows are generally wood-frame casement. Opening in the western portion of the front (south) elevation are paired, 2-panel, 3-light wood doors, painted tan and opening on metal strap hinges. Another garage opening dominates the western portion of the rear (north) elevation, allowing a driver to pull through the garage. The rear doorway hosts paired beadboard doors, on metal strap hinges. A stepped parapet crowns the front elevation. Gray rolled asphalt covers the shed roof, and a chimney protrudes from near the east end of the rear elevation.**

### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1910**  
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: **Harry Pryor Vories**  
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 1910. An analysis of the style, materials, and historical records corroborates this date. The only notable alterations have been the enclosure of portions of the porch and the entire balcony.**

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

### V. HISTORICAL ASSOCIATIONS

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

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32. Intermediate use(s):           **Single Dwelling**
33. Current use(s):               **Single Dwelling**
34. Site type(s):                 **Residence**
35. Historical background:

**The first owner and resident of this house, constructed in 1910, was Harry Pryor Vories, lauded as the “dean of Pueblo attorneys.”**

**Harry Vories was born in Carrolltown, Kentucky, in September 1862. He attended Emory and Henry colleges, in Abington, Virginia, from which he graduated in 1884. Vories immediately established a law practice at Georgetown, Kentucky. But in 1899, a doctor informed the ailing Vories that the young attorney had only 6 months to live. Thus, Vories ventured to the well-touted healing climate of Colorado, joining two of his brothers at their ranch near Caddoa. An ill-fated hunting trip in the fall of 1899 left the Vories brothers stranded and struggling for their lives as they nearly froze to death in a dugout during a week-long blizzard. But they survived and, on January 2, 1890, Harry Vories married his wife, Elizabeth G. Vories, in Independence, Missouri. She was also born in Kentucky, in December 1866, and they initially met in Georgetown, Kentucky. After the wedding, the Vorieses settled in Pueblo. They initially resided at the St. James Hotel, now the Elks Lodge, on Santa Fe Avenue.**

**Harry’s law practice soon flourished, and most of Pueblo’s major corporations became his clients. He also provided capital to start numerous Pueblo businesses, including the Lincoln & Vories mortuary (later Davis & Vories), the Sunville Bakery, the Churchill Jewelry Company (later the Fisher Jewelry Company), and the Quality Style Shop. Harry Vories was president of the Pueblo Bar Association and a member of the Colorado Bar Association. Prominent in civic affairs, Vories was a stalwart leader of the local Democrat Party. He also served as a member of the North Side school board for 33 years, retiring in 1939. He continued his law practice until his death. Harry Vories was a notorious practical joker, praised for finding humor in almost all situations. Yet, his contemporaries described him as “one of the finest minds” in Colorado.**

**Harry and Elizabeth Vories had had three daughters: Ruth, Edwina, and Kathryn. In 1921, the Vorieses moved to a new house a block away, at 321 West 18th Street (5PE.5766).**

**Purchasing the property around 1925 was George Dodd Meston, a prominent Pueblo realtor and investment broker. He was born in Massachusetts around 1871 and came to Colorado circa 1900. Meston was particularly adept at channeling eastern capital into Pueblo projects. He financed the construction of some of the largest commercial buildings in downtown Pueblo, including the Pope, Amherst, Franklin, Masonic, Tremont, and Whitcomb blocks. He also funded the Boynton Apartments, Congress Hotel, several terraces, warehouses, and residences. An active Republican, Meston was his party’s nominee for lieutenant governor in 1924.**

**In 1908, George Meston married Irene W. Whitehurst in Salida. The couple had three children: Elizabeth Adelaide, Mary Margaret, and John Lyman. The family resided here through at least 1940.**

**By 1945, the owner and resident of this house was Fred L. Witsell. Around 1950, Joseph Victor Paige acquired this property, residing here for about a decade. He settled in Pueblo County in 1905 and was a prominent rancher. With his wife, Ruth Paige, Joseph had two children: Ronald Paige and Shirley Lyons. The family moved from here to a ranch in the Fountain Valley north of Pueblo. Joseph Paige died on October 14, 1957.**

**Around 1960, the owner and resident was I. Brynley “Buck” Jones. He came to Pueblo around 1958 and was a sales representative for Tempo Stores. He had two children, Mrs. Ronald F. Helderman and Leighton D. Jones. Brynley later moved to 722 1/2 East 8th Street. He died on March 11, 1976.**

**Eric D. and Marianne Flenniken purchased this property in 1978, selling it to Charles R. and Zoë R. Dickerson in 1984. John P. Dolan acquired the house and lot from Zoë Dickerson in 1995, selling them to John L. and Judith K. Montera, the current owners and residents, in 1998**

36. Sources of information:

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

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

**Sanborn Fire Insurance Maps (for Pueblo, Colorado). New York: Sanborn Map and Publishing Co., 1883, 1886, 1889, 1893, 1904-05, 1904-51, and 1904-52.**

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"Vories (Harry Pryor)" [obituary]. Pueblo Chieftain, 6 May 1948, p. 12.

"Paige (Joseph Victor)" [obituary]. Pueblo Chieftain, 16 October 1957, p. 10.

"I. Brynley "Buck" Jones" [obituary]. Pueblo Chieftain, 12 March 1976, p. 9B.

U.S. Census of 1900. Ward 1, Pueblo, Pueblo County, Colorado. Sheet 16B.

"Death Has Called Harry P. Vories." Pueblo Chieftain, 3 June 1948.

Buchanan, Marian. "The Reporter's Nosegay." Pueblo Chieftain, 3 June 1948.

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

"George Dodd Meston." In History of Colorado, vol. 4. James H. Baker and LeRoy R. Hafen, eds. Denver: Linderman Co., 1927, 51-2.

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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; or1b. History Be the site of a significant historic event; or1c. 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; or2b. Architecture Be a significant example of the work of a recognized architect or master builder, or2c. 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, or3b. Geography Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or3c. 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**  
**Architecture**40. Period of Significance: **Social History, 1910-ca. 1940; Architecture, 1910**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. This house was home to two prominent Pueblo professionals and civic leaders, attorney Harry Pryor Vories and realtor and investment broker George Dodd Meston. The property is also significant under Local Landmark Criterion 1C (important individuals) for its direct association with Vories and Meston. As well, the house is significant under National Register Criterion C (Local Landmark Criterion 2A--architecture) as a classically inspired foursquare. Character-defining features include the dentiled cornice and paneled pilasters. 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 1910, this house exhibits a moderately 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. The only notable alterations have been the enclosure of portions of the porch and the entire balcony. 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

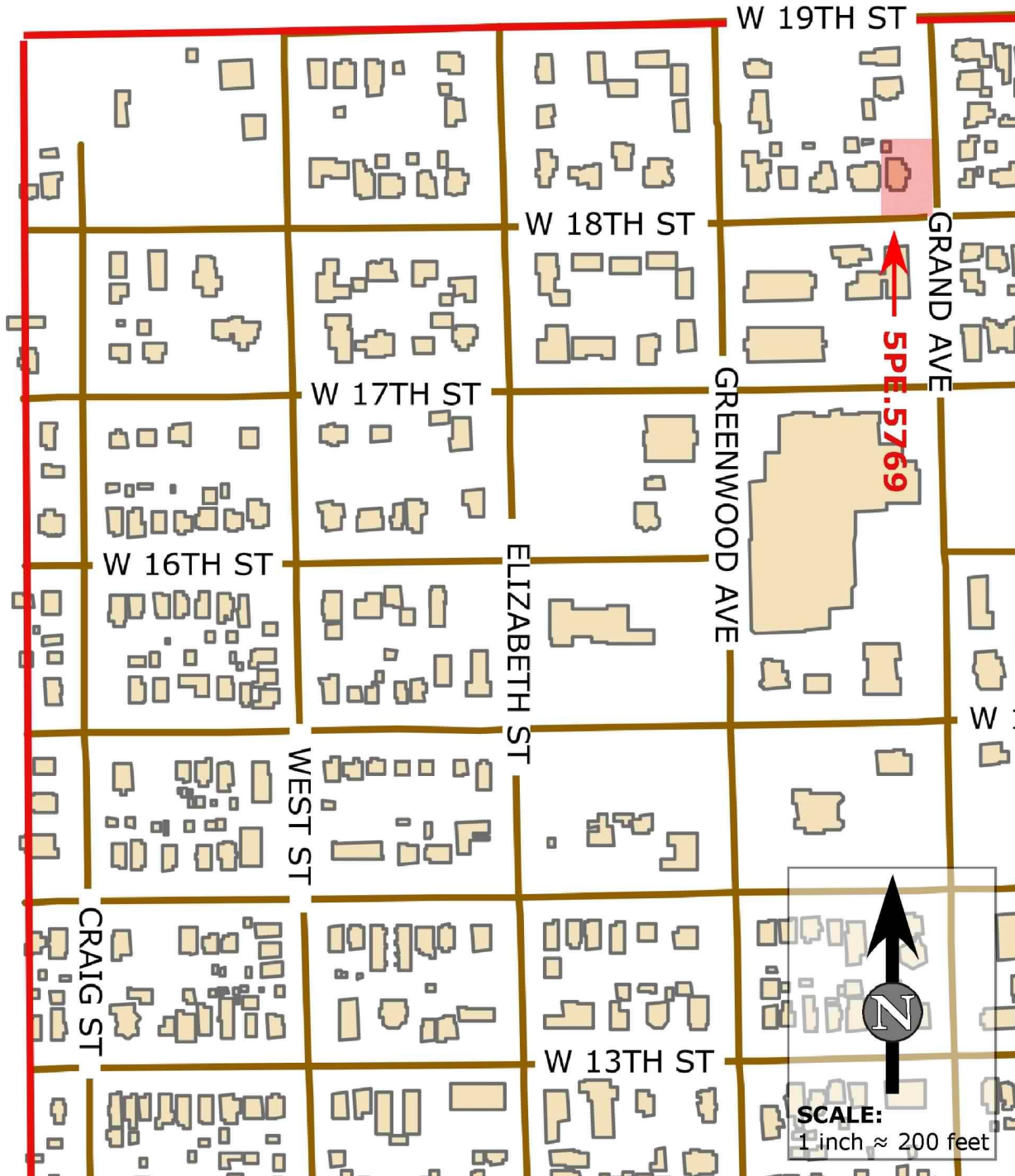
## VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**  
**File Name(s): 18thstw401**
- 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): **08/01/05**
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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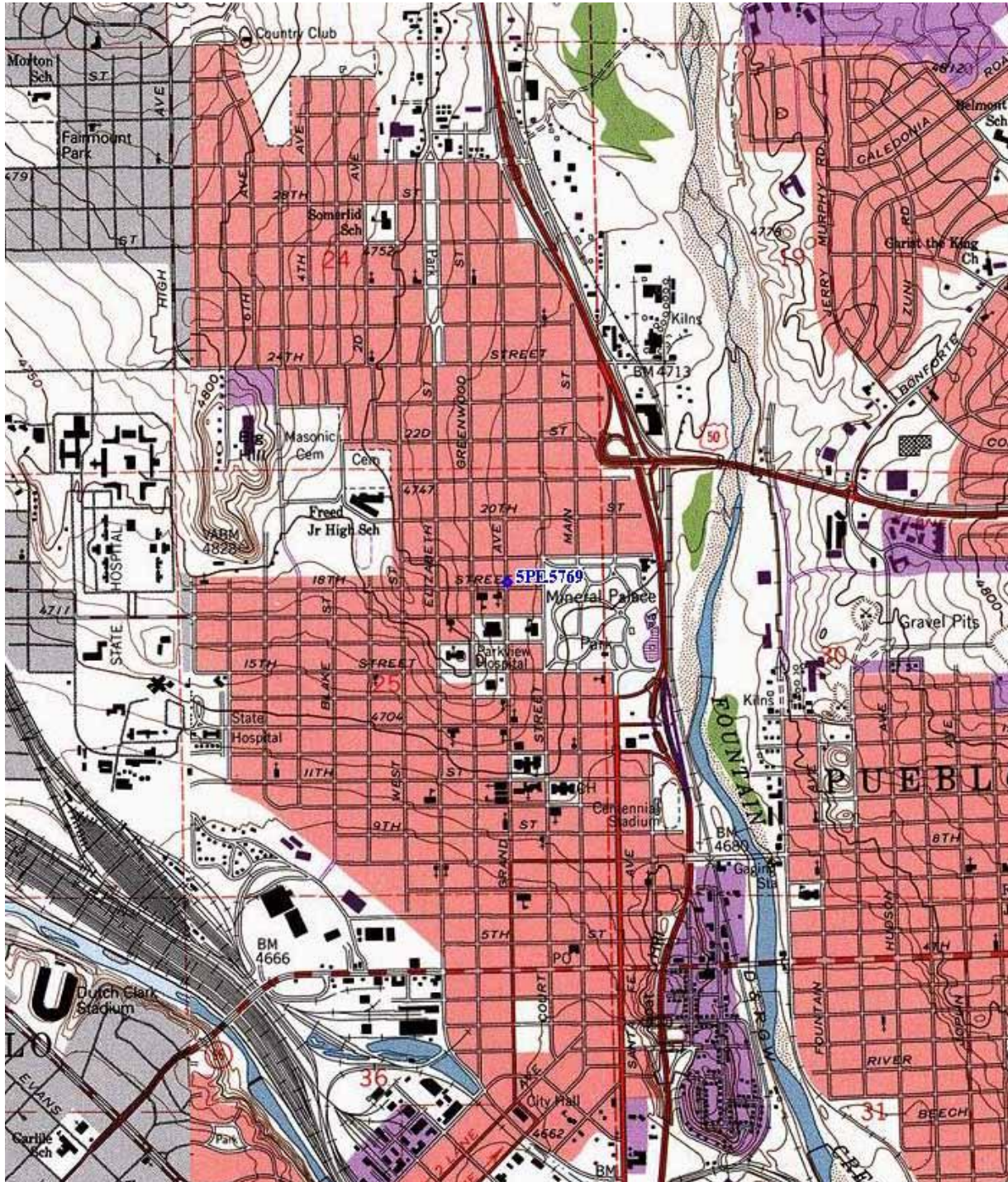
#### SITE SKETCH MAP





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## LOCATION MAP



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