

Resource Number: 5PE8221  
Temporary Resource Number:

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible- NR
  - Determined Not Eligible- NR
  - Determined Eligible- SR
  - Determined Not Eligible- SR
  - Need Data
  - Contributes to eligible NR District
  - Noncontributing to eligible NR District

## I. IDENTIFICATION

1. Resource number: 5PE8221
2. Temporary resource number:
3. County: Pueblo
4. City: Pueblo
5. Historic building name: John Ballast Jewelers/Edelstein Brothers Cigar Store
6. Current building name: Solar Roast Coffee
7. Building address: 214-226 North Main Street, Pueblo, Colorado 81003-3235
8. Owner name and address: MEJ 4 Properties LLC, P.O. Box 8477, Pueblo, Colorado 81008-8477

## II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 20S Range 65W  
NE ¼ of NE ¼ of SE ¼ of NE ¼ of Section 36
10. UTM reference  
Zone 1 3; 5 3 4 2 4 7 mE 4 2 3 5 7 3 6 mN
11. USGS quad name: Northeast Pueblo  
Year: 1961 (p.r. 1974) Map scale: 7.5' X 15.0' Attach photo copy of appropriate map section.
12. Lot(s): 11 Block: 29  
Addition: \_\_\_\_\_ Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: The resource boundary consists of the legal parcel boundary associated with Pueblo County Parcel No. 536128007. The northern boundary faces W. 3rd Street. The eastern boundary overlooks a parking area. The southern boundary is an unnamed alley. The western boundary is the North Main Street alley. The building occupies a land area of approximately 5,184 square feet. The boundary description dates to the late nineteenth century.

## III. Architectural Description

14. Building plan (footprint, shape): Rectangular
15. Dimensions in feet: Length 114 x Width 43
16. Number of stories: Two
17. Primary external wall material(s): Masonry
18. Roof configuration: Flat
19. Primary external roof material: Brick
20. Special features: Arched windows. Decorative brickwork. Glass storefront windows on ground floor.

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21. General architectural description: This is the first recordation of 5PE8221. The building is located on the northwest corner of Main Street and West 3rd Street and goes south to the alley. The Romanesque elements are found on the northern, western, and western quarters of the southern façades. The main entry is located on the western façade.

**Western Façade:** A “textbook” nineteenth century commercial structure, this façade has a recessed central entry to the hall and stairs, flanked by storefronts with recessed entries and display windows. There is a belt course of brick through the center of the building. Square stones set like dentils form the belt course above the central entry. The roof is flat with a brick parapet. Below the parapet is a brick corbel in a checkerboard bond that sits on top of a second belt course of stone. First Floor: 5PE8221’s length accommodates three storefronts on either side of the central entry. The central entry has one step up to the level of the current door. The recessed area of this entry was likely rusticated stone as seen in 2007 Google street view. The 2012 Google street view also shows rusticated stone; since then the door has been surrounded with multicolored rectangular stone; historic-looking lighting sconces now flank the door just above the top, and a transom window has been added about a foot above the door. It would appear that none of the storefront’s recessed doors or display windows are original. However, the alteration to these storefronts recall the original height of the entries even if the upper windows or decorative areas have been obscured. The storefront on the northwest corner retains its diagonal entry and the display windows are about 1 foot above the sidewalk typical of nineteenth century display windows. The next storefront has been completely enclosed, fenestrated with two modern stationary windows, and a one over one hung window, all with aluminum frames. These two storefronts have striped, arched, cloth-covered awnings. The third storefront has a central recessed door with display windows on either side and a striped, shed style cloth awning the same size as the fourth storefront. The fourth storefront has double doors to the west and a display window to the south. The fifth storefront has a single recessed door to the west and a display window to the south. The sixth storefront has a recessed door to the west and recessed display window for most of the length of the unit. The fifth and sixth storefronts also have shed roof awnings. Second floor: All of the windows have been filled in and the fill has been covered with stucco. These windows are Romanesque, with rusticated stone round arches and stone window sills. A belt course connects all of the window sills. The windows are twins and triplets. But in the spirit of American Romanesque eclectic, these windows do not form a symmetrical pattern. From the north the sets are two, three, two, one, two, three, and three. Between the sets are exposed bricks that may or may not be original, and have in the past been alternatively painted or covered with stucco. Above the window in the central entry section are bricks laid in a checkerboard pattern, followed by the first belt course, then a decorative brick pattern forming small columns the width of the checkerboard corbel, then another belt course, then a columned corbel and finally the pediment. On both the northwest and southwest corners of second floor are carved corner pieces, containing faces and natural elements.

**Southern Façade: First Floor:** There are no open fenestrations on the first floor of the southern façade. It would appear that a brick wall was added on the southwest corner. The brick is of a different size and color and block the view of the original stone quoins on that corner. In the center of the wall is a fenestration that is filled

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in about 10 feet above the sidewalk. A second fenestration was filled in near the southeast corner starting about 7 feet off the ground. Second Floor: There are three windows on the second floor. A single Romanesque arch window is a couple of feet east of the southwest corner and has been filled in. In the center of wall, there is an open one over one hung window with a brick arch lintel. Near the southeast corner is a filled in window with a brick arch. All three windows have a stone sill. The pediment on this façade is at three heights.

**Eastern Façade:** There are two usable doors on first floor, and no usable windows. One door appears to be in the fourth storefront, and the other appears to correspond with the second storefront. This second door is located where the wall has a slight angle to the northeast making the building not quite rectangular. Second floor: The windows on second floor have brick arched lintels, and stone sills. Only three of the 13 windows are covered. The rest remain one over one hung. The windows are not equidistance apart. On the southeast corner is one filled-in window, the space of a window, a pair of windows with one usable and one filled-in, a space of a window, another pair one usable and one filled in, a window a little shorter and thinner than the rest, another space the size of a window, then five windows set close all usable, the window in the area where the wall is angled, and one window, and finally wall that is not fenestrated (but covered with a mural) for the last 10 or more feet. Electrical conduit and junction boxes form a belt course in the center of building from the southeast corner to the angled wall. There are two air conditioning units about 6 feet off the ground and above the door at the angle of the wall.

**Northern Façade: First floor:** There may have been display windows facing 3rd Street. If so they have been covered for a long time, and the wall is covered with a mural advertising for the current tenant. On the northwest corner it is clear that the columns have been replaced in the area of the corner recessed door into the first storefront. The second floor has three paired windows with Romanesque arches of rusticated stone. All of the windows are filled in. Unlike the southern façade where the pediment is stepped, the pediment is continuous at the height of the western façade.

22. Architectural style/building type: Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals.
23. Landscaping or special setting features: A pair of deciduous trees grow in streetscape plantings along Main Street. A single, less mature tree, grows in front of the building along 3rd Street. There are historic-looking light posts with five lamps on both the northern and western façades. The broad sidewalks can accommodate small tables with chairs along the building, as well as near the edge of Main Street. There are large round clay planters at the base of the columns and pilasters on the northern half of the western façades. The corner of Main and 3rd Streets have pavers mixed into the newer concrete sidewalks. A cast iron trash receptacle is near the corner of Main and 3rd Streets.
24. Associated buildings, features, or objects: None

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate:     Actual: 1895

Source of information: Pueblo County Assessor. Appraisal Card No. 536128007.

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26. Architect: Unknown  
Source of information:
27. Builder/Contractor: Unknown  
Source of information:
28. Original owner: Unknown  
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions): The Pueblo County Assessor gives a date of construction for 5PE8221 as 1895. Photographs and Google street views indicate that there have been many alterations to the exterior between 2007 and 2017. 5PE8221 has retained half of its original exterior, despite the bricking over the second-story windows and the addition of awning and metal framed fixed single pane windows along the ground level during the mid-twentieth century. The current primary tenant installed an array of solar panels along the length of the roof in 2014. Other revisions include a new exterior treatment around an access door along the North Main Street side.
30. Original location X Moved      Date of move(s):

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Commerce/Business-Professional
32. Intermediate use(s): Commerce/Trade-Specialty Store
33. Current use(s): Commerce/Trade-Specialty Store
34. Site type(s): Commercial building.
35. Historical background: Numerous small businesses have occupied this block since the building's construction. An early Pueblo City Directory indicates that Pueblo Novelty Works operated at 224 North Santa Fe Avenue in 1891, which (based on information from the Pueblo County Assessor) may have been an earlier building that was later replaced by 5PE8221. The Pueblo County Assessor's office gives the date of construction for 5PE8221 as 1895. One of Pueblo's best known small businesses, Edelstein Brothers Cigar Store, moved to 216 North Main in 1936. The Edelstein's were in business from 1911 to 1953 and remained at the 216 North Main address for 17 years. In 1940, 5PE8221 housed the offices of the Woodmen of the World. Five years later, optometrist M. Ray Smith opened his practice and remained until the mid-1960s. By 1965, the building housed a variety of businesses including the Fourth and Main Real Estate Company. Five years later, a jeweler, apartments, a finance loan company, and two optometrists occupied the building. John Ballas operated a jewelry store at 214 N. Main for a number of years. Ballas owned the building from the 1970s until his death in 2004. The directory indicates that in 1970, Ballas the jeweler, a loan office, the Belmont Hotel, and two eye doctors are addressed from 214 to 226 North Main Street. By the 1990s, the building held a number of different businesses and services including a restaurant on the corner of W. 2nd Street and North Main and a Christian Science Reading Room. In 2013, the current tenants, Solar Roast Coffee, occupied most of the ground level along North Main. The merchant makes the claim that they are the only commercial firm roasting its coffee through solar power. The current owner, MEJ4 Properties, has owned the site since 2006.
36. Sources of information: Pueblo City Directories, 1895 to 1990, "Edelstein Brothers, in Business Here 43 Years, Have Sold Stores." Pueblo Star Journal, December 14, 1953:4. Google street views, 2007, 2012, and 2015

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available at: <https://www.google.com/maps/place/226+N+Main+St,+Pueblo,+CO+81003/@38.2694803,-104.6085863,3a,75y,94.89h,90t/data=!3m6!1e1!3m4!1sVXAy8Fs6rLrRofuoRKqjow!2e0!7i13312!8i6656!4m5!3m4!1s0x8713a303a657c331:0x261387a40e7ac08e!8m2!3d38.2694664!4d-104.6083635>. Accessed June 26, 2017. Solar Roast Coffee website, available at: <https://www.solarroast.com/about/history/>. Accessed June 27, 2017.

## VI. SIGNIFICANCE

37. Local landmark designation: Yes  No  Date of designation: \_\_\_\_\_

Designating authority:

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 distinguishable entity whose components may lack individual distinction; or

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

39. Area(s) of significance: N/A

40. Period of significance: N/A

41. Level of significance: National  State  Local

42. Statement of significance: This is the first recordation of 5PE8221 for its NRHP eligibility. Since original construction in 1895, the building has housed a variety of small businesses. 5PE8221 is similar to other commercial blocks constructed during the late nineteenth to early twentieth centuries in the proposed historic district. These blocks were constructed to provide offices for professionals, apartments, and ground floor space for small businesses ranging from barbers to restaurants. Because this building has had more than a century's association with a business setting found throughout downtown Pueblo, 5PE8221 is historically significant, but unfortunately has underwent substantial recent modifications; therefore, the site is not NRHP/SRHP eligible under Criterion A. Research was unable to determine if there was a historically significant individual associated with this building. Therefore, 5PE8221 is not eligible under Criterion B. The building does not embody the distinctive characteristics of a type, period, or method of construction, does not represent the work of a master, and does not possess high artistic values. It is therefore not eligible under NRHP Criterion C. SWCA recommends that 5PE8221 be considered not eligible for the SRHP under any criterion for the same reasons as outlined above. SWCA also recommends 5PE8221 should be considered as a local landmark.

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43. Assessment of historic physical integrity related to significance: 5PE8221 has lost much of its original historic physical integrity due to the modification of the doors and windows of the storefronts sometime after World War II. It appears that windows on the west and north façades, second floor were infilled with brick between 2007 and 2012. The building's exterior has retained its original brickwork and decorative roofline. The three other façades not facing Main Street have retained more of their original historic physical integrity. The building's overall physical integrity is poor.

#### **VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_ Not Eligible X Need Data \_\_\_

45. Is there National Register district potential? Yes X No

Discuss: A proposed Downtown Pueblo Historic District contains some of the city's most important historic buildings dating as far back as the late nineteenth century. A potential period of significance for a Downtown Pueblo Historic District would begin in 1882 and conclude in 1967 with commerce as the area of significance. The buildings reviewed for this survey share a historic connection with the services they provided and their architectural style and type. The buildings recommended as contributing to this potential National Register, **not** including 5PE8221, display much of their original physical integrity and are important components in the story of Pueblo's commercial and social history. A potential National Register historic district encompasses many of Pueblo's early commercial properties in an area consisting of the original Pueblo subdivision.

If there is National Register district potential, is this building: Contributing \_\_\_ Noncontributing X

46. If the building is in existing National Register district, is it: Contributing \_\_\_ Noncontributing \_\_\_

#### **VIII. RECORDING INFORMATION**

47. Photograph numbers: 5PE8221a-5PE8221j

Negatives filed at: SWCA Environmental Consultants

48. Report title: Steel City's Barometer: A Survey and Context of Downtown Pueblo's History and Architecture.

49. Date(s): June 2017

50. Recorder(s): Robert Autobee

51. Organization: SWCA Environmental Consultants

52. Address: 295 Interlocken Boulevard, Suite 300, Broomfield, Colorado 80021

53. Phone number(s): Office: 303-487-1183

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395

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5PE8221 – 214 N. Main Street. Northern and western façades. Looking southeast. Photo ID: 5PE8221a. March 2016.



5PE8221 – 214 N. Main Street. Northern façade. Looking southeast. Photo ID: 5PE8221b. March 2016.

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5PE8221 – 214 N. Main Street. Eastern and southern façades. Looking northwest. Photo ID: 5PE8221c. June 2017.



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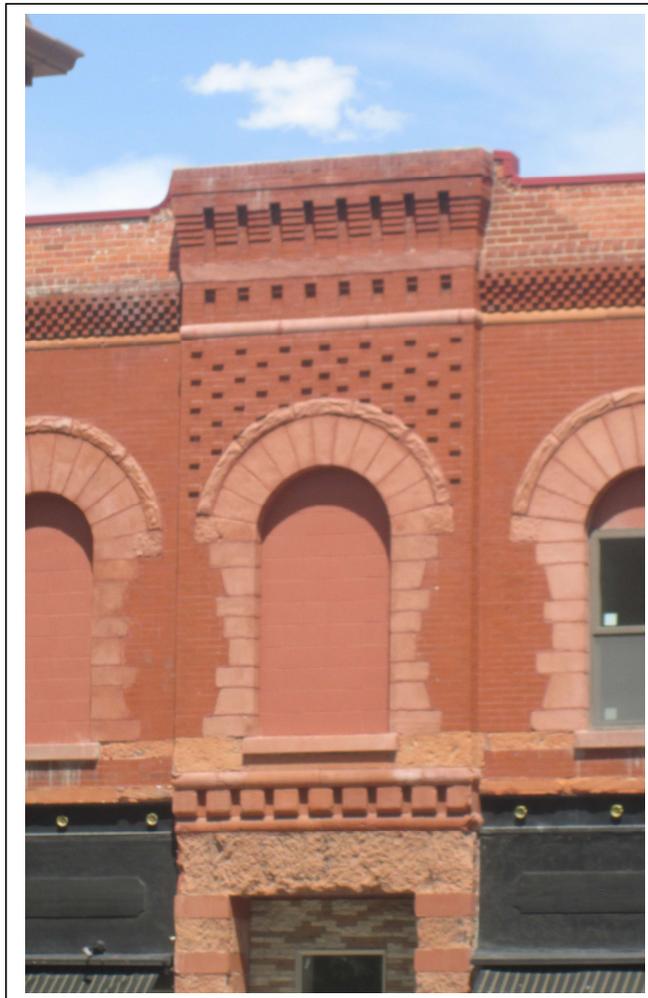


5PE8221 – 214 N. Main Street.  
Southern façade. Looking west.  
Photo ID: 5PE8221e. June 2017.

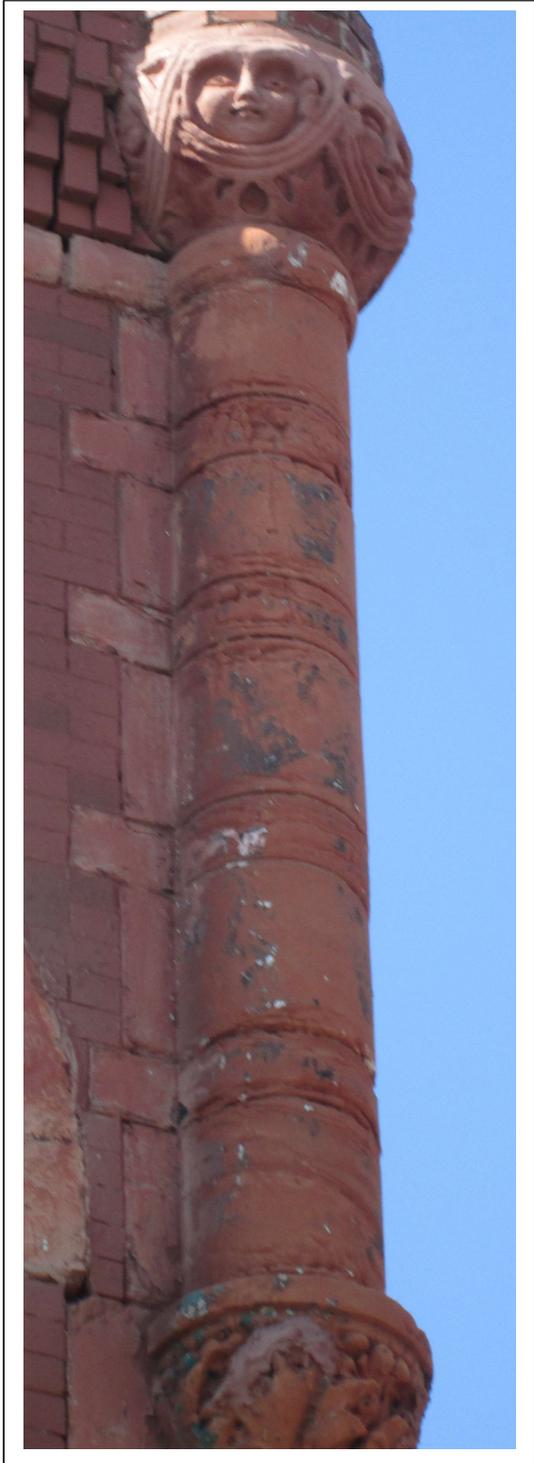


5PE8221 – 214 N. Main  
Street. Southern façade.  
Looking northeast. Photo ID:  
5PE8221f. June 2017.

Resource Number: 5PE8221  
Temporary Resource Number:

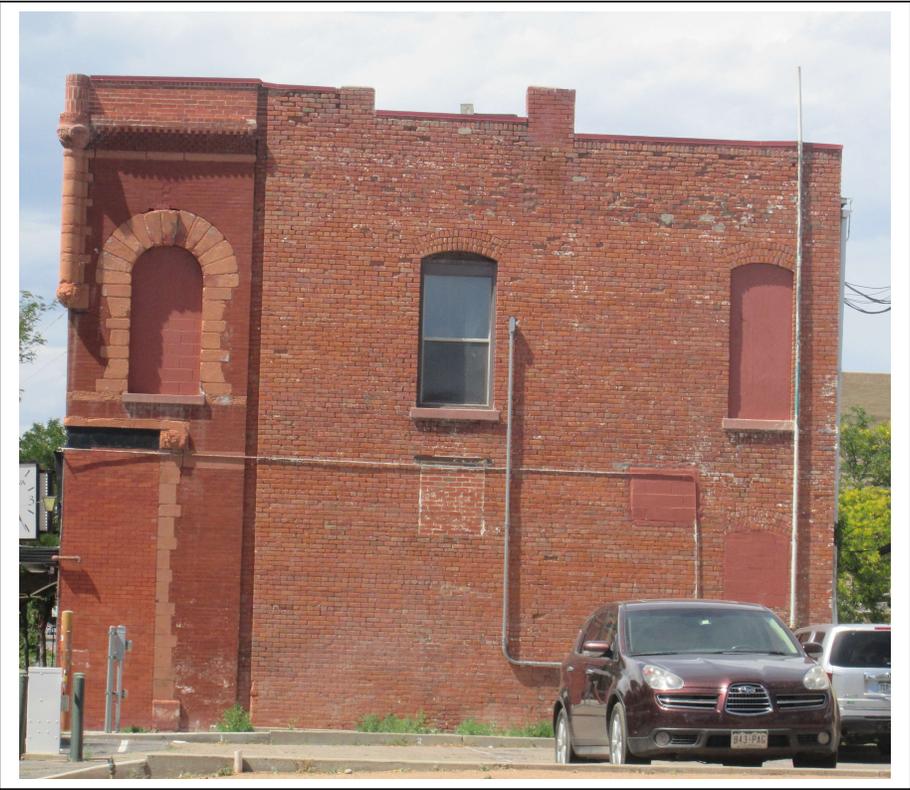


5PE8221 - 214 N. Main Street. Northern façade. Looking south. Photo ID: 5PE8221g. June 2017.



5PE8221 - 214 N. Main Street. Second story corner. Western/northern façades. Looking northeast. Photo ID: 5PE8221h. June 2017.

Resource Number: 5PE8221  
Temporary Resource Number:

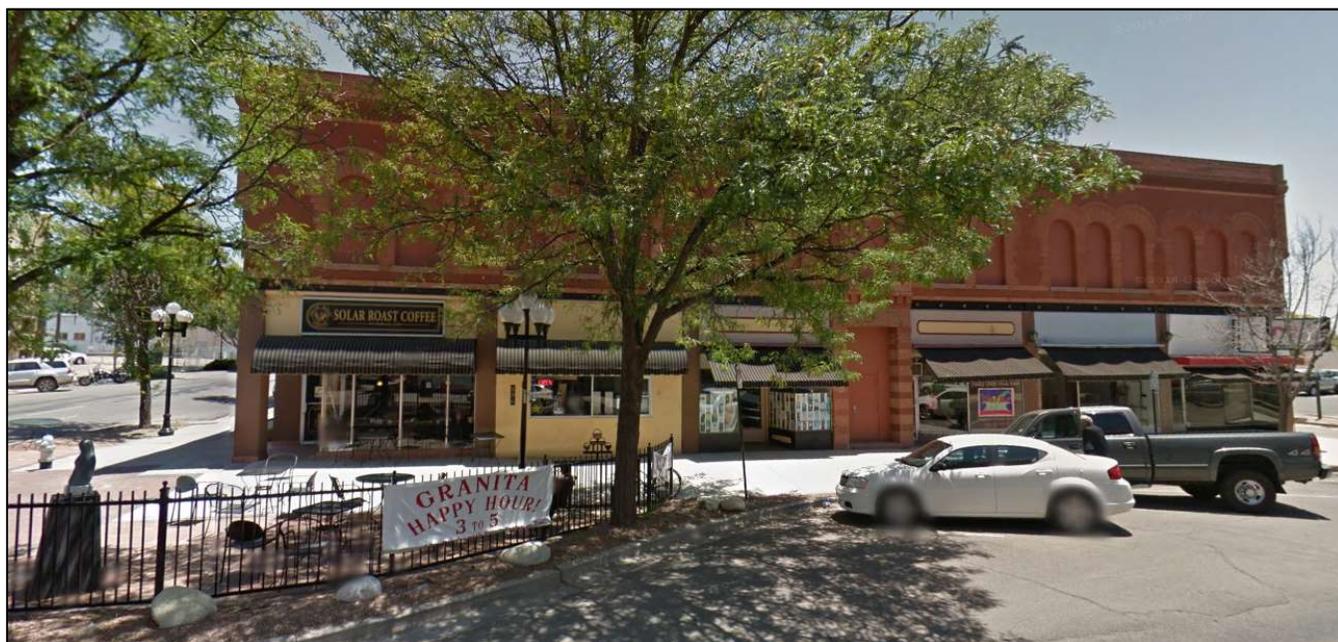


5PE8221 - 214 N. Main Street. Eastern façade. Looking west. Photo ID: 5PE8221j. June 2017.

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Google street view August 2007.



Google street view June 2012.

Resource Number: 5PE8221  
Temporary Resource Number:

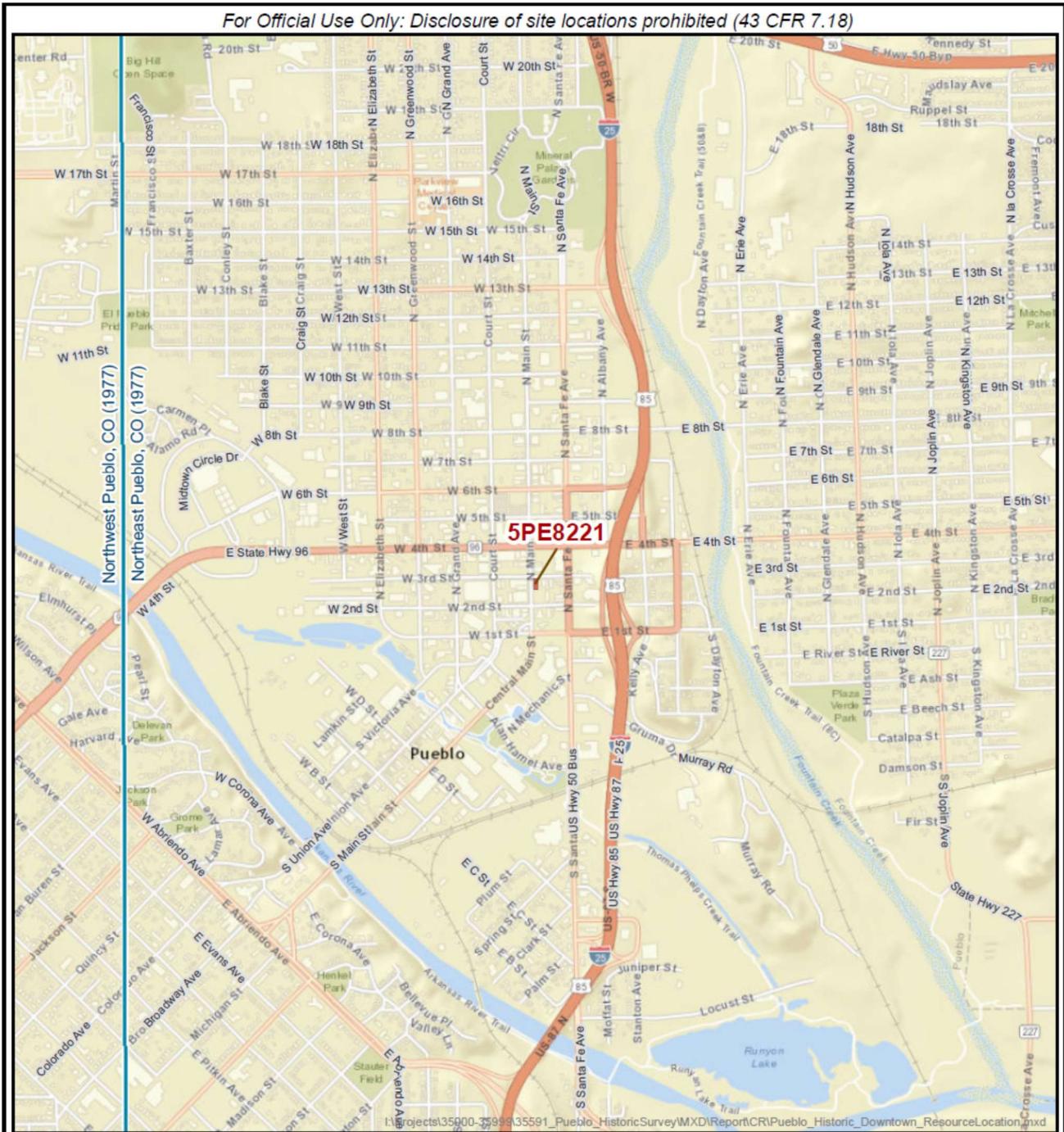


Google street view August 2015.



Google street view July 2017.

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<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> Historic Property</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 2px solid blue; margin-right: 5px;"></span> Topo Quad Boundary</li> </ul>	<p>Miles 0 0.25 0.5 1</p> <p>Km 0 0.25 0.5 1</p> <p>1:24,000</p> <p>Base Image: Esri, DeLorme, HERE, USGS, Intermap, iPC          NRCAN, METI          Quadrangle: Northeast Pueblo, CO (1977)          Pueblo County, Colorado          NAD 1983 UTM Zone 13N          6/26/2017</p>	<p style="text-align: center;"><b>SWCA</b><sup>®</sup>          ENVIRONMENTAL CONSULTANTS</p> <p>295 Interlocken Blvd.          Suite 300          Broomfield, CO 80021</p> <p>Phone: 303.487.1183          Fax: 303.487.1245          www.swca.com</p>
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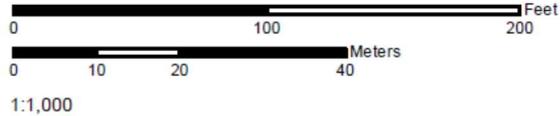
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*For Official Use Only: Disclosure of site locations prohibited (43 CFR 7.18)*



**5PE8221**

 Historic Property



Base Image: Esri, DeLorme, HERE, USGS, Intermap, iPC  
NRCAN, METI  
Quadrangle: Northeast Pueblo, CO (1977)  
Pueblo County, Colorado  
NAD 1983 UTM Zone 13N  
6/26/2017



**SWCA**<sup>®</sup>  
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