

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

This survey form represents an **UNOFFICIAL COPY** and is provided for informational purposes only. All information, particularly determinations of eligibility for the National Register, the State Register, or as a local landmark, can and will change. Please contact the Colorado Historical Society Office of Archaeology and Historic Preservation for an official copy of this document.



I. IDENTIFICATION

- 1. Resource number: **5PE.6456** Parcel number: **525119014**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Benjamin Franklin Koperlik House**
- 6. Current building name: **Robert J. Wallace Jr. House**
- 7. Building address: **307 West 19th Street**
- 8. Owner name: **Robert J. Wallace Jr.**
- Owner organization:
- Owner address: **307 W 19th 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	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NE 1/4 SW 1/4 NE 1/4 NE 1/4 of section **25**
10. UTM Reference Zone: **13**
Easting: **534046** Northing: **4237297**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s): **East 55 feet of Lots 13 through 16; Block 12**
Addition: **Barndollar & Company Second Addition** Year of addition: **1871**
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: **1,462 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stucco**

Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof**
Other roof materials:
20. Special features: **Chimney
Fence
Porch**
21. General architectural description:
Oriented to the south, this house rests on a red-painted, concrete foundation. White stucco clads the exterior walls. The front (south) facade hosts bands of 9-over-9-light, double-hung sash windows, with black-painted wood frames and brick sills. Sheltering the windows are small pent roofs, covered in red asphalt shingles, extending from the central portico. The south end of the east elevation hosts a tripartite window consisting of 9-over-9-light windows flanking a 15-over-1-light window. All other windows opening in secondary elevations and the upper half story are 1-over-1-light, double-hung sash, with wood frames. They are painted black in the first story and white in the upper half story. The principal doorway opens in the center of the symmetrical facade. It hosts a paneled wood door, opening behind an aluminum-frame storm door. Sheltering the doorway is a half-round, flat-roofed portico, with round, Tuscan columns. The concrete portico floor extends east and west across the entire facade. A secondary doorway opens in the north end of the east elevation. It hosts plate-glass sliding doors and is sheltered beneath a hipped-roof hood. A former single-car garage is attached to the western half of the rear (north) elevation. Its east elevation has been enclosed with single-light windows flanking a central doorway. Sheets of asphalt cover the flat roof above the first story. The parapet surrounding the roof has brick coping and is stepped above the portico. The hipped roof above the upper half story is covered in red asphalt shingles. The rafter ends are exposed and shaped beneath this roof. A brown, glazed-brick hearth and chimney protrudes shallowly from the south end of the west elevation.
22. Architectural style: **Late 19th And 20th Century Revivals/Mediterranean Revival**
Other architectural style:
Building type:
23. Landscape or special setting features:
This property is located on terrain sloping downward from west to east, with an elevation of around 4,700 feet above mean sea level. The surrounding residential neighborhood features modest and large, 1- and 2-story houses. Setbacks from West 19th Street are generally the same on this block. This property is situated on the north side of the street, between a north-south-oriented alley to the east and 309 West 19th Street to the west. Separating the street from the concrete sidewalk is a grass-covered strip. A planted-grass yard, with mature landscaping, covers the lot. Enclosing the

backyard is a wood privacy fence.

24. Associated building, features or objects:

There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1921 Actual Estimate

Source of information: Pueblo County Assessor Property Profile.

26. Architect: Unknown

Source of information:

27. Builder: Unknown

Source of information:

28. Original Owner: Benjamin Franklin Koperlik

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 house was constructed in 1921. An analysis of the materials, style, and historical records corroborates this date. According to Sanborn maps, the upper half story is an original feature of this house. The only modifications have been the replacement of the south door and enclosure/conversion of the attached garage, which appears to date to after 1970.

30. Location: Original Location Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling

32. Intermediate use(s): Domestic/Single Dwelling

33. Current use(s): Domestic/Single Dwelling

34. Site type(s): Residence

35. Historical background:

The original owner and resident of this house, constructed in 1921, was prominent Pueblo attorney, author, and philanthropist Benjamin Franklin Koperlik. He was born in St. Louis, Missouri, on January 29, 1876. He attended public schools in that city and graduated with a Bachelor of Laws degree from Washington University. He was admitted to the Missouri bar in 1897 and to the Iowa bar the following year. In 1902 he was admitted to the Colorado bar and practiced in Pueblo for the rest of his life, eventually becoming senior partner in the firm of Koperlik and Altman. In 1910, the mayor of Pueblo appointed Koperlik to determine the legality of the city's charter form of government. During World War I, Koperlik was a Four-Minute Man speaker, with his next-door neighbor, J. Arthur Phelps (at 309 West 19th Street, 5PE.6608). A project of Woodrow Wilson's Committee on Public Information, the Four-Minute Men were volunteers who gave brief speeches wherever they could get an audience, promoting wartime causes and patriotism. Koperlik was Pueblo City Attorney from 1923 to 1925. He served on a Colorado Bar Association committee to revise the state's probate law. U.S. District Judge J. Foster Symes appointed Koperlik to head a committee recommending revisions of the U.S. Criminal Code to the Supreme Court. He also served on the Colorado Bar Association's Board of Governors from 1939 to 1941.

Benjamin Koperlik was also a prodigious author and public speaker, often addressing patriotic themes. His books included *History of the Constitution*; *Lincoln: Lights and Shadows*; *Washington-The Man*; and *It is Nothing but Roaring*. He was also author of *Elks' Eleven O'Clock Toasts*.

In addition to his professional accomplishments, Koperlik gave much of his time to charitable organizations in Colorado and around the country. He was a director of the Jewish Welfare Board of Pueblo; a member of the Council of Social Agencies of the Pueblo Community Chest; a member and director of the Pueblo Chamber of Commerce; and the Colorado director of Goodwill Industries, the American Red Cross, and the Blue Cross Plan. Koperlik served on the Advisory Committee for the National Jewish Hospital in Denver. He was chairman of the Public Relations Committee of

the USO and a member of the Operating Committee of the USO in Pueblo. Koperlik was a member of Temple Emmanuel in Pueblo, where he served as president and life director. He also supported numerous Jewish causes, including the Jewish Braille Institute of America, and the National Council of the American Jewish Joint Distribution Committee. Koperlik obtained the highest degrees and served at least one term as the leader of nearly every fraternal organization in Pueblo.

On September 20, 1899, Koperlik married Hattie Levy in St. Louis. Like her husband, Hattie Koperlik was deeply involved with charitable causes in Pueblo and worked closely with the poor and sick. "She was an outstanding woman of this area," noted a 1948 biography of Benjamin Koperlik in describing Hattie, "noted for her generosity to the needy, which made her a well-known figure with organizations of all creeds and nationalities." The Koperliks had two children who lived with them in this house and later left Pueblo. Daughter Mina Koperlik married Eugene H. Freedheim, a senior member of Cleveland's powerful law firm of Mooney, Hahn, Loeser, Keough & Freedheim. Son Robert Isaac Koperlik graduated from the University of Colorado and received his law degree cum laude from Harvard. Later changing his surname to "Kopper," Robert was the corporate attorney for the Monarch Aluminum Manufacturing Company, in Cleveland.

Hattie Koperlik died on November 13, 1943, in this house. Mr. Koperlik continued to reside here until the late 1950s; it is unclear whether he then died or moved from the Pueblo area.

The residents beginning prior to 1960 were Max E. and Yvonne B. Leek. Max Leek was the proprietor of Leek's Claim Service, an independent insurance adjuster. The couple lived here until 1967, when Robert J. Jr. and Mary Wallace purchased the property.

Robert Wallace was born December 5, 1924, and was a lifelong Puebloan. Wallace was a graduate of Pueblo Junior College, the University of Denver, and Adams State College, earning degrees in both business administration and education. He served in the Navy during World War II and in the Army during the Korean War. Wallace worked for the Denver & Rio Grande Railroad until late 1950s, when he decided to change his career and become an educator. He worked for School District No. 60 until retiring in 1984. Wallace also ranched on land in the Swallows area, just east of Pueblo, beginning in the 1950s. He furthered his ranching and historical interests in the organizations he served. Wallace was president of the Turkey Creek Soil Conservation District, president of the Pueblo County Rocky Mountain Farmers Union, secretary-treasurer of the Swallows Cemetery Association, charter member of the Southeastern Colorado Heritage Center, and a member of both the Pueblo Archaeology and Historical Society and the Pueblo County Historical Society. He died on February 16, 1999. His widow, Mary Wallace, became the sole owner of the property and remains its resident.

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.

"Benjamin Franklin Koperlik" In *Colorado and Its People*, vol. III, ed. Le Roy Hafen. Lewis Historical Publishing Co., 1948, p. 127.

U.S. Census of 1920. Precinct 5, Pueblo, Pueblo County, Colorado. Sheet 2A.

U.S. Census of 1930. Precinct 2, Pueblo, Pueblo County, Colorado. Sheet 3B.

World War I Draft Registration Card for Benjamin Franklin Koperlik.

"Death Claims Mrs. Koperlik." *Pueblo Chieftain*, 14 November 1943, p. 1.

"Robert J. Wallace Jr." [obituary]. *Pueblo Chieftain*, 17 February 1999, p. 2B.

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 patterns 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 that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in prehistory or history.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable City of Pueblo landmark criteria:

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

39. Areas of significance: **Law**

40. Period(s) of Significance: **1921-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is historically significant under National Register Criterion B (State Register Criterion B and Pueblo Local Landmark Criterion 1C (important individuals) for its direct association with Benjamin Franklin Koperlik, among Pueblo's most prominent attorneys and civic leaders. The house represents better than any other place in Pueblo Mr. Koperlik's creative work, such as his books and lectures, and was the hub from which he conducted his extensive charitable work. The levels of architectural and historical significance, combined with physical integrity, are to the

Pueblo North Side Neighborhood, Phase II

Historitecture, LLC

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 a potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1921, 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. The only notable modification has been the enclosure of the small attached garage, which is isolated to the rear elevation and not visible from street level. This building retains sufficient physical integrity to convey its historical and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

- 44. National Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
- State Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
- Local landmark eligibility field assessment: Individually eligible Not eligible Need data Previously listed

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.**

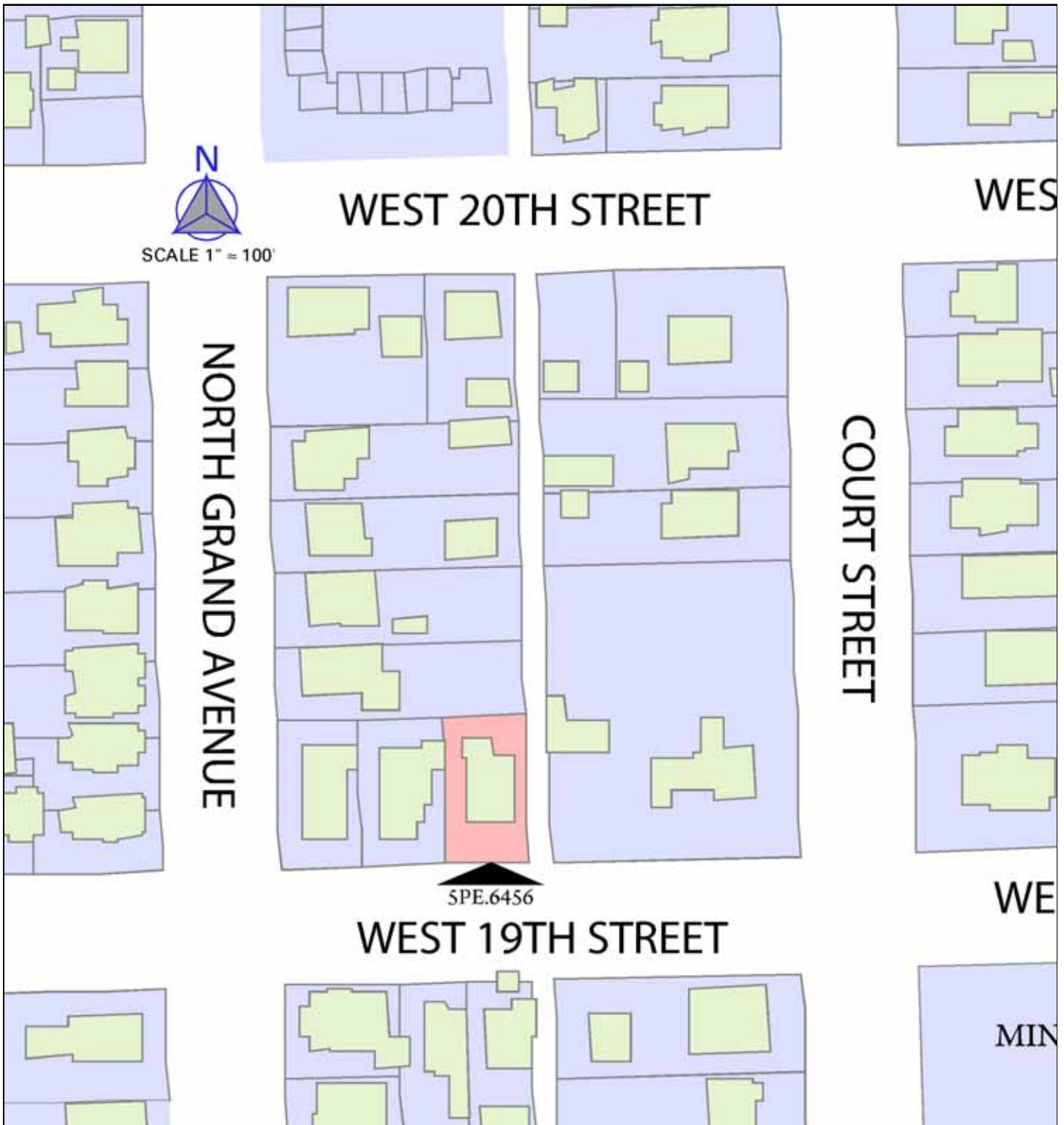
If there is National Register district potential, is this building contributing: Yes No N/A

46. If the building is in existing National Register district, is it contributing: Yes No N/A

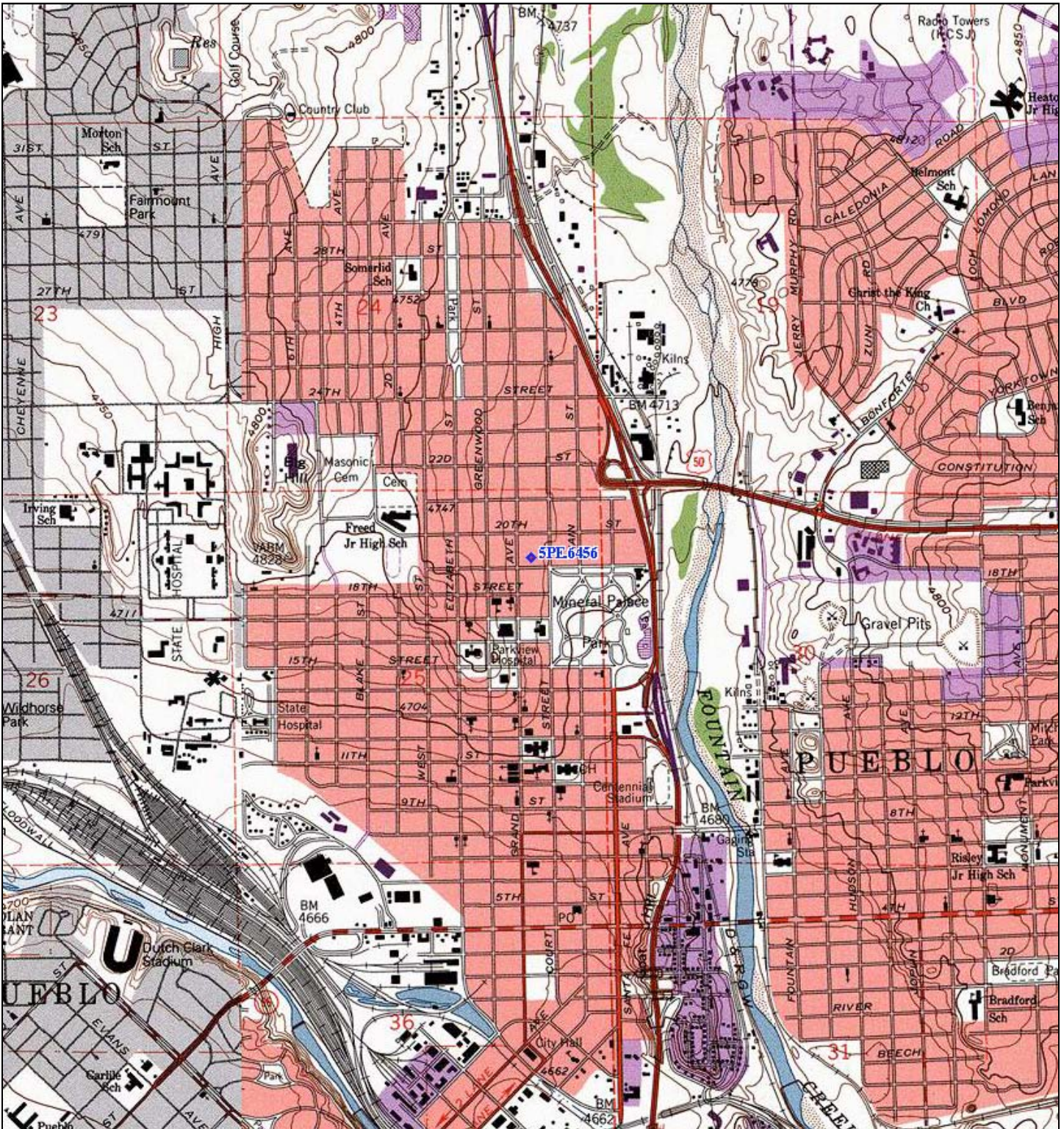
VIII. RECORDING INFORMATION

- 47. Digital photograph file name(s): **19thstw307 - 1 to - 4**
Digital photographs filed at: **Robert Hoag Rawlings Public Library
100 E Abriendo Ave
Pueblo, CO 81004-4290**
- 48. Report title: **Pueblo North Side Neighborhood Survey, Phase 2**
- 49. Date(s): **2/1/2008**
- 50. Recorder(s): **Adam Thomas and Jeffrey DeHerrera**
- 51. Organization: **Historitecture, LLC**
- 52. Address: **PO Box 419
Estes Park, CO 80517-0419**
- 53. Phone number(s): **(970) 586-1165**

SKETCH MAP



LOCATION MAP



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