

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 Rev. 9/98

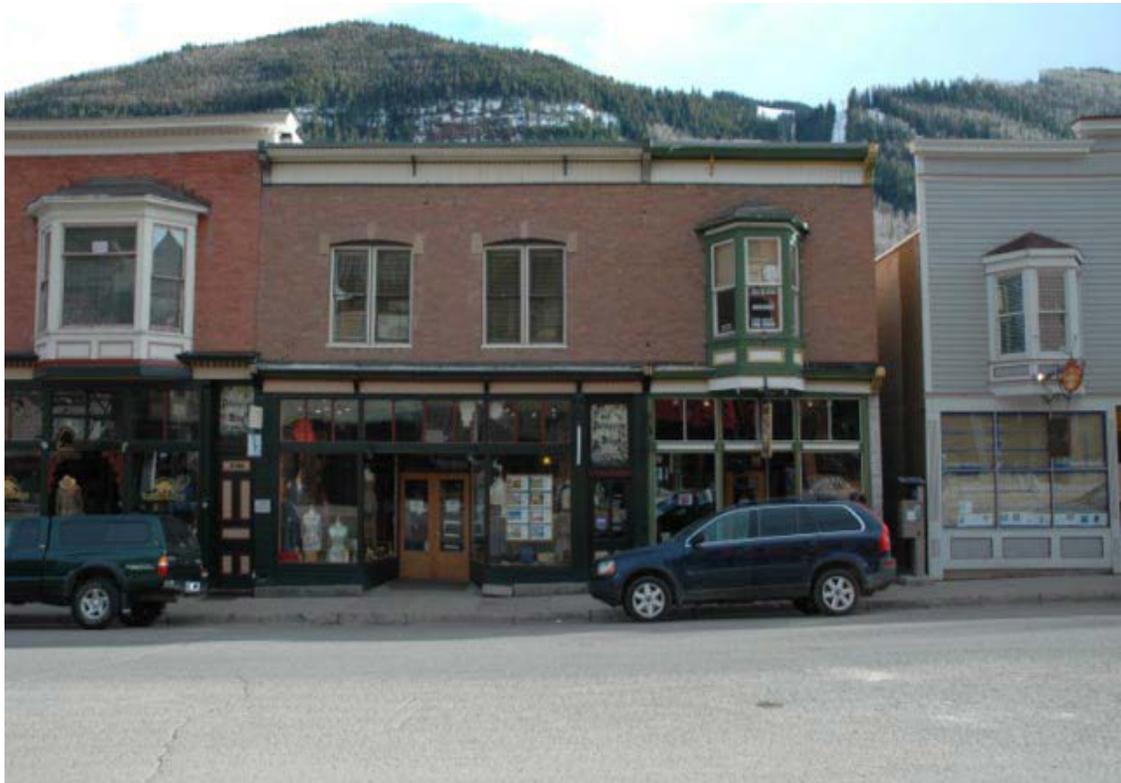
- Date _____ Initials _____
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National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

I. IDENTIFICATION

- 1. Resource number: **5SM.1556**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Pekkarine Building**
- 6. Current Building Name: **Pekkarine Building**
- 7. Building Address: **220-224 W Colorado Ave**
- 8. Owners Names and Addresses: **Numerous Owners**

Parcel number(s):

See Below



THLD RATING:	Contributing to District
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Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** **252892 mE** **4202381 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 26, 28, 30, Block 4**
 Addition: **Telluride Original Townsite** Year of addition: **1883**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **15,250 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:
Window/Segmental Arch
Window/Stained Glass
Roof Treatment/Decorative Cornice
21. General architectural description:
The Pekkarine Building is a two-story brick commercial block located on the south side of Colorado Avenue, in downtown Telluride. The façade, which fronts toward Colorado Avenue on the north elevation, contains two storefronts. "Bear Mountain Trading Company" presently occupies the retail space in the building's east half (at 220 E. Colorado Avenue), while "Between the Covers Book & Espresso Bar" presently occupies the retail space in the west half (at 224 E. Colorado Avenue). A set of paired, stained natural brown, glass-in-wood-frame doors, with transom lights, enter the east half of the facade from within a recessed entryway which is flanked by large single-light fixed-pane storefront display windows. A stained natural brown glass-in-wood-frame door, with a transom light, enters the west half of the façade from within another recessed entryway which is also flanked by single-light fixed-pane storefront display windows. Painted green or black wood-paneled kickplates appear beneath the windows. Another door, which accesses an interior stairwell, is located between the two recessed entries. This is a painted black wood-paneled door, with red and beige trim, and with two vertically-oriented upper sash lights, with rounded tops. This door is topped by a distinctive leaded glass and stained glass transom light, with the words "Pekkarine Bldg" etched in the glass. Brick columns flank either side of this door, and are also located at either end of the façade's first story. The façade's first story doors and windows are topped by a band of fixed-pane clerestory lights located beneath a secondary cornice with a dentil course. The upper façade wall is of red brick construction, and is penetrated by two sets of paired 1/1 double-hung sash windows with segmental brick arches and sandstone keystones and springers. A historic projecting hip-roofed oriel window, with three 1/1 double-hung windows, penetrates the second story near the west end of the façade. The top of the

Architectural Inventory Form

Page 3 of 8

façade wall is finished with a bracketed cornice. The building's west (side) elevation is made of red brick, laid in running bond. Three 1/1 double-hung sash windows, with wood sills and segmental brick arches, penetrate the west elevation's second story. The building's east elevation is not exposed. The building's south (rear) elevation is covered by a two-story wood-frame addition, with a walk-out (below grade) basement level. Multiple entry doors on the addition's south elevation are accessed by a series of exterior wooden staircases, porches and balconies.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**
 Building Type:
23. Landscape or special setting features:
This building is located on the south side of Colorado Avenue, in the block between Oak and Fir Streets, in downtown Telluride.
24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1896** Actual:
 Source of information: **Sanborn Insurance maps, February 1893 and December 1899.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Unknown**
 Source of information: **N/A**
29. Construction history:
Sanborn Insurance maps indicate that this property was initially developed between 1890 and 1893, The maps also indicate, though, that the extant building was probably erected between 1893 and 1899, with some or all of the pre-1893 building perhaps incorporated into the new building. A historic photo, taken in 1909, depicts the building's façade much as it appears today (in 2007). A relatively modern wood frame addition has been built onto the original building's rear elevation.
30. Original location: Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade (unknown retail stores)**
32. Intermediate use(s): **Commerce and Trade/Specialty Store**
Commerce and Trade/Professional
Commerce and Trade/Business
33. Current use(s): **Commerce and Trade/Specialty Stores**
Commerce and Trade/Business
34. Site type(s): **Late 19th century, two-story, double-storefront, brick commercial building.**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

Sanborn Insurance maps reveal that this two-story building was erected between 1893 and 1899. Numerous retail businesses have occupied the ground floor over the years, while the second story has served primarily as professional office space and as living quarters. The building is best known for its association with the Pekkarine family, beginning circa 1912. Adro Pekkarine, and his wife Anna, were both natives of Finland, Adro having immigrated to America in 1903, followed by Anna in 1907. By 1910, the Pekkarines had arrived in Telluride, and in that year Anna gave birth to a son whom they named Eino (Aino?). Mr. Pekkarine quickly established a reputation as perhaps Telluride's best boot and shoe maker, and repairer. His name first appears in Telluride's business directories in 1912, under the heading: "Pekkarine, A. Mfr. and Dealer of Handmade Boots and Shoes." In time, Pekkarine's boot and shoe business expanded into a general dry goods store, evidently located in this building. The Pekkarine family reportedly lived upstairs over the store during some years. Anna Pekkarine passed away at a relatively young age, circa early 1920s. Mr. Pekkarine's sister, then about sixty years of age, then also immigrated to America to join her brother's family in Telluride. After her arrival she enrolled in the first grade at the local elementary school, in order to learn English. After coming of age, Eino Pekkarine reportedly taught school for a time in Rico, before eventually taking over the family business in Telluride.

36. Sources of information:

Buys, Christian J. *Historic Telluride in Rare Photographs*. Ouray: Western Reflections, Inc., 1998.

Colorado Business Directory listings for Telluride, 1881-1950.

Denver Public Library, Western History and Genealogy, DPL Western History Photos database.

<http://www.photoswest.org>

Fourteenth Census of the United States, 1920, San Miguel, County, Colorado, Central Telluride precinct.

Pera, Davine (comp.). *Conversations at 9,000 Feet A Collection of Oral Histories From Telluride, Colorado*. Ouray:

Western Reflections Publishing Company, 2000, pp. 184-187.

San Miguel County Assessor records.

San Miguel County Commercial Property Appraisal Record.

Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.

Simmons, Laurie and Whitacre, Christine. *Historic Building Inventory Record*, May 1986.

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 possesses 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.

Architectural Inventory Form

Page 5 of 8

Telluride Standards for Designation:

- 7-505.A.1. The structure is representative of a unique historical social activity of an era
- 7-505.A.2. The structure dominates the neighborhood by virtue of its mass, architecture or location
- 7-505.A.3. The structure was an historically or architecturally important public building
- 7-505.A.4. The structure has a unique historical significance beyond a local level
- 7-505.A.5. The parcel was the site of an important historic event or activity
- 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **Architecture, Commerce, Ethnic Heritage/European, Industry, Settlement**

40. Period of significance: **1878-1913**

41. Level of significance: National: State: Local:

42. Statement of significance:

The Pekkarine Building is architecturally significant as a prominent local example of a late 19th century two-story brick commercial building, with a double storefront and interior central staircase. It is also architecturally notable for such features as the second story oriel window, decorative cornices, and the highly-decorative leaded glass and stained glass transom light over the center entry door on the façade. The building is historically significant for its association with Telluride's socioeconomic development in the late 1800s and early 1900s, and in particular for its association with the Pekkarine family. Immigrants from Finland, the Pekkarines made notable contributions to broad patterns of Telluride's history, and to the community's ethnic Finnish history. The building, therefore, should be rated as a contributing resource within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This building displays a reasonably high standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. An addition to the rear elevation diminishes the building's integrity to some extent.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Local landmark eligibility field assessment: **Eligible / Contributing to District**

45. Is there National Register district potential? Yes No

Discuss: **This property is located within the Telluride National Historic Landmark District.**

If there is National Register district potential, is this building: Contributing Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

Architectural Inventory Form

Page 6 of 8

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #4, Images 108-111	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Dept.
49. Date(s):	06/30/07; revised 4/10/2012		113 West Columbia Avenue
50. Recorder(s):	Carl McWilliams		Telluride, CO 81435
	Timothy Wilder		
51. Organization:	Cultural Resource Historians		
52. Address:	Dogwood Court		
	Fort Collins, CO 80525		
53. Phone number(s):	(970) 493-5270		

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

