

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.1826 | Parcel number(s): | 456536312030 |
| 2. Temporary resource number: | N/A | | |
| 3. County: | San Miguel | | |
| 4. City: | Telluride | | |
| 5. Historic Building Name: | Pera House | | |
| 6. Current Building Name: | Lopez / Landau House | | |
| 7. Building Address: | 542 W. Galena Avenue | | |
| 8. Owner Name and Address: | Alfredo Lopez and Nancy S. Landau
P. O. Box 3849
Telluride, CO 81435 | | |



THLD RATING:	Contributing
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SW ¼ of NW ¼ of SE ¼ of SW ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252545 mE** **4202712 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 24, 25, Block 10**
 Addition: **West Telluride Addition** Year of addition: **1891**
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): **Squarer Plan**
15. Dimensions in feet: **1580 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Gambrel Roof / Hipped Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Decorative Shingles, Dormer, Chimney, Glass Block**
21. General architectural description:
This main part of this house measures approximately 28 feet square and is covered by a gambrel and hipped roof. An enclosed, glassed-in, rear porch addition at the east end of the south elevation measures 8' N-S by 14' E-W, and is covered by an intersecting gabled roof. The house originally rested on wood timbers directly on grade; however, it is now supported by a poured concrete foundation, with a basement level. The foundation wall above grade is penetrated by glass block basement windows. Portions of the concrete foundation are faced with a stone veneer, while other portions are clad with corrugated metal skirting. A historic slanted coal chute penetrates the foundation wall on the south elevation. The house's exterior walls are clad with painted light blue horizontal weatherboard siding, with painted dark blue 1" by 4' corner boards. The roof features an unusual gambrel and hipped form. Stained brown fish scale shingles and a gable ornament appear in the upper gambrel end on the east elevation. The roof is covered with metal and the eaves are boxed. A shed-roofed dormer, with two 3-light windows, is on the west-facing roof slope. A metal-clad chimney is near the center of the roof ridge. A painted light blue wood-paneled door enters the north end of the east elevation from an open shed-roofed porch. This porch measures 15' N-S by 6' E-W, and features a wood plank floor, an open wood railing with turned balusters, turned columns, and a shed roof. A stained brown wood-paneled door, with one upper sash light, enters the enclosed rear porch from a 4-step wood stoop near the east end of the south elevation. A non-historic oriel window provides natural light for the kitchen near the east end of the south elevation. The west elevation is penetrated by two single-light windows and by a band of three casement windows. The north elevation, facing Galena Street, is penetrated by a set of paired single-light casement windows and by one other single-light casement window. Windows in the east elevation include a set of paired single-light casements, a single-light window in the upper gambrel end, and one other single-light window.

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22. Architectural style: **No Defined Style**

Building type:

23. Landscape or special setting features:

This well-maintained property is located on the south side of Galena Avenue in the block east of Davis Street, and is just outside the boundaries of the Telluride National Historic Landmark District. Cornet Creek flows northeast-to-southwest along the eastern and southern edges of the property. The front yard comprises a vegetable garden and a section with planted grass and landscaping stones. A gravel driveway extends from the Galena Avenue to along the east side of the house. An uncovered flagstone patio and a planted grass backyard are behind the house to the south.

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1906**

Source of information: **San Miguel County Assessor records; Alfredo Lopez**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Jacob Pera**

Source of information: **Alfredo Lopez**

28. Original owner: **Jacob and Mary Pera**

Source of information: **Alfredo Lopez; U. S. census records**

29. Construction history:

This house was built in 1906 by Jacob and Mary Pera who were also its original owners. Alterations to the historic dwelling include an enclosed rear porch addition, a poured concrete foundation and basement level, and an oriel window at the east end of the south elevation

30. Original location: Moved: 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): **Single Family Residence**

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35. Historical background:

This house was built in 1906 and was originally the home of Finnish immigrants Jacob Pera and Mary Haopoja (Gustafson) Pera. Jacob Pera was born on June 17, 1885, in Isokyro, Vassa, Finland. He immigrated to America circa 1902, and made his way to Telluride where he later worked at the Black Bear Mine and as a blacksmith at the Liberty Bell Mine. The daughter of Andrew and Minnie Gustafson, Mary Pera (nee Gustafson) was born at Yliharna, Finland on March 19, 1887. She immigrated to America circa 1892 and grew up in Telluride where her father worked in the mines. Census records indicate that Andrew and Minnie Gustafson married in Finland in 1885, and that Andrew immigrated in 1887, followed in 1892 by Minnie and Mary, then age five.

Jacob Pera and Mary Gustafson were married in Telluride on November 11, 1905. On November 6, 1905, the Telluride *Daily Journal* published the following item regarding their upcoming nuptials: "Invitations are out for the marriage next Saturday of Jacob Pera and Miss Mary Gustafson, popular young Finnish society people." Mr. and Mrs. Pera acquired this property and constructed this house the following year. Four children were born to the couple in this home: August, (born 1907 and died 1943); a daughter who died in infancy in January 1908, and who may have been August's twin; Walter (born April 21, 1914), and Mary (born in 1915). Jacob Pera suffered from "rheumatism" through most of his adult life, and passed away in the 1920s, while in his early forties. Prior to that time, Jacob had built a Finnish sauna on this property adjacent to Cornet Creek to help relieve his suffering. After his death, son Walter improved the sauna by adding a dry room, and the Pera family then augmented their income by making the sauna available to other members of the community at 25 cents per visit. Following her husband's death, Mary Pera primarily supported her family by working as a laundress, however. Walter and his sister Mary collected soiled clothing from the homes' of Telluride's more affluent citizens, and then returned it after it had been cleaned and pressed by their mother. They used a wagon to deliver the laundry during the summer and a flexible flyer sled during the winter. August, the eldest son, meanwhile, had gained employment as a grocery clerk some years earlier, having become the family's main breadwinner during the years his father was to bedridden with rheumatism.

On August 27, 1936, Walter Pera was wed to Miss Allene Winkfield. The daughter of Floyd and Leafy Ellen (Sly) Winkfield, Allene was born in Nucla on July 17, 1915. She grew up in Nucla and Rico before coming to Telluride as a young adult. After his mother's death, Walter and Allene continued to live here in the Pera family home. As an adult, Walter worked in the mines for a couple of years, and was also a long time employee of the Western Colorado Power Company. Walter and Allene had two children, a son Jack, born in 1938, and a daughter (given name unknown), born in 1941. After coming of age, Jack and his wife, Davine, would become the third generation of the Pera family to own and live in this residence. (Davine Pera is the compiler of *Conversations at 9,000 Feet: A Collection of Oral Histories From Telluride, Colorado*.) The property eventually passed out of the Pera family's hands in the late 1980s, before it became the property of Alfredo Lopez and his wife Nancy Landau. Mr. Lopez is a retired structural engineer, having worked for Bechtel Corporation, mostly on overseas projects.

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36. Sources of information:

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

Telluride Daily Journal, November 16, 1905p. 3.

Lopez, Alfredo and Nancy Landau. Interview with Carl McWilliams.

Pera, Davine (comp.). *Conversations at 9,000 Feet A Collection of Oral Histories From Telluride*, "San Miguel County Assessor Data Site." <http://sanmiguel.valuewest.net>

San Miguel County Property Appraisal Record.

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

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

Telluride Historical Museum. www.telluridemuseum.org

Town of Telluride Building Department building permit files.

U. S. census records.

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).

xx Does not meet any of the above National Register criteria.

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

xx 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **Architecture; Ethnic Heritage / European**

40. Period of significance: **1906; 1906-1988**

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

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42. Statement of significance:

This property is historically significant for its association with Telluride's residential development, dating from the time of its construction in 1906, and for its association with the family of Jacob and Mary Pera who were Finnish immigrants. Persons of Scandinavian descent, particularly from Finland and Sweden, represented Telluride's largest ethnic population, and contributed significantly to the town's social and economic fabric. The house is also architecturally notable for its unusual hipped roof plan, and for its modest scale which is typical of residences built in Telluride in the late 1800s and early 1900s. The property's level of significance is probably not to the extent that it qualifies individually for listing in the National Register of Historic Places or in the State Register of Historic Properties. The property is eligible, though, for local landmark designation, and it rates as a "contributing" resource located just outside the Telluride National Historic Landmark District boundaries.

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. A modest enclosed rear porch addition is not visible from the street, and is subservient and generally compatible with the historic dwelling. A modern poured concrete foundation and basement level beneath the historic house has physically stabilized the structure and enhanced its livability. A sense of time and place relative to how this property appeared when it was owned by the Pera family remains mostly intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Contributing**

45. Is there National Register district potential? Yes No

Discuss: **This property is located just outside the boundaries of 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:

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #7, Images 341-344	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Department
49. Date(s):	August 3, 2011		113 West Columbia Avenue
50. Recorder(s):	Carl McWilliams Timothy Wilder		Telluride, CO 81435
51. Organization:	Cultural Resource Historians		
52. Address:	Dogwood Court Fort Collins, CO 80525		
53. Phone number(s):	(970) 493-5270		

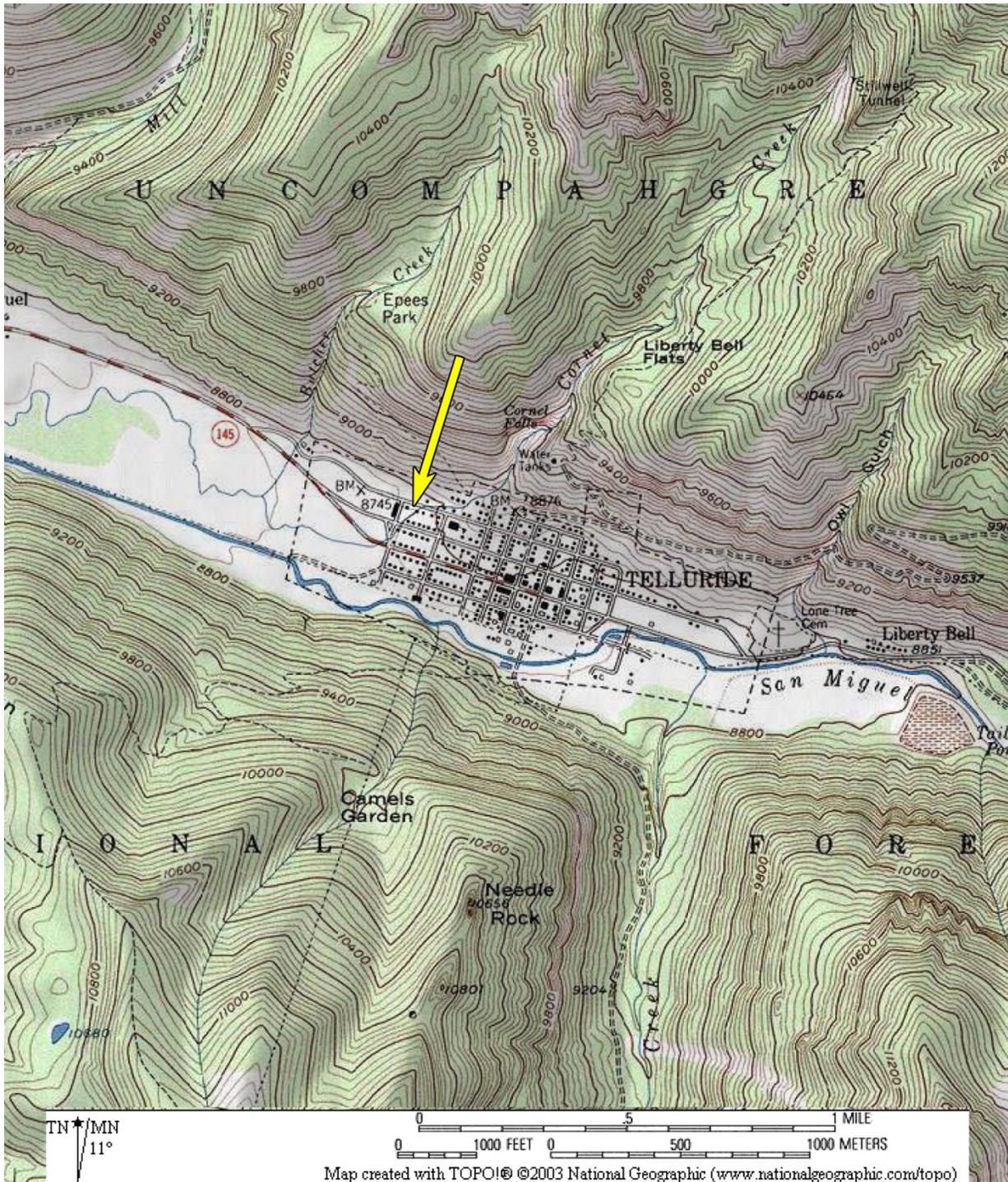
Architectural Inventory Form

Sketch Map



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Location Map



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