

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Perozzi, Domingo, House

and/or common

2. Location

street & number 88 Granite Street not for publication

city, town Ashland vicinity of congressional district 4th

state Oregon code 41 county Jackson code 029

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mr. and Mrs. I.A. Marler

street & number 88 Granite Street

city, town Ashland vicinity of state Oregon 97520

5. Location of Legal Description

courthouse, registry of deeds, etc. Jackson County Courthouse

street & number Eighth and Oakdale Streets

city, town Medford state Oregon 97501

6. Representation in Existing Surveys

title Ashland Historic Buildings Survey, 1974
Southern Oregon Historical Soc Marker has this property been determined eligible? yes no

date 1974, 1979 federal state county local

depository for survey records Ashland Public Library, Jacksonville Museum

city, town Ashland Jacksonville Oregon 97520 state Oregon 97530

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Domingo Perozzi House was constructed in 1902 as a private residence for Mr. Perozzi and his wife, Louise. The structure is an individual dwelling located in a neighborhood of other private homes, most of which are houses built before the turn of the century, and of similar good historical condition. While the Perozzi House has prominent Italianate features, it also suggests a simpler approach to architectural detail common after 1900. The architect is unknown; the house is currently in excellent condition and remains in use as a family residence.

Located in Township 39 South, Range 1 East, Section 9, the Perozzi House stands on Tax Lot 2900 of Assessor's Plat 391E9BC. The property surrounding the house was originally large, and extended down a bank into what is now Lithia Park. The Ashland Creamery, owned by Domingo Perozzi occupied the lower ground. Sometime before his death, Mr. Perozzi and his wife deeded these three acres of land to the City of Ashland for Park use. The house faces approximately west and is one of several older homes on Granite Street, one of the very first residential streets in Ashland.

The Perozzi House is rectangular in shape. It has a central hall plan with two rooms, each side. The two story house measures approximately 30' in depth and 45' in width. The house is of frame construction and is covered in six inch channel siding. Two vertical bays rise on the front elevation. The roof is hipped on the main block of the house. The roof over the first floor extension, originally housing the dining room, is also hipped. A small gable rises in the center front of the roof. The roof was originally split shake but is now composition shingle. The foundation, which reaches a height of four feet on the rear elevation is of cut granite block.

There are two porches on the front elevation; both are formed in the inset area between vertical bays. The lower porch has two large simply-turned posts which support the small roof which shelters the porch. Sections of railing extend from these posts to the side bays. The floor of both porches is wood. On the upper story the porch has two posts and two pilastered posts supporting an arched detail piece which creates a simple arcade above the second story porch. A railing with turned balusters extends across the width of the porch.

As Photograph #1 indicates there was a veranda on the north elevation of the Perozzi House. In about 1907 or 1908 Mr. Perozzi enclosed the front half of the lower level of the veranda and the entire upper level. Sleeping porches for his daughters were created above, and a study for himself was formed in the lower space. Various uses have been made of the old porch area through the years. In 1968 the owners enclosed the back half of the lower level and created additional kitchen space.

On the west and front elevation there are four large windows in the main block of the house. Each has one large light with a transom and colored sidelights above. On the sides of each vertical bay there are two one-over-one light double hung windows. One window is on the upper level and one below. The door to the lower central hallway has three panels with moulding trim in each panel. There is one light in the door. A transom is above the lower door. Cornice detail adds interest above and below the light in the door. Architrave moulding enhances the door frame. The door to the upper hallway has one light and one large panel. Six smaller panels with medallions in each cover the bottom portion of the door. The upper door has plain trim.

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

On the west elevation the enclosed porch addition has one door on the lower level with one light and one large simple panel. The window in the upper level is similar to the others but has no colored sidelights. The roof over the porch addition is flat. A shallow pent roof extends across the front of the porch addition and around the north elevation to the back of the house.

Decorative elements on the facade include corner boards on all joining angles of the house; on the bays and exterior edges. There is a cornice detail over large lower windows and over lower bay windows. A frieze panel extends across the facade and continues on the porch addition at both levels. Bed moulding joins the closed soffit and frieze. A half-round moulding trim piece adds detail to the bottom of the frieze. On the small gable at the center of the house are two patterns of shingle; one of alternate rows with staggered butts and one of diamond patterned shingles. The gable has a boxed cornice, closed soffit and frieze panel with bed moulding.

On the north elevation there are three windows on the upper level of the addition. Two are screened, the center has been boarded in. On the lower level there is one large window similar to those on the front. It has no sidelights. There is one modern sliding window with metal frame. The door is centrally placed in the wall and has one glass light and a panel with triangular sidelights below it. Corner boards trim the edges, the pent roof extends along this elevation and along the east and rear elevation. The eaves have boxed cornices and closed soffits on the lower level. On the upper section of the addition the rafters under the eave overhang are exposed. The frieze panel and trim matches that on the front elevation. There is an access door to the basement on the left, facing this side of the house. Wooden steps with a plain railing lead to the door to the interior.

There is one door to the basement on the rear (east) elevation. It has one light and three inset panels. Cornice detail above and below the glass, and dentils, add interest. There are two windows to the basement cut in the stone foundation. One large pair of one-over-one double hung windows with plain trim is above the basement door. A single window near the south end of the house is also one-over-one light, with double hung sash.

The remodelled porch addition rises above the rest of the rear elevation. The lower portion has one modern sliding window with a metal frame. There is one screened window above. The pent roof continues along the east elevation and has the same closed soffit with bed moulding found on the west and north elevations.

The south elevation has a one level extension that runs from the main block of the house. The partially hipped roof joins the main house at the ridge. A brick interior chimney rises at this point. There is one one-over-one light double hung window and one larger one-over-one double hung window on this elevation. The detail at the eaves is similar to other elevations on the house. A decorative bracket adds detail at the west corner of the dining room extension.

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

One enters the front door of the Perozzi House and steps into the central hall. A parlor and dining room are to the right, a parlor and bath on the left, and the kitchen to the center and rear. The moulding around all doors and windows through the house is pine, curved and slightly raised with bulls-eye trim, corner blocks. In the central hall the moulding remains in its natural condition. Particularly outstanding is a panelled staircase which rises to the second floor. Built by Mrs. Perozzi's father, Charles Ganiere, the closed string, dog leg stair has panelling on the sides and bottom of the upper flight. The dark stained panels are all trimmed with moulding. The newel post at the bottom of the stairs has an inset panel on each side, and chamfered corners. Medallions add detail above each panel. The newel post at the top is similar but smaller. The moulded hand rail is supported by a railing of turned balusters. Five-panelled doors lead from the central hall to the right parlor, the kitchen and the left parlor. The hall has a nine foot ceiling and plaster walls. The baseboards in the hall and through the rest of the house are six inches.

The parlor to the right off the central hall has nine foot ceilings. The walls are plaster. An arch with moulding trim opens to the dining room, with the original sliding doors intact. The dining room has three windows which open out to the yard. The left parlor has an oak floor. The ceiling is its original height but has been flocked. A small bath adjoins the left parlor. The Perozzi's were the envy of the Granite Street neighborhood for their new bathroom contained the first real bathtub in the neighborhood.

The kitchen has one panelled door which leads to the basement. The furnishings in the kitchen are modern. A woodstove mounted on a modern brick base warms the kitchen. The eating area of the kitchen incorporates the rear portion of the porch addition. The front portion of the addition remains porch and is bare and plain.

From the landing at the top of the stairs the door leads out to the upper balcony. The trim in the hall matches that on the lower floor. The bedroom to the right has had a wall panelled, and the wood door and window trim has been painted. It has a soft wood floor and an eight foot ceiling.

The bedroom on the left of the central hall also has painted door and window moulding. Linoleum and carpet covers the soft wood floor. There is a window seat in the front bay. A small bathroom has been added into what originally was closet space. One must go through this small bathroom to enter the rooms which have been created out of the old original porch addition.

The small room occupying the front half of the addition has exterior channel siding of the original house exposed on one wall. Wood panelling extends half-way up the north exterior wall. The back half of the addition is also a small bedroom. It also has partial wood panelling on an exterior wall. The wall on the south has modern panelling. Ceilings in both rooms are in good condition. They are tongue-in-groove and remain natural wood.

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INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

Copper etched door knobs and backplates are in use throughout the house. Original light fixtures are gone; the current owners have purchased six period light fixtures and will install them. The dining room and the parlor have an etched border imbedded in the plaster, and above original wainscoting were hand-painted buds and flowers. Stripping the walls will make it possible to see if this detail might be restored. A built in buffet in the dining room is gone. The wiring and plumbing are up to code. The house has forced air heating.

The owners intend to reverse the portion of the kitchen and dining room in the back of the house. This will be done without structural modifications. Additionally, the aluminum windows on the north and east elevations will be replaced by sash windows which are compatible with the existing fenestration.

Through sale of large portions of his property, Mr. Perozzi reduced his holding to the lot on which the house stands. An old barn on the property was converted to a house and later sold. The yard has several old trees. An apple tree stands in the center of a circular walk in the back-yard and a pear tree produces fruit in the front yard. There are several shrubs and some of Mr. Perozzi's grapes remain in the rear of the property. A curved cement sidewalk which was installed when the house was constructed still provides access from the street to the front door. Large evergreen and deciduous surround the property. The expanse of Lithia Park is visible from the backyard. As the 1888 Map of Ashland indicates Ashland's Plaza is a short distance from the Perozzi property.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)
Specific dates	1902	Builder/Architect	Unknown	

Statement of Significance (in one paragraph)

The Domingo Perozzi House is architecturally unique in the community of Ashland. Constructed for Mr. Perozzi and his bride, the house was finished in 1902. The structure incorporates many Italianate features including two large bays on the front elevation and semi-circular arched detail with posts creating an arcade effect above the second story porch. While definitely reflecting the nineteenth century in shape and ornament, the Perozzi House joins the twentieth century with less exterior ornamentation, large simple windows, and clean lines which signal the end of a period of excessive exterior detail characteristic of earlier years.

The house was occupied by the Perozzi family for nearly half a century, and in the past thirty years has had three other owners. Always used as a family residence, the Perozzi House has fortunately received good care and attention during its existence. While the name of the builder is not known, the dwelling was probably designed by Mr. Perozzi and constructed by local craftsmen.

The Perozzi House retains most of its original design and is easily recognizable as the significant architectural structure created at the beginning of this century. The primary change in its exterior was done by Mr. Perozzi approximately five years after the house was built in 1902.² The original porch was altered to create a sleeping porch upstairs, and the top enclosure formed what is there today. On the bottom level of the porch, Mr. Perozzi used half of the space to create a study for himself. The back half remained porch until 1968 when owners of the house incorporated the space as additional kitchen. The upstairs sleeping porches were altered again in the late 1960's when owners made small bedrooms out of the space. The alterations described have not altered the historic significance of the property. The porch area on the north side of the house, however, is one portion of the structure which has undergone alteration. A back porch existed at one time and was removed.

The Perozzi House was constructed during one of Ashland's most economically healthy periods. At the turn of the century, the railroad was bringing many new residents, and enabling farms and businesses to ship their products out of the valley. Domingo Perozzi was well aware of the economic importance of the railroad when he began his creamery in Ashland in the autumn of 1896.³ He bought a large piece of property near the City Park, (now Lithia Park) and began his successful operation. By 1905 the Ashland Creamery was distributing milk, butter, and other items to a large area in Southern Oregon and Northern California. Frank Davis, employee of the Creamery between 1910 and 1915 remembers afternoons when over one-hundred full milk cans would arrive from area farms to be processed. The creamery created a strong economic boost for the community as well as producing needed food items.

¹Lucille Perozzi, (daughter of Domingo Perozzi) oral communication to Sharon Marler, December 10, 1978.

²Lucille Perozzi, oral communication to Sharon Marler, December 10, 1978.

³Ashland Daily Tidings, September 7, 1896.

9. Major Bibliographical References

Ashland Daily Tidings, 9/7/96, 11/13/02, 2/15/41, 1/15/74
 Davis, Frank. Oral Communication, August 28, 1979
 Perozzi, Lucille, Oral Communication to Sharon Marler, December 10, 1978.

10. Geographical Data

UTM NOT VERIFIED

Acreege of nominated property less than one
 Quadrangle name Ashland, Oregon-California

ACREAGE NOT VERIFIED Quadrangle scale 1:62500

UMT References

A	1 0	5 2 3 4 2 5	4 6 7 1 3 2 5
	Zone	Easting	Northing
C			
E			
G			

B			
	Zone	Easting	Northing
D			
F			
H			

Verbal boundary description and justification

The Domingo Perozzi House is located in Sec. 9, T.39S., R1 E., of The Willamette Meridian, in Jackson County, Oregon. It Stands at 88 Granite Street on Tax Lot 2900, Plat of Ashland.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

11. Form Prepared By

name/title Kay Atwood

organization _____ date September 8, 1979

street & number 102 South Pioneer Street telephone 482-8714

city or town Ashland, state Oregon

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature 

title State Historic Preservation Officer's Designee date December 1979

For HCERS use only	
I hereby certify that this property is included in the National Register	
<i>Sally G. Olden</i> Keeper of the National Register	date <u>2/12/80</u>
Attest: <i>W. Ray Luce</i> Chief of Registration	date <u>1-28-80</u>

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INVENTORY -- NOMINATION FORM**

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DATE ENTERED	FEB 12 1980

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

Domingo Perozzi was born February 18, 1871, in Switzerland. His father moved to California when Mr. Perozzi was small and grew up there with his family. After his move to Ashland and the start of the Ashland Creamery, Domingo Perozzi took an active interest in civic affairs. In November, 1902, Louise Ganiere, daughter of a local carpenter, and valedictorian of the first graduating class of Southern Oregon Normal School, married Domingo Perozzi. The local paper reported their wedding and in the same article mentioned their new home:

"Mr. Perozzi is building a cozy residence on Granite Street which it is expected will be ready for occupancy soon after his return with his bride from California..."⁴

Mr. Perozzi managed his creamery until approximately 1920 when it was sold. He was involved in other business interests in the community including the Oregon Hotel on East Main Street. He and his wife donated three city lots to the Park and with another member of the town purchased an Italian marble fountain which had been used in the World's Fair in 1915. Although the Perozzi Fountain has been badly vandalized the remaining portion still graces the Park. The Perozzi's also gave a large parcel of property to Southern Oregon College. Their forty acre gift, and Mrs. Perozzi's interest were determining factors in the permanent location of the college on its present site.⁵

Frank Davis remembers Mr. Perozzi as a generous man who frequently gave money to help people in need. Every Christmas he gave each of his neighbors on Granite Street a pound of butter, and each valued employee at the creamery received a special gift. Talented as a wine-maker, Mr. Perozzi grew his own grapes, and in return for pruning grapevines in the town, used others' local grapes for his wine.⁶

During the last years of his life Domingo Perozzi contributed to the dairy industry in Oregon. He worked to improve dairy stock and created one of the finest herds of registered Brown Swiss cattle in the state at his farm near Eugene. After Mr. Perozzi's death in February, 1941, his obituary stated, "He had a wide circle of friends throughout the state where he was known for his geniality and sincerity..."⁷

The Perozzi House is located on one of Ashland's oldest residential streets and stands just above the old Creamery site and Lithia Park. Its position on Granite Street is well supported by other historic structures in good condition. Photographs indicate the Perozzi House's central location in the community and its proximity to Lithia Park. The house is significant to Ashland both for its excellent historic condition and its key position in a large group of other early homes.

⁴Ashland Daily Tidings, November 13, 1902.

⁵Ashland Daily Tidings, January 15, 1974 (Obituary of Louise Perozzi).

⁶Frank David, Oral Communication, August 28, 1979.

⁷Ashland Daily Tidings, February 15, 1941.