

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.1703/THAS82**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Phillips House, Brickson House**
- 6. Current Building Name: **Croke House**
- 7. Building Address: **122 N. Oak Street**
- 8. Owner Name and Address: **Kevin M. Croke
P. O. Box 2678
Telluride, CO 814352678**

Parcel number(s): **456536411003**

456536411003



THLD RATING:	Primary - Contributing to District Shed - Contributing to District
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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SW ¼ of SW ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252903 mE** **4202478 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Parcel 2A Acc. to the Replat of Lots 2 and 4 Block 3 Telluride Cont. 3524.1 Sq. Ft. Replat Plat 1 Pg. 741**
 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): **L-Shaped Plan**
15. Dimensions in feet: **3036 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Dormers**
21. General architectural description:
This 1½-story residence features an offset L-shaped plan which overall measures 47' N-S by 31' E-W. The house is supported by a low, unpainted, sandstone foundation, and its exterior walls are clad with painted lavender color horizontal wood siding, with painted white 1" by 4" corner boards. The dwelling is covered by a steeply-pitched cross-gabled roof, with metal roofing material and painted white boxed eaves. Painted green gable ornaments adorn the upper gable ends on the west and south elevations. A rectangular-shaped bay, with five 1/1 double-hung sash windows with painted dark green wood frames and painted white wood surrounds, overlooks the front porch near the south end of the west elevation (façade). Windows elsewhere are primarily single and paired 1/1 double-hung sash with painted dark green wood frames and painted white wood surrounds. The house features an asymmetrical façade which faces toward Oak Street to the west. A painted dark green wood-paneled door, with one upper sash light, enters the façade from an open 3-step wood porch. This porch features a wood plank floor, a painted white open wood railing, painted white 4" by 4" wood posts, and a shed roof which also covers the bay window. A set of paired, painted blue, wood-paneled doors, each with one upper sash light, enter the east (rear) elevation from an elevated wood deck. An addition to the east elevation is covered by an intersecting gable roof, and its exterior walls are clad with painted lavender color horizontal wood siding, with painted white 1" by 4" corner boards. Large shed-roofed dormers are located on the addition's north and south-facing roof slopes. A set of wooden steps adjacent to the east elevation ascend to an elevated wood deck which extends along the rear portion of the south elevation. An enclosed shed-roofed single-story porch is located on the east elevation.

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22. Architectural style: **Late Victorian**

Building type:

23. Landscape or special setting features:

This property is located on the east side of Oak Street in the block between Colorado and Columbia Avenues. The Sheridan Opera House is located across the alley to the south, while the former First Methodist Episcopal Church is located to the north. The small front yard is nicely landscaped with native plants and flowers. Four cottonwood trees are located in the grass strip between the front sidewalk and the curb.

24. Associated buildings, features or objects:

Shed (THAS #82)

A shed, which measures approximately 14' N-S by 20' E-W, is located at the rear southeast corner of the property. This small utilitarian structure is supported by a concrete foundation, and its exterior walls are clad with unpainted board-and-batten over wood frame construction. Numerous old license plates, other historic signage, and decorative items are fastened to the walls. The shed is covered by a moderately-pitched gable roof, with corrugated metal roofing material laid over 1x wood decking. Two non-historic skylights penetrate the east-facing roof slope. A low vertical wood plank barn door, side-hinged with metal strap hinges, faces toward the alley on the south elevation. The door is no longer functional.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1892** Actual:
Source of information: **Sanborn Insurance Maps, October 1890, February 1893**

26. Architect: **Unknown**
Source of information: **N/A**

27. Builder: **Unknown**
Source of information: **N/A**

28. Original owner: **George H. Phillips (probably)**
Source of information: **Telluride *Daily Journal*, August 21, 1900, p. 3.**

29. Construction history:

Sanborn Insurance maps reveal that this house at 122 N. Oak Street was constructed between 1890 and 1893. George H. and Margaret B. Phillips, who held title to the property through August 1900, were probably the original owners. Its current (2010) owners, Kevin M. and Marla F. Croke, purchased the property in 1989. Mrs. Croke is an architect, while Mr. Croke is a building contractor. They renovated the historic building in 1990, and constructed a new rear addition which replaced an earlier addition. They also excavated a new basement beneath the historic dwelling in 1991. The historic shed (THAS #82) appears unchanged from when it was previously surveyed in 1987. Its original date of construction is unclear.

30. Original location: Moved: Date of move(s): **N/A**

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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**

35. Historical background:

Prior to August 1900, this house was owned by George H. and Margaret B. Phillips. According to the 1900 U. S. census, George was born in Ohio, in December 1854, while Margaret (maiden name unknown) was born in Virginia in 1863. Telluride *Daily Journal* articles reveal that Mr. and Mrs. Phillips were prominent citizens of the Telluride community. Mr. Phillips served as a San Miguel County Commissioner in the 1890s, and was elected Telluride's mayor in 1898.

Ownership of this property was transferred to Gus Brickson in August of 1900, as reported by the *Daily Journal* on August 21st: "Gus Brickson has purchased of George Phillips his residence and lot on Oak street just back of the Sheridan block." Gustaf Brickson, and his wife Augusta, were also prominent members of the Telluride community. Born in Sweden on December 28, 1855, Gustaf Brickson immigrated to the United States at the age of 14, eventually settling in Telluride during the late 1880s or early 1890s. Brickson married Miss Augusta Olson in 1893 or 1894. Also a native of Sweden, where she had been born in January of 1866, Augusta had moved with her family to America at the age of 20, in 1886. Gustaf and Augusta Brickson raised two children - a daughter they christened Olga Eliss, born in December 1894, and a son named Rolf Arnulf, born fifteen months later. A third child did not survive.

A true entrepreneur, Brickson prospered personally and was also a key player in the prosperity of Telluride. He is best known for founding the New Sheridan Hotel, in partnership with Max Hippler, in 1897. On September 9, 1897, the Telluride *Daily Journal* reported that the foundation of Brickson's and Hippler's new building was already being excavated. Just three days previously, the paper had noted that the two partners had purchased a lot for the hotel's construction on Colorado Avenue. Hippler and Brickson designed the New Sheridan hotel as a two-story building, but stipulated that it be constructed so that, "if in the future should business demand a larger hostelry," it could be easily enlarged. The newspaper also noted that Hippler and Brickson intended to manage the hotel themselves, at least for some period of time.

Just four months later, on January 15, 1898, the New Sheridan Hotel celebrated its grand opening with a banquet and ball, abundantly attended by the townspeople. An August 1898 Telluride *Daily Journal* advertisement highlighted the hotel's barber shop and "recently added" bathrooms, and noted that each of its twenty-two elegantly furnished guest rooms featured a much sought after amenity of the time - outside ventilation. The hotel was an instant success, and was often unable to accommodate the demand for rooms. Anticipating this eventuality, but not expecting it so soon, in 1899 Brickson added a third floor to the building, contracting with William Anderson and W. E. Crain for the brickwork, and August Brodin for the interior plastering. By July 1900, one year after its grand reopening, the hotel's 45 rooms commanded a rate of \$3 per night. The "pride of Telluride," the hotel's saloon featured a cherry and mahogany bar, imported from Austria in 1897, and calfskin clad walls.

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Gustaf Brickson was intimately involved in operating the New Sheridan Hotel, from the time of its construction in 1897 until not long before his death in 1912. Max Hippler, was the more silent partner in the enterprise; however, the two men remained lifelong best friends and business partners. In addition to his involvement with the New Sheridan Hotel, Brickson also worked in the area's mines, and later invested in several successful mining ventures, including partnership in the Florence L. Mine and ownership of the Elgiva, Jonah and Free Mill Lodes. In 1907, Gus Brickson and four others, including Gus' brother Adolph and brother-in-law John Olson, incorporated as the Colorado-Utah Gold Mining Company. This firm successfully developed what became known as the Gold Queen Mine, located in the Blue Mountains just across the Colorado border.

Other Brickson and Hippler business ventures included operating a wholesale beer business and soft drink manufacturing company during the 1890s, and ownership of at least one of Telluride's many saloons. Brickson dabbled in real estate as well.

In addition to his business enterprises, Gus Brickson was a notable town leader. He served as a town trustee during the 1890s and early 1900s, and he also served on several of the town government's standing committees, including the committee overseeing police and fire, streets and alleys, and the committee to manage the town's ordinances. Brickson was also prominent in non-governmental community affairs. A talented musician, he served as Telluride's unofficial and official band master for most of his adult life. Brickson and his two children, who inherited his musical abilities, played at numerous important community events in San Miguel County, including graduations, weddings, parades, and for Memorial Day and July 4th activities. An active member of Telluride's Masonic Lodge, he held every office, including Grand Master.

Gustaf Brickson passed away on June 8, 1912, leaving his wife Augusta and teenage children to mourn his passing. The Brickson family remained in Telluride for many years, continuing to own and occupy this house. Daughter Olga married Oscar Ostrom on June 11, 1916. The couple had one daughter, also named Olga. By 1920, son-in-law Oscar was widowed, and he and his 1½ year old daughter were then living with Augusta and Rolf here in their north Oak Street home. Oscar Ostrom worked as a machinist at the stamp mill. Rolf Brickson, Gustaf's and Augusta's son, graduated from the engineering department at the Colorado A. & M. in Fort Collins. Returning to Telluride, he received employment with the Tomboy Mine, working with its electrical crew. He later worked for the Telluride Power Company. On November 11, 1921, Rolf Brickson married Miss Cora Mae Smith in Montrose. A Montrose native, Miss Smith had attended high school in Telluride, where the couple met. The couple made their home at 211 S. Oak Street, where they became quite prominent in Telluride's social circles.

36. Sources of information:

Colorado Business Directory listings for Telluride, 1881-1950.

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

"Hippler & Brickson..." Telluride *Daily Journal*, August 7, 1897, p. 4.

"Hippler & Brickson..." Telluride *Daily Journal*, September 6, 1897, p. 4.

"Will Add Another Story." Telluride *Daily Journal*, April 15, 1899, p. 4.

"The contract for adding a third story to the New Sheridan..." *Telluride Daily Journal*, May 6, 1899, p. 5.

"The roof is on the New Sheridan..." Telluride *Daily Journal*, June 10, 1899, p. 3.

"Gus Brickson has purchased..." Telluride *Daily Journal*, August 21, 1900, p. 3.

Telluride *Daily Journal*, October 16, 1902, p. 4.

"Transfer in Mining Property." Telluride *Daily Journal*, December 18, 1913, p. 2.

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Croke, Kevin M. Interview with Carl McWilliams.

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 (reference Brickson).

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.

Telluride Museum Digital Photo Collection: <http://www.telluridemuseum.org>

Thirteenth Census of the United States, 1910, San Miguel, County, Colorado, Central Telluride precinct (reference Brickson).

Twelfth Census of the United States, 1900, San Miguel, County, Colorado, Central Telluride precinct (reference Brickson).

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: **Circa 1892, Circa 1892-1912**

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

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42. Statement of significance:

This house is historically significant for its association with Telluride's residential development, coinciding with the town's mining boom years beginning in the early 1890s. The house is also historically significant for its original association with George and Margaret Phillips, followed by its long association with the family of Gustaf and Augusta Brickson, and their descendents. George Phillips made notable contributions to broad patterns of Telluride's history as a county commissioner and as mayor. Gustaf Brickson also made notable contributions to broad patterns of Telluride's history, as co-owner of the New Sheridan Hotel, through other business enterprises, and as a community leader. The dwelling is also architecturally significant for its gabled-L plan and Late Victorian era architectural characteristics. These include its tall angular form, steeply-pitched roof, gable ornaments in the upper gable ends, a prominent bay window overlooking the front porch, and its narrow double-hung sash windows. Appropriately, the primary residence and shed rate as "contributing" resources within the Telluride National Historic Landmark District.

43. Assessment of historic physical integrity related to significance:

This property displays an overall 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. The house was modified in the early 1990s with the construction of a rear addition which replaced an earlier addition. The 1990s addition is well-executed in terms of its size, scale, materials, and placement, relative to the original dwelling. A sense of time and place of an early 1890s dwelling, from Telluride's mining boom days, remains reasonably intact.

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:

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #5; Images 360-365	CDs filed at:	Town of Telluride
48. Report title:	Town of Telluride Re-Survey of Historic Structures		Planning and Building Dept.
49. Date(s):	December 20, 2010		113 West Columbia Avenue
50. Recorder(s):	Carl McWilliams Karen McWilliams		Telluride, CO 81435
51. Organization:	Cultural Resource Historians		
52. Address:	Dogwood Court Fort Collins, CO 80525		
53. Phone number(s):	(970) 493-5270		

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Sketch Map



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Location Map

