

HISTORY COLORADO

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Smith-Eslick Cottage Camp (boundary increase)

Other Names Eslick's Cottages, Eslick's Camp Cottage, Eslicks' Cabins, Smith-Eslick Cottage Court

Address of Property

[] address not for publication

Street Address 725-729 Lake Avenue

City Grand Lake County Grand Zip 80447

Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Grand Lake Area Historical Society

Address P.O. Box 656 Phone 970/627-8324

City Grand Lake State Colorado Zip 80447

Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)

Preparer of Nomination

Name Elin Capps (for property owner) Date 1/31/2020

Organization Grand Lake Area Historical Society

Address P.O. Box 656 Phone 970/627-8324

City Grand Lake State Colorado Zip 80447-0656

FOR OFFICIAL USE:

Site Number 5GA.4239

1/31/2020 Nomination Received

5/15/2020 Review Board Recommendation
 Approval Denial

5/27/2020 HC Board State Register Listing
 Approved Denied

Listing Criteria A B C D E

Shelly Kathryn Norton 2 June 2020
 Certification of Listing: Deputy State Historic Preservation Officer HISTORY COLORADO Date

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
Name of Property

Grand County
County

SECTION II

Local Historic Designation

Has the property received local historic designation?

no

yes --- individually designated designated as part of a historic district

Date designated _____

Designated by _____ (Name of municipality or county)

Use of Property

Historic Tourist lodging (Court); Registration building/overnight rental (Store and Office)

Current Museum (Court); Storage (Store and Office)

Original Owner Alfred and Georgia Eslick

Source of Information Grace Eslick, Middle Park Times newspaper, local historians

Year of Construction ca. 1915 (Court); 1933 (Store and Office)

Source of Information Grace Eslick, Middle Park Times newspaper, local historians

Architect, Builder, Engineer, Artist or Designer Preston H. Smith, Alfred Eslick and Clyde Eslick (Court builders); Loren Eslick (Store and Office builder)

Source of Information Grace Eslick, Middle Park Times newspaper, local historians

Locational Status

Original location of resource(s)

Resource(s) moved to current location

Date of move Court – 2009; Store and Office – 1957

For Office Use Only

Property Type: building(s) district site structure object area

Architectural Style/Engineering Type: Rustic

Period of Significance: ca. 1915-65

Level of Significance: Local State National

Multiple Property Submission: n/a

Acreage less than one

P.M. 6th Township 3N Range 75W Section 5 Quarter Sections SE SW NW NW

UTM Reference: Zone 13 Easting 429957 Northing 4456013 NAD83

Site Elevation: 8394 feet

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
Name of Property

Grand County
County

SECTION III

DESCRIPTION AND ALTERATIONS

Summary

The Smith-Eslick Cottage Camp auto court building, herein referred to as the “Court,” was listed in the State Register of Historic Properties on June 30, 2011, for its statewide significance in the areas of Architecture, Commerce, and Entertainment/Recreation. Built ca. 1915, just prior to the opening of Rocky Mountain National Park and the development of improved automobile routes in the area, the Court is the earliest known accommodations in Grand Lake designed to shelter both tourists and their automobiles. The Court is further significant for its long association with the Smith-Eslick Cottage Camp auto-tourist lodging business and the Grand Lake tourism economy, offering lodging accommodations for the traveling public for more than 54 years. At a time when hotels and stand-alone cabins were the only accommodations offered to Grand Lake area visitors, the Court was unusual and a precursor of similar accommodations throughout the United States.

Additionally, the ca. 1915 Court is significant as a good example of Rustic style architecture as adapted to an auto court building. The building’s character-defining Rustic style features include its lodgepole pine construction; unpeeled half-round lodgepole siding, gable roof, exposed rafter tails, and multi-light windows. Consistent with the Rustic style, the builder constructed the Court from materials native to its site, including lodgepole pine. With carports placed directly between the lodging units, all sheltered under a single roof, the Court is a very early and rare example of a lodging building designed specifically to accommodate tourists and their vehicles.

The Court is significant at the state level, as the only remaining intact Rustic style auto camp building with integrated carports constructed prior to 1920 in Colorado. The period of significance extends from ca. 1915, when the Court first opened, to ca. 1965 when operations ceased.

This amendment to the State Register nomination increases the boundary of the State Register listing to include the Eslick Store and Office building, which contributes to the significance for which the Court was originally nominated. This amendment also updates the period of significance to coincide with the period of significance established in a 2016 National Register nomination for the Court building (NRIS.16000491). As listed in 2011, the State Register boundary encompassed only the ca. 1915 Court and excluded the nearby Eslick Store and Office, which was then under different ownership. The Grand Lake Area Historical Society, owners of the Court, acquired the Eslick Store and Office in 2014.

The 2011 boundary comprised Lot 16, Block 19, located at the northwest corner of Lake Avenue and Vine Street, Grand Lake, Grand County, Colorado. This amendment increases the boundary to include an approximately 1,630-square-foot area at the north end of Lot 15, Block 19, the lot directly west of Lot 16. This area includes the 464-square-foot Eslick Store and Office building, and is bounded to the north by the south edge of the alleyway on the building’s north side, to the west by the property line of the adjacent privately-owned Lot 14, to the east by the west property line of Lot 15, and to the south by a line 10’ south of, and parallel to, the building’s south wall, extending the full width of the Lot 15. The rest of the 50’ x 100’ lot on which the building stands (Photo 1) has been landscaped, and will eventually feature interpretive signage and an outdoor educational presentation space as is outlined in the site’s master plan.¹

¹ The southern portion of Lot 15 is excluded due to concerns about the potential impact of listing on future plans for this area. Though State Register listing alone will have no impact on those plans, the property owner is concerned that property protection measures such as easements or covenants may impact future plans for the site if the area is included within the nomination boundary.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
Name of Property

Grand County
County

This amendment does not seek to change the applicable State Register criteria or areas of significance established in the 2011 nomination.

Updated Property Description and Resource Inventory

The ca. 1915 Court stands facing east in central Grand Lake near the northwest corner of Vine Street and Lake Avenue, the town's current main street. To the north and west of the Court is the 1933 Eslick Store and Office, locally known as the Bay Window Cottage. Local residents refer to Lake Avenue and Vine Street as the final portion of the "old road," which before completion of the Colorado-Big Thompson water project in 1957 was the most direct route through the ranches and communities now under Shadow Mountain Reservoir, and the main road into Grand Lake. Surrounding properties include small, detached tourist cabins built in the Rustic style, the 1936 Grand Lake School (now used as a church), and historic Rustic-style private homes and lodges (Photo 2).

The Eslick Store and Office is a small, single-story wood-frame building constructed in 1933 for use as a store associated with the Smith-Eslick Cottage Camp auto-tourist lodging business. This family-run business, herein referred to as the "Cottage Camp," featured various cabins, two motor courts, a family home, and various outbuildings interspersed among driveways, native grasses and trees (Figure 1). As is shown in a 1950s aerial photograph (Historic Photo 2), it was situated conveniently at the intersection of what was then the two main access roads into Grand Lake, Vine Street and Grand Avenue, and surrounded by other examples of Grand Lake's Rustic architecture.

The owners of the Cottage Camp began dismantling the business in 1956 and relocated several buildings in 1957. The Eslick Store and Office was moved to another family-owned property across Vine Street, approximately 90' from its original site, where it has stood for 63 years (Figure 4). It sits on the lot adjacent to the Court, which was moved to prevent its imminent demolition in 2009 and now operates as a museum.² The Court, the Eslick Store and Office, and the surrounding 100' x 100' parcel comprise the *new* Smith-Eslick Cottage Camp, a developing history education and community events space (Historic Photo 9).

Eslick Store and Office, 1933, contributing building

The Eslick Store and Office faces east toward Vine Street (Figures 2 and 3). The land immediately surrounding the Eslick Store and Office has not been landscaped and features an assortment of native plants. A recently constructed accessible parking area adjacent to, and east of, the building is on the lot containing the restored Court, and provides access from the alley and Vine Street.

As documented in a Historic Structure Assessment completed in 2019, the Eslick Store and Office does not have a formal foundation; the floor framing and the exterior walls rest on some combination of timbers, unpeeled logs and/or stones.³ The one-room wood-frame building measures 28'6" x 16'4", with approximately 464 square feet sheltered under the gable roof, which is 16' high at its peak. The building is constructed entirely of wood native to the area. The builder, Loren Eslick, was a part of the P.H. Smith family sawmill and construction business, and it is probable that the wood for the building was supplied by the business and milled there. The Store and Office's exterior is clad with pine lap siding, with the exception of the lower portion of the west wall, where the 1" x 6" wood wall sheathing is exposed. The historic milled rafters, joists, and studs remain intact, and are in generally fair condition. The gable roof has overhanging eaves with wood soffits and

² Restoration of the Court was funded in part by State Historical Fund Grant #2016-01-032, completed 10/30/2017.

³ Dennis Humphries, Historic Structure Assessment for the Bay Window Cottage: Grand Lake Cottage Camp (Denver, CO: SHF Project #2018-HA-009, Ratio/Humphries Poli Architects, 2019), 13, 24-25.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)

Name of Property

Grand County

County

fascia boards on the east and west sides. There are wood soffits, but no fascia boards, on the north and south eaves, exposing the ends of the rafter tails. The roofing material is asphalt shingles covered by tarps and membrane roofing material installed temporarily to prevent water intrusion.

East-Facing Façade (front)

The primary feature on the east side of the Eslick Store and Office is a prominent hip-roof, three-part bay window with four-over-one, single-hung historic wood windows (Photos 3 and 5). The roof over the bay is covered with asphalt shingles. The central east-facing window is 50" x 48"; the two side windows are each 50" x 30". All feature wood trim and sills. The windows are currently covered by protective plywood; the glazing is missing from the lower sashes on the central and south windows. There are no other features on this side of the building. When the Eslick Store and Office was constructed in its first location in 1933, the bay window was near the corner of Grand Avenue and Vine Street, visible and welcoming to tourists entering town or coming to register for a stay in the Cottage Camp auto-tourism complex.

South-Facing Side

The south side of the Eslick Store and Office is organized symmetrically with two historic doors flanking two central windows; and single windows on the east and west ends of the wall (Photos 4 and 5). The two doors are painted wood, each 79" tall and 32" wide, with eight small lights (two in each of four rows), over a lower wood panel. Some lights are missing, but the historic door hardware is generally intact. The west door is currently covered by protective plywood. The four historic wood single-hung windows are each approximately 51" tall and 48" wide, with wood trim and sills. The upper fixed sash is small, essentially functioning as a transom. The lower sashes are currently covered by protective plywood, and the windows appear to have had attached screens at one time, which are no longer extant.

West-Facing Side (back)

The west side includes a five-panel wood door covered by protective plywood (Photo 6). There are no windows on this side. The exterior wood sheathing is exposed on the lower portion of the wall, the gable end is clad with wood lap siding.

North-Facing Façade

This side of the Eslick Store and Office sits closest to the alleyway and is organized symmetrically with two five-panel wood doors located at the east and west ends of the wall (Photo 7). There are no windows on this side.

Interior

The historic interior finishes of the Eslick Store and Office are simple in material and design (Photo 8). The walls are finished with painted gypsum board. The ceiling is also covered with painted gypsum board that has been damaged by roof leaks in some areas. The floor consists of tongue-and-groove oak flooring. The historic stained wood window and door trim, baseboards, and wall molding remain intact. There is a wood window seat in the bay window area; the vertical sides of the seat are clad with wood beadboard.⁴

There is one historic ceiling-mounted porcelain light fixture, presently inoperable; no other electrical service is evident, perhaps because electricity was late coming to the Grand Lake area and was not readily available until 1935, after the builder's death. No water service or plumbing was ever installed at the Eslick Store and Office; guests used an outhouse and well pump when the Cottage Camp complex was first constructed. It's possible it was thought unnecessary to add plumbing to the building when it was more readily available, ca.

⁴ Humphries. *Historic Structure Assessment for the Bay Window Cottage*, 33.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)

Name of Property

Grand County

County

late 1920s, as the Eslick family home with plumbing was nearby.

Alterations

The Store and Office's builder, Loren Eslick, was ill, and died a year after completing construction. It was built as a cottage camp store, but never used for that purpose. The building was vacant for a short time after Loren Eslick's death, then served as a rental accommodation for large families, then operated as the registration office for the lodging business, and was finally used for storage before being moved to its present location in 1957.

In its first location, the Eslick Store and Office was positioned to attract passers-by and incoming auto-tourists. It was meant to be a cottage camp store, accessible to guests and local residents. The setting of the business at that time was designed around motorist convenience, with driveways cross-cutting the 100' x 150' Cottage Camp site (Figure 1). The Eslick Store and Office was accessed by a footpath from Grand Avenue leading to its northwest and southeast sides, and a driveway nearby and behind its southeast wall.

The 1950s aerial photograph (Historic Photo 2) and a 1956 photograph (Historic Photo 3) show a three-unit cottage court-type building attached to the west side of the building, which may explain the lack of exterior cladding on the lower portion of the west wall. It seems likely that the door on the west side of the Eslick Store and Office opened into this three-unit addition, or some sort of connecting structure.

The earliest descriptions of the Store and Office describe the store as a "stand-alone" building, but the 1937 directory listing for the Cottage Camp indicates that there were seven cottages for rent that year—presumably the Court's four units plus the three-unit addition to the Eslick Store and Office—suggesting that the addition was in place at that time.⁵ There is no known documentation mentioning the eventual fate of the three-unit addition after the Eslick Store and Office was moved in 1957.

Few alterations were made to the interior of the Eslick Store and Office between 1933 and 1957. When first constructed, the building likely had shelving and other retail fixtures within it; today only two hanging wall shelves exist, one that seems to have held business items, and one shelf that perhaps held personal decorative items. It is not known when these shelves were installed. P.H. Smith's daughter and Loren Eslick's mother, Georgia Eslick, sat in the building during the day as she welcomed guests to the auto-tourist business from approximately the 1940s to 1956, and could have used such shelving for her personal items.

The Eslick Store and Office was moved by its then owners, Clyde and Grace Eslick, to its current site in 1957 as they prepared to retire from and close the lodging business in the early 1960s. It has long been common and easy for owners to move Grand Lake buildings as they have generally been constructed with insubstantial or no foundations owing to the difficulty of digging in boulder-filled glacial till. Long-time summer residents and close friends of Clyde and Grace Eslick, the Eastons, remember noting that buildings had "disappeared" from the original Cottage Camp when they came into town in 1957. They also distinctly remember the Bay Window Cottage in its current location, in part because it was being lived in by the very memorable "Old Jim the Fisherman."⁶

Since its relocation in 1957, alterations to the building have primarily been the result of the area's harsh weather conditions, compounded by deferred maintenance and general neglect. More recently, descendants of the P.H. Smith family took most items, including the wood burning stove, from the interior and sold them in the

⁵ *Colorado State Business Directory* (Denver: Gazeteer Publishing & Printing Co., 1937).

⁶ Interview conducted by Elin Capps with Martin "Marty" Easton, Lois Brown Easton, daughter Lynn, August 2012. Transcript on file with GLAHS.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)

Name of Property

Grand County

County

Denver area; once emptied, the building became a catchall for construction materials removed from a nearby house the owners were remodeling, and was never repaired or maintained. After the GLAHS purchased the building in fall 2014, a team of volunteers spent considerable time removing debris, and have since placed a tarp on the roof and effected other simple measures to protect the building from further deterioration.

In its current location, the building is less than 100' from where it first stood and easily accessible to pedestrians and motorists. The current setting is much like its historic setting—it has a dirt road, an alleyway, just behind its back (now north) side, and will again be approached by a footpath to its front (now south) side.⁷ The three-window bay faces Vine Street to the east as it did historically and is adjacent to the Court, which now doubles as a visitor education, museum, and community events space.

INTEGRITY

The Eslick Store and Office retains sufficient integrity to contribute to the significance of the Smith-Eslick Cottage Camp as listed in 2011. While the building no longer retains integrity of location due to its relocation to a nearby lot in 1957, and its integrity of setting likewise diminished by the move, the subsequent relocation of the Court building to the adjacent lot in 2007 reestablished the Store and Office's historic proximity to the Court building. Their physical relationship during the period of significance is sufficiently approximated to convey their historic relationship. Beyond the move, very few alterations have been made to the Store and Office, and the building retains excellent integrity of design, materials, and workmanship. The strength of these aspects combines to convey a strong feeling of the past, specifically Grand Lake's early tourism period during the first half of the twentieth century. The Store and Office retains the features and characteristics present when the building was functionally related to the Court and therefore contributes to the historical associations for which the Court was listed.

⁷ The building's current placement next to the alley to the north is inconsistent with the Town of Grand Lake's required setback of 20'. However, the Town has determined that if the building is rehabilitated, including construction of a new foundation with the existing building footprint, the building can remain in its current location where it's been for more than 60 years. Email consultation, Grand Lake Town Planner Nathan Shull with Elin Capps, December 2017. Transcript on file with GLAHS.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
Name of Property

Grand County
County

SECTION IV

Significance of Property

Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

- | | | |
|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Architecture |
| <input type="checkbox"/> Archaeology –
prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology –
historic | <input checked="" type="checkbox"/> Entertainment/
Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/
Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/
Community Identity | <input type="checkbox"/> Politics/
Government |
| <input type="checkbox"/> Community
Planning and
Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Invention | <input type="checkbox"/> Social History |
| | | <input type="checkbox"/> Transportation |

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)

Name of Property

Grand County

County

SIGNIFICANCE STATEMENT

The Court was listed in the State Register of Historic Places in 2011 at the statewide level of significance under *Criterion A* in the area of Entertainment and Recreation for its important role in providing lodging accommodations for tourists visiting the newly opened Rocky Mountain National Park via automobile; under *Criterion C* in the area of Architecture as a good example of Rustic style as adapted to an auto camp building; and under *Criterion A* in the area of Commerce for its long association with the business of offering lodging accommodations for the traveling public in Grand Lake. The period of significance extends from ca.1915, when the Court opened for business, to 1965, when the Cottage Camp operations effectively ended. The Smith-Eslick Cottage Camp building is significant at the state level, as it is the only remaining intact Rustic style auto camp building with carports as an integral part of the building design constructed prior to 1920 in Colorado.⁸

This amendment provides justification for expanding the boundary of the listed property to include the Eslick Store and Office as a contributing building, given that it was historically and functionally associated with the Smith-Eslick Cottage Camp Court building during its period of significance. This association began in 1933, the year of Eslick Store and Office's construction, and continued until 1957, when the building was relocated by its then owners to another of their properties where it currently stands.

Justification for Boundary Increase

As mentioned earlier, the original 2011 State Register nomination for Smith-Eslick Cottage Camp building did not include the nearby Eslick Store and Office as a contributing building, due to the fact that the building was under different ownership at that time. Expanding the 2011 boundary ensures that the listed property includes all surviving resources that are functionally and historically related to the Court building and the Smith-Eslick Cottage Camp tourist complex.

Though never used for this purpose, the Eslick Store and Office was constructed by Loren Eslick to serve as the Cottage Camp store, offering groceries and other supplies to travelers. When these plans changed due to Loren Eslick's death in 1934, the building was repurposed, first as additional tourist accommodations within the Smith-Eslick Cottage Camp complex, and later as the Smith-Eslick Cottage Camp's registration office. The Eslick Store and Office was integral to the Cottage Camp's success within the community's growing tourism economy. With its original location along Grand Avenue, the main road into town, the building was positioned to make it easily accessible to motoring tourists coming to enjoy Grand Lake's mountain landscapes, recreational opportunities, and Rocky Mountain National Park.

As a resource historically and functionally related to the operations of the Smith-Eslick Cottage Camp and the management of the tourist accommodations housed within the Court building, the Smith-Eslick Store and Office contributes to the listed property's significance in the areas of Entertainment/Recreation and Commerce. The building housed the Cottage Camp's office functions until 1957, when the owners began to dismantle the business and moved the Smith-Eslick Store and Office building to a nearby lot approximately 90' from its original location. When the Court building was moved to its present location in 2009, the Office and Store's proximity to the Court building was reestablished. Though the current positioning of the two buildings does not replicate their historic physical relationship (Figure 1), that relationship is generally approximated (Figure 3).

As a compatibly-designed later addition to the Cottage Camp complex, the Smith-Eslick Store and Office

⁸ Information from the Colorado Office of Archaeology and Historic Preservation (OAHP) database, as well as from Colorado author and roadside architecture historian Lyle Miller, supports the rarity ca. 1915 Court, as very few "motor court" configuration buildings exist in unaltered condition today.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
Name of Property

Grand County
County

contributes to the property's significance in the area of Architecture for which the Court was originally listed. Though not clad with the rustic unpeeled half-round lodgepole siding used on the ca. 1915 Court building, the design of the Store and Office complemented the Rustic-style Court building. Constructed of locally available materials harvested from the surrounding landscape, the building's unpainted wood lap siding provided an appropriately Rustic feel. A fall 1956 photograph (Historic Photo 3) of the Eslick Store and Office does not clearly show its exterior material, but it appears to have had its current pine lap siding. Several local residents remember the Eslick Store and Office's exterior as "dark brown" in the mid-1940s and 1950s; they noticed the building as they waved at then owner Georgia Eslick looking out the bay window as she awaited guests.⁹ Rough lap siding like that on the building's exterior was common in Grand Lake, as it is readily available and exemplifies the town's overall rustic character. The building's four-over-one windows, gable roof with deep overhanging eaves, and visible rafter tails are also in keeping with the Cottage Camp's overall Rustic style. Though atypical of the Rustic style and 1930s architecture in general, the building's bay window was consistent with local vernacular building traditions.

Much like the small cabins built in the area during the late-nineteenth and early-twentieth century, the Store and Office is a small, rectangular-plan, gable-roof building, simply built using lumber from the surrounding forest. Eslick adapted the basic cabin form for the purpose of a mercantile, placing large windows and two multi-light doors on the building's street-facing façade, accessible to customers driving or walking along the road. Two more doors on the opposite façade opened to the main driveway into the Cottage Camp for motorist access to the store/registration building. The last door, the backdoor, was positioned to open toward cottages and carports, accessible for guests already settled in their cottages/cabins. The large bay window added to the building's visual appeal, greeting visitors to Grand Lake as they traveled into town via Vine Street.

Justification for Change to the Period of Significance

The period of significance for the Smith-Eslick Cottage Camp listed in the 2011 State Register nomination was based on written information provided by owner Grace Eslick in December 2000, in which she indicated that the Court was built by her husband Clyde Eslick with his father Alfred "in about 1911."¹⁰ Prior to the National Register nomination of the Court in 2016, History Colorado staff recommended the period of significance be changed from 1911-65, to 1915-65, reasoning that it was more likely that the Court was built to coincide with the 1915 opening of Rocky Mountain National Park. This revised period of significance aligns with respected local historian Patience Cairns Kemp's various publications and presentations of the 1970s, in which she identifies the Court as completed in 1915.

DEVELOPMENTAL HISTORY / ADDITIONAL HISTORIC CONTEXT INFORMATION

Preston H. Smith, his daughter Georgia, her husband Alfred Eslick, and their children, were hard-working and inventive entrepreneurs, quick to grasp the tourist trends they could apply to make theirs a successful business in a rugged, rural, mountain environment. The family built two hotels, the 1912 Rustic-style Grand Lake Yacht Club (5GA.822), and other significant buildings in the area, all the while building various adjunct businesses including a laundry and shoe repair shop during the era of stagecoach and wagon transportation to Grand Lake.

⁹ Interviews with Nancy Lavington, November 2019; Gay Shaffer, December 2019; Marty Easton, December 2019; Lynda Lindsey, January 2020, conducted by Elin Capps. Transcripts on file with GLAHS.

¹⁰ There were no town regulations or records kept for building construction when the Court or the Store and Office was built; the Town of Grand Lake was not incorporated until 1944 and, at the time, County records documented property and building sales but not new construction.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
Name of Property

Grand County
County

During the early phase of Colorado's automobile tourism industry, Loren Eslick's older brother Clyde, with his father Alfred Eslick, built the Court ca. 1915. It featured four accommodation units attached to carports, all under an integrated roof. By 1927, Smith's daughter, Georgia, had acquired the Cottage Camp parcel (Block 12, Lots 6,7,8). Georgia and her husband, Alfred Eslick, along with their children continued operating the lodging business for many years. Georgia also engaged in the laundry business to supplement the family income during the winter months. After Alfred passed away in 1931, Georgia continued the Cottage Camp business on her own with the help primarily of her son and daughter-in-law, Clyde and Grace Eslick, but with help from other family as needed.

The Smith-Eslick family changed the name of their auto-tourist lodging business several times, as the industry overall continued to evolve and as tourists' expectations changed with it. Over time, the business was called Eslick's Cottage Camp, Eslicks' Cabins, Eslick's Cottages, and Eslick Cottage Court.¹¹ The name "Smith-Eslick Cottage Court" has been used by the citizens of Grand Lake at least since the last years of the family's operation of the business.¹² According to cultural geographer John A. Jakle, "after 1930 the word 'court' crept into the language descriptive of motels. Cabins and cottages were increasingly arranged geometrically centered on open spaces or courts."¹³

These name changes were reflective of lodging industry changes nationwide; according to University of Alabama linguist I. Willis Russell, a contributing author to *Fifty Years Among the New Words*, there were two distinct stages in the development of auto-tourist lodging.¹⁴ The first began with simple tent or cabin camp grounds placed haphazardly, perhaps in public parks or on a farmer's land, as it became clear the automobile enthusiasts would pay for their use. Not long after, cabins with attached carports became available, and by the mid 1930s, tourist lodging was often operated with a gas station, restaurant and/or a separate main building. A second stage of auto-tourist lodging development began in the mid-to-late 1920s and early 1930s. Motels, motor lodges and the generally less expensive cottage courts appeared, often with a central building which housed the proprietor, and with other buildings surrounding in a court configuration. It was also a time when more amenities were added to lodgings to satisfy the ever more sophisticated motorist.

One can speculate that Georgia Eslick's son, Loren Eslick, built the Eslick Store and Office building in 1933 as such an amenity, and a particularly apt one for the Cottage Camp site. The Grand Lake area's summer tourist economy was not as severely affected by the Great Depression, dust bowl storms of neighboring states, and other economic catastrophes as were other communities. With excitement and interest generated by government projects, particularly the building of Trail Ridge Road through Rocky Mountain National Park (completed in 1932), and various Civilian Conservation Corps (CCC) projects in the Park and nearby national forests, tourism remained an economic driver. In July 1932, the *Middle Park Times* reported: "Grand Lake is filling up with summer visitors, owing partly to the official opening of the High Trail road," and in September: "The usual Labor Day crowd was at Grand Lake on Sunday and Monday. Every available room and cottage was occupied."¹⁵ Further, as the authors explain in *The Motel in America*, the 1933 *Architectural Record* declared "cabin-camp construction to be one of the few 'booming' building sectors of the Depression" and that "the secret to success lay in the jack-of-all-trades, do-it-yourself nature of the business," precisely describing the Smith and Eslick families endeavors.¹⁶ This was a true family enterprise, with everyone contributing in

¹¹ Patience Cairns Kemp, slide show and audio-tape soundtrack, 1974, and mimeographed "A Brief Historical Guide, Grand Lake, Colo.," 1976. On file with GLAHS.

¹² More recently, local citizens and the GLAHS "Walking Tour" of 1973 and today, refers to the site as the Smith-Eslick Cottage Court.

¹³ John A. Jakle, "Motel by the Roadside: American Room for the Night," *Journal of Cultural Geography* (Fall/Winter 1980), 38.

¹⁴ I. Willis Russell in *Fifty Years Among the New Words: A Dictionary of Neologisms, 1941-1991*, John Algeo, ed. (Cambridge, MA: Cambridge University Press, 1991)

¹⁵ "Grand Lake Items," *Middle Park Times*, July 28, 1932, p.1; "Grand Lake News," *Middle Park Times*, September 8, 1932, p.1.

¹⁶ John A. Jakle, Keith A. Sculle, and Jefferson S. Rogers, *The Motel in America* (Baltimore, MD: The John Hopkins University Press,

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
Name of Property

Grand County
County

some way; Loren Eslick's mercantile was intended to further support and enhance what was already working. Its completion was celebrated, earning a brief May 4, 1933 write-up in the *Middle Park Times*: "Loren Eslick entertained a group of young people at a party in his new building last Saturday."¹⁷

A mercantile in the Cottage Camp lodging complex would have been a smart move for other reasons as well. Although the original location of the Camp was across Vine Street from Bunte's Livery and Gas Station, there was at the time no grocery store at the west end of Grand Avenue.¹⁸ Each guest room in the Court was outfitted with a wood burning stove for food preparation, so being able to buy food on site would have been convenient, and would have supported the business by encouraging visitors to spend their money on-site rather than being tempted by businesses further east on Grand Avenue. It should be noted that, "the percentage of travelers who did their own cooking plunged from 80 percent to 12.5 percent in the decade ending in 1936," which may explain in part why the building was never operated as a store after Loren's untimely death in 1934.¹⁹

The building was instead used briefly as a tourist accommodation before becoming the registration office for the Cottage Camp tourist lodging business. It was apparently used again as a short-term rental accommodation from time to time. There were few rentals to be had during the building of the Grand Lake area's portions of the Colorado-Big Thompson Project, ca. 1939-48, so workers sometimes stayed in both the Court and the Eslick Store and Office despite their lack of plumbing.

Builder Loren Eslick learned his construction skills while working in the sawmill and construction business founded by his grandfather, pioneer entrepreneur P.H. Smith, and working with his father Alfred Eslick and older brother Clyde Eslick. Local author Nell Pauly wrote about Loren in *The Day Before Yesterday*: "He was the usual kind of rowdy, mischievous boy raised in this rugged mountain community – being the last on line of seven children- he may have been a little pampered. He was healthy and grew to be a large strong man."²⁰ As the last of the children, he was also apparently the least photographed; pictures of Loren are few (Historic Photo 1). Pauly continues:

He worked at logging, carpentry and building. He became quite proficient in this line. At one time he built a good sized store building kitty-cornered across the front of the Eslick lots. His dreams were high for the store he would run himself as a popular merchant – he would handle all sorts of general merchandise and have a pot bellied stove around which his friends and neighbors might come to sit and pass the time of day- or the long snow filled winter months. He finished his building but something happened. He never stocked the building with merchandise. His dreams vanished, and in early life he became ill with a kidney infection, which heckled him for the rest of his days. Causing his death much too soon in 1934.²¹

The design of the building complemented the Rustic character of the Cottage Camp and was in keeping with the simple miner's cabins common to the area during and after the brief "mining boom" in what is now the west side of Rocky Mountain National Park during the 1870s-80s. Small camps and boom towns were built using lumber from the forests being cleared, hurriedly prepared on-site, and simply constructed.

1996), p. 39.

¹⁷ *Middle Park Times*, May 4, 1933, p.1.

¹⁸ "Business Histories: Mountain Mercantile/Mountain Food Market," researched by Kathleen Means, 2011. Transcript on file with GLAHS.

¹⁹ Jakle, et al., *The Motel in America*, p. 238.

²⁰ Nell Pauly. *The Day Before Yesterday*, 207.

²¹ Ibid.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)

Grand County

Name of Property

County

The mining boom in the Grand Lake area was brief and occurred in the 1870s-80s; several small towns like Lulu City and Teller City developed and housing in those areas and near the mines was humble (Historic Photo 4). Grand Lake's first permanent citizen, Joseph Wescott, came to the area in 1867, and by 1870 had a substantial cabin home (Historic Photo 5) and some additional small rental cabins on the west shore of Grand Lake. The opening of a toll road over Berthoud Pass in 1874 made travel from Denver slightly less difficult for stagecoaches and summer visitors. It wasn't long before summer visitors began constructing small cabins in town, and by the time the mining boom collapsed in the late 1880s, summer residents had begun building larger lakeside retreats (Historic Photo 6). These buildings often mimicked the simple miner's cabin, with a rectangular plan, a roof designed to handle snow load, and used local materials, no matter when or how intricately they were constructed.

Many of these early constructions, like the mid-1940s cabin that once stood directly across from the current location of the Eslick Store and Office (Historic Photo 7), have been removed or demolished, while others are still in use. Through the years, local builders have added a great variety of decorative elements— "barkie" exterior siding patterns, porches, side sheds and the like—to make these small accommodation cabins comfortable and attractive.²²

The Eslick Store and Office was designed specifically as a standalone building intended to house the Cottage Camp's mercantile or general store, rather than an addition to the family home or hotel as was common nationwide in the 1930s.²³ The 1930s Dillon Motel in Manitou Springs (5EP.1446) is an example of the more common configuration. Locally, the Hatton's auto-tourism business, established in 1928 in the Grand Lake area, added a small store and gas station to the front of the family home sometime before 1935 (Historic Photo 8).

In 1946, Georgia Eslick sold portions of the business to her son Clyde Eslick and his wife, Grace, who were already involved in running the operation. After Georgia Eslick's death in February 1956, Clyde and Grace Eslick became sole owners of the business, and by autumn 1956 were making changes to the site. Clyde enlarged the family home, including adding a bay window to it, and removed various small cabins, sheds, and the Eslick Store and Office. The original site then contained only the enlarged family home, a workshop built where there had been an outhouse and the Court. They moved the Store and Office building across Vine Street to another Smith-Eslick property, Block 19, Lot 15 (Figure 4). Grace Eslick said she wanted the building moved so she would have a larger space for planting more flowers.²⁴ Horticulture was a hobby of Grace's, and she soon installed a large bed of poppies where the Eslick Store and Office had been. Once moved, the building only occasionally housed Clyde Eslick's workmen or a visiting family member.

The Grand Lake Area Historical Society (GLAHS) purchased the 100' x 50' property on which the Eslick Store and Office currently stands from the Eslick family in 2014 following a spirited community fundraising effort that enabled the purchase in less than two weeks. Presently, the building stores a few large exhibit items, some to be used in the anticipated rehabilitation of the building as a welcome center and gift shop, similar to the mercantile it was first intended to be, providing information, docent/tour guides shelter, and an additional income stream for the new Smith-Eslick Cottage Camp historical interpretation site.²⁵

²² "Barkie" refers to a type of wood cladding popular in Grand Lake, where small, often leftover, pieces of unpeeled half-round wood siding were used to form rustic, geometric designs.

²³ Jakle, et al., *The Motel in America*, 39, 43.

²⁴ Conversation, Nancy Lavington with Grace Eslick at Bay Window Cottage original site, 1957, reported to Jane Stotts, 2014. Transcript on file with GLAHS.

²⁵ A Historic Structure Assessment, prepared by Ratio/Humphries Poli Architects, and funded by History Colorado-State Historical Fund, has recently been completed, and thoroughly outlines the current condition of the Bay Window Cottage, as well as how it might be rehabilitated for future use.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)

Name of Property

Grand County

County

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COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
Name of Property

Grand County
County

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COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
Name of Property

Grand County
County

SECTION V

GEOGRAPHICAL DATA

Verbal Boundary Description of Nominated Property

The boundary established in the 2011 State Register nomination comprised Lot 16, Block 19, located at the northwest corner of Lake Avenue and Vine Street, Grand Lake, Grand County, Colorado. This amendment increases the boundary to include an approximately 1,630-square-foot area at the north end of Lot 15, Block 19, the lot directly west of Lot 16. This area includes the 464-square-foot Eslick Store and Office building, and is bounded to the north by the south edge of the alleyway on the building's north side, to the west by the property line of the adjacent privately-owned Lot 14, to the east by the west property line of Lot 15, and to the south by a line 10' south of, and parallel to, the building's south wall, extending the full width of the Lot 15.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
Name of Property

Grand County
County

Official Map



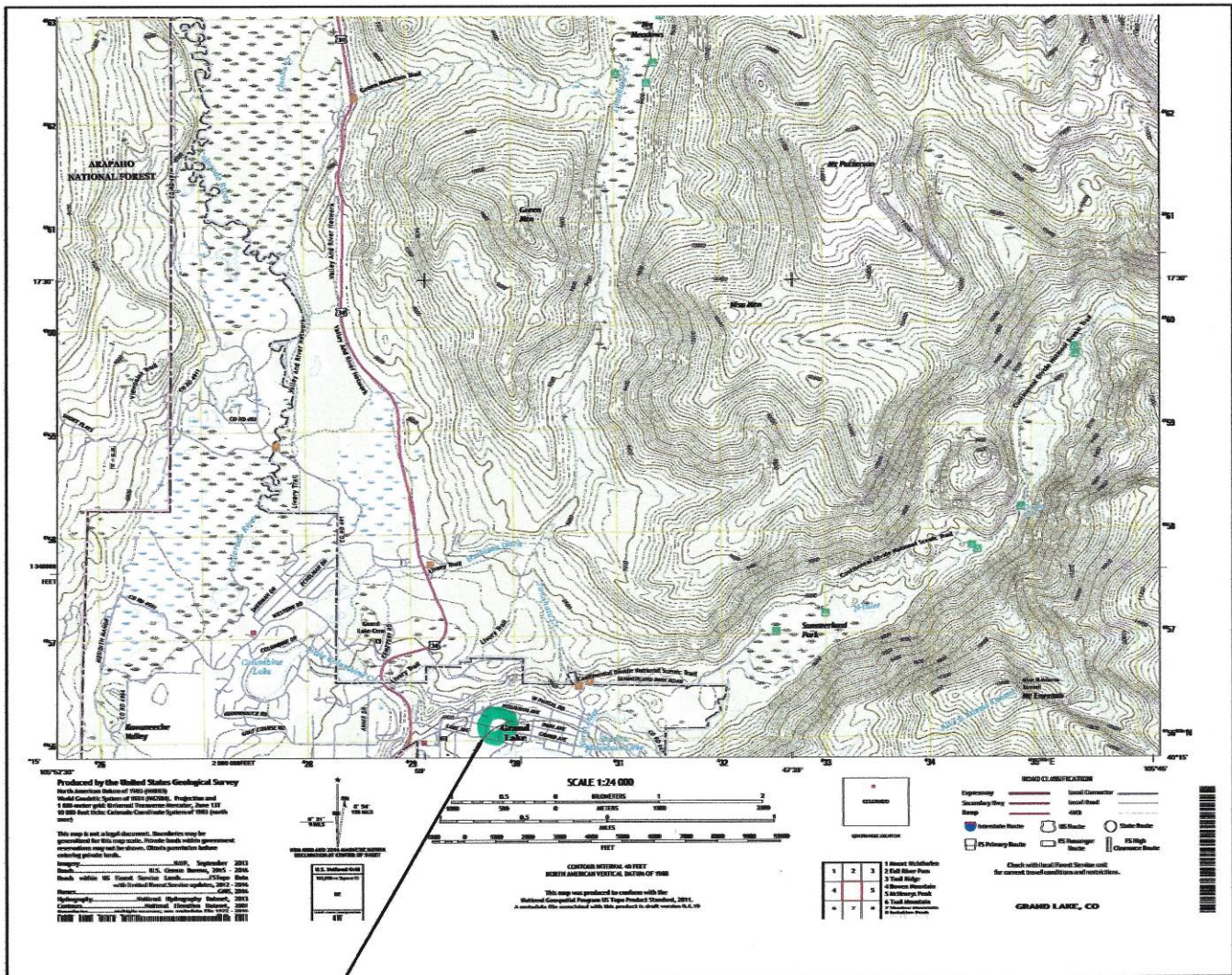
COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
 Name of Property

Grand County
 County

SECTION VI

USGS TOPOGRAPHIC MAP Elevation: 8390 feet
 Grand Lake Quadrangle, Colorado
 7.5 Minute Series



"Bay Window Cottage"
 725 Lake Avenue
 Grand Lake, CO

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
Name of Property

Grand County
County

SECTION VI

PHOTOGRAPH LOG

Name of Property: Smith-Eslick Cottage Camp - Eslick Store and Office
Location: Grand Lake, Grand County
Photographer: Elin Capps
Date of Photographs: 3/29/2020

Photo No.	Description of View and Direction of Camera
1	Lot 15, Block 19 with Eslick Store and Office shown center top, camera facing north, view from Lake Avenue.
2	Eslick family cabins being rehabilitated by private owner on property west of the Eslick Store and Office, camera facing north.
3	Neighboring cabins, homes, across Lake Avenue, camera facing southwest.
4	Eslick Store and Office, East Façade (front), camera facing west.
5	Eslick Store and Office, South Façade, camera facing north.
6	South Façade with doors and windows, East Façade with bay, camera facing northwest.
7	West Façade with door covered by plywood, camera facing east.
8	North Façade, camera facing south.
9	Interior, bay window (east wall).

INDEX OF FIGURES

- 1 Sketch map of Eslick Store and Office in original location.
- 2 Sketch map of Eslick Store and Office's present location.
- 3 Sketch map of Eslick Store and Office.
- 4 Sketch map showing relocation of Eslick Store and Office from original to current site.

HISTORIC PHOTOGRAPHS

Photo No.	Description and Source
1	Aerial view of Cottage Camp property, Eslick Store and Office shown bottom center, 1950s, view to the southeast, unknown photographer, GLAHS collections
2	Community Event, Eslick Store and Office right, Cottage Court left, 8/24/2015, photographer Kathy Means, view to west
3	Eslick Store and Office in original location, fall 1956, view to the northwest, unknown photographer, GLAHS collections
4	Photo of Loren Eslick, ca. 1913, unknown photographer, GLAHS collections
5	Miners cabin, unknown photographer, unknown date, GLAHS collections
6	Joe Wescott at his cabin, ca. 1885, unknown photographer, GLAHS collections
7	Adams family lakeside cabin, ca. 1950, photographer John Thompson, GLAHS collections
8	Matchless cabin, ca. 1949, unknown photographer, GLAHS collections.
9	Hatton's Cross Roads Cottage Camp, 1935, unknown photographer, GLAHS collections
10	South façade, view to the northwest, 9/10/2009.
11	North façade, view to the south, 5/16/2018.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
Name of Property

Grand County
County

SECTION VII

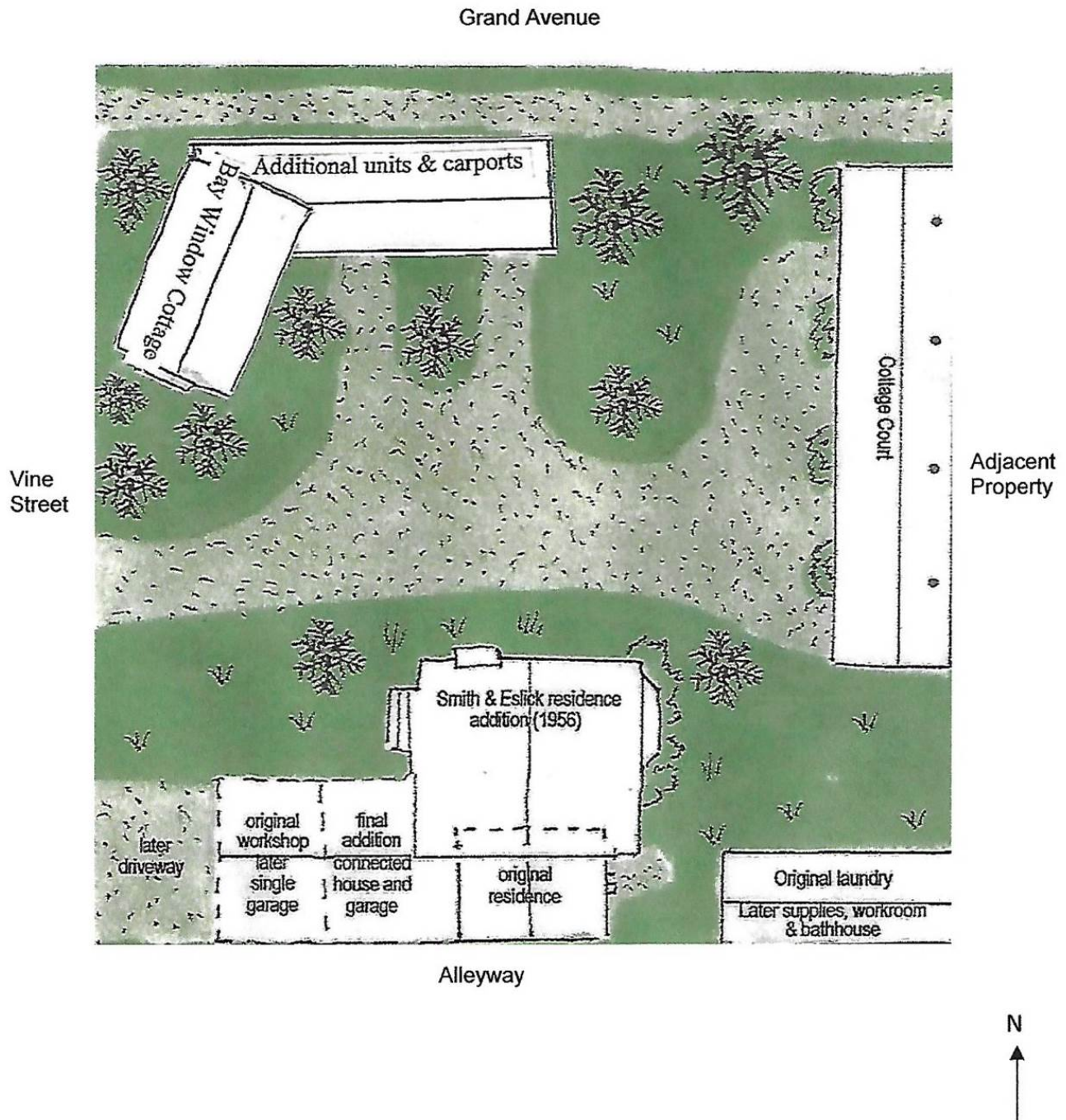


Figure 1. Sketch map of original site of the Eslick Store and Office, known locally as the Bay Window Cottage, before being moved in 1957

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
Name of Property

Grand County
County

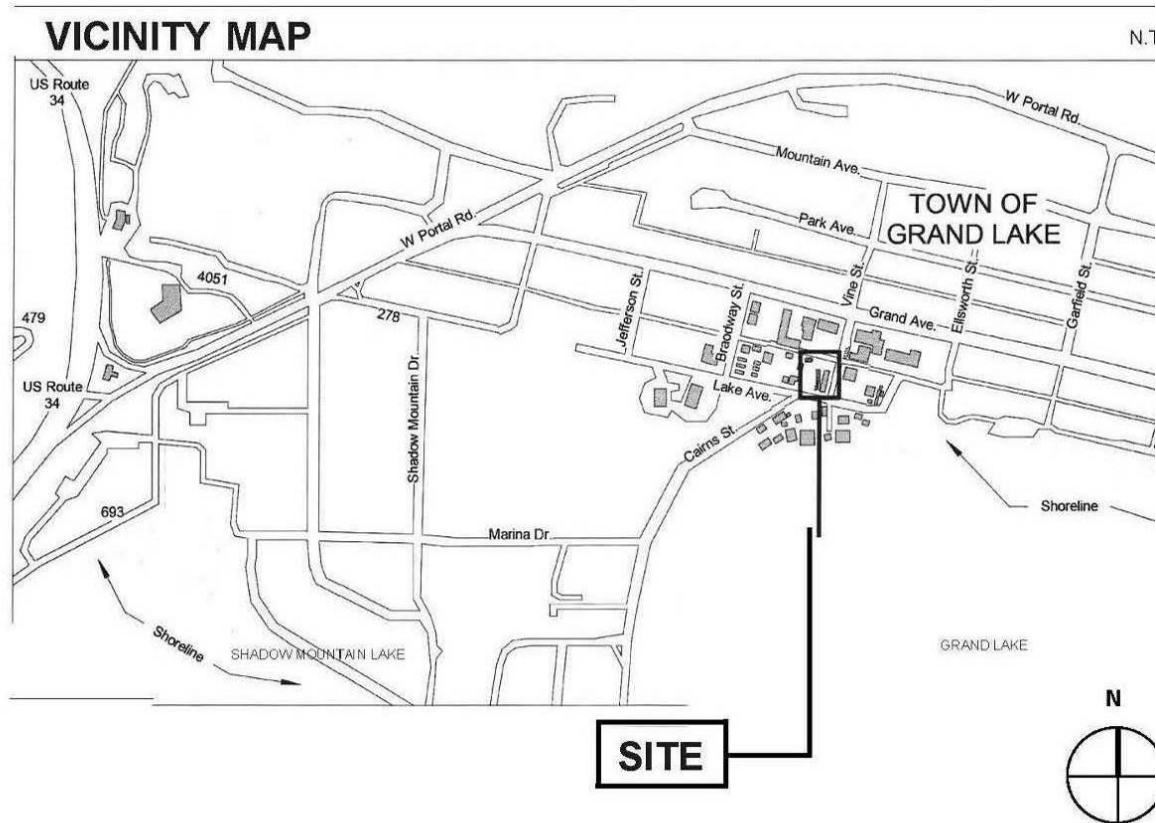


Figure 2. The Eslick Store and Office is located at 725 Lake Avenue, at the northwest corner of Lake Avenue and Vine Street, adjacent to alleyway, at an elevation of 8390 feet. The Eslick Store and Office is adjacent to the Smith-Eslick Cottage Camp parcel to the east.

Eslick Store and Office Site Map

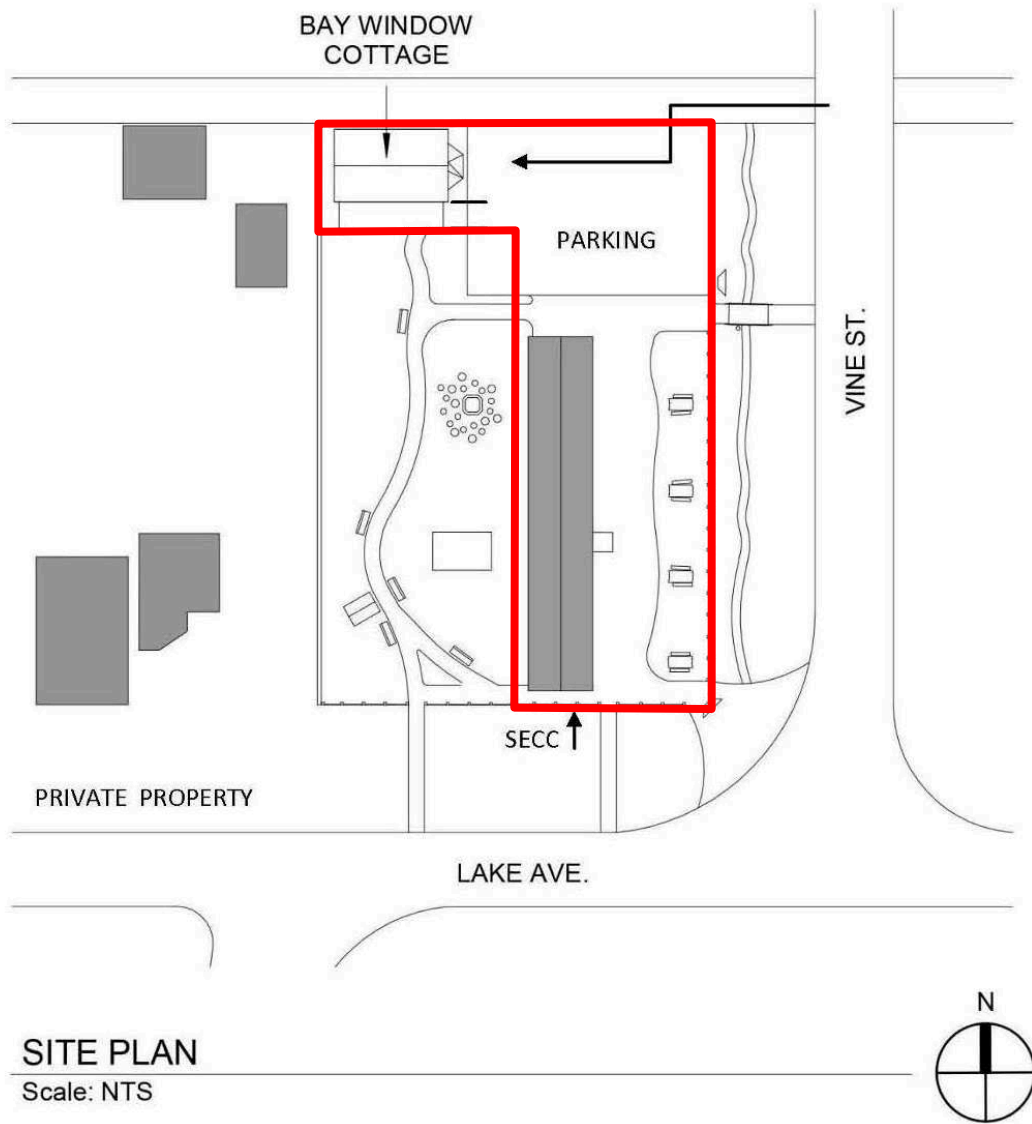


Figure 3. Sketch map of current site of Eslick Store and Office, known locally as the Bay Window Cottage; NTS (Not to Scale).

Also shown, Smith-Eslick Cottage Court (SECC) and entire Cottage Camp, showing pedestrian and automobile access.

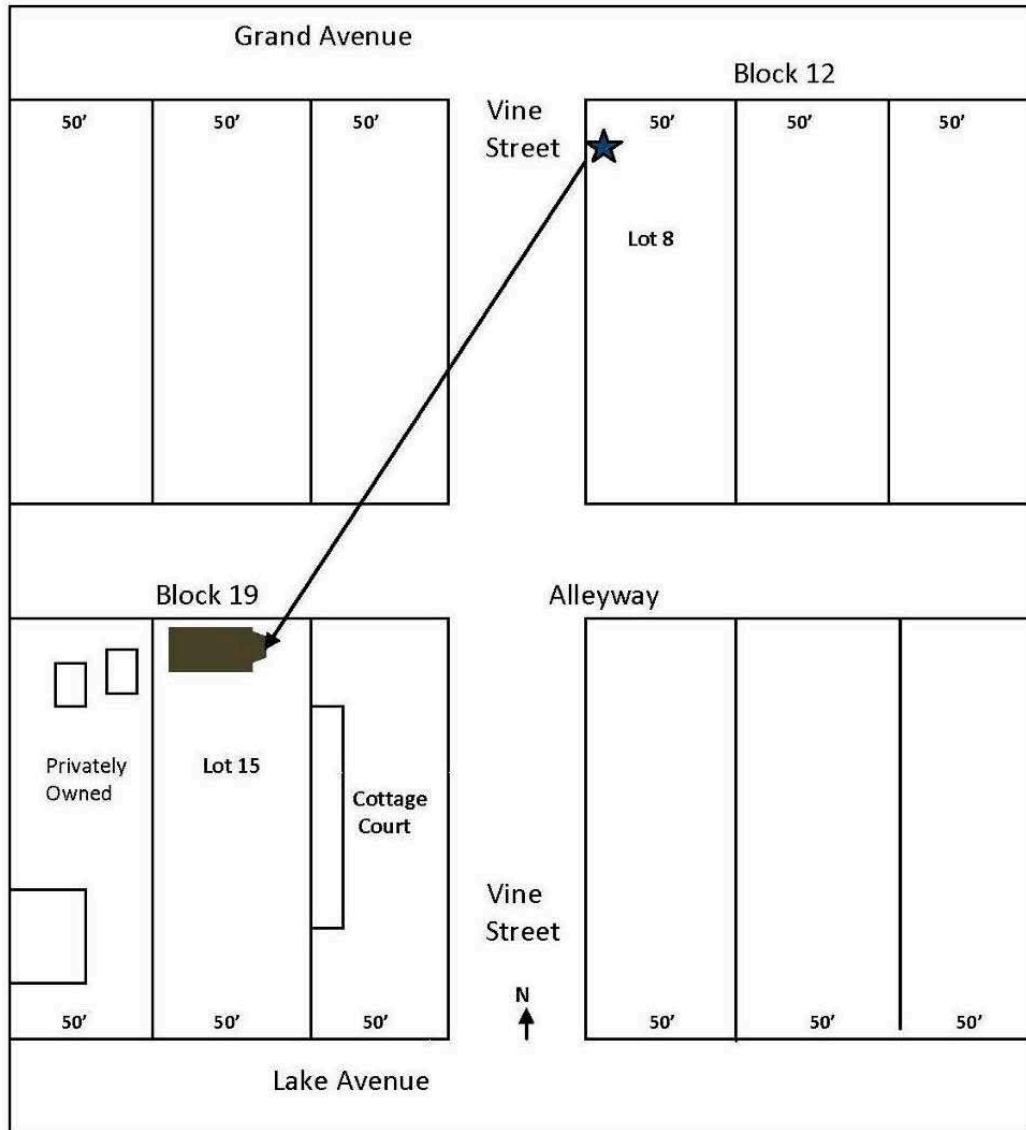
Adapted with permission from map included, p.11, Historic Structure Assessment, SHF Project #2018-HA-009, RATIO/Humphries Polis Architects, 2019.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
Name of Property

Grand County
County

Sketch Showing 1957 Relocation of Eslick Store and Office



SCALE: NTS

Figure 4. Sketch showing relocation of the Eslick Store and Office from its original site (marked with a star) to its current location.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)

Name of Property

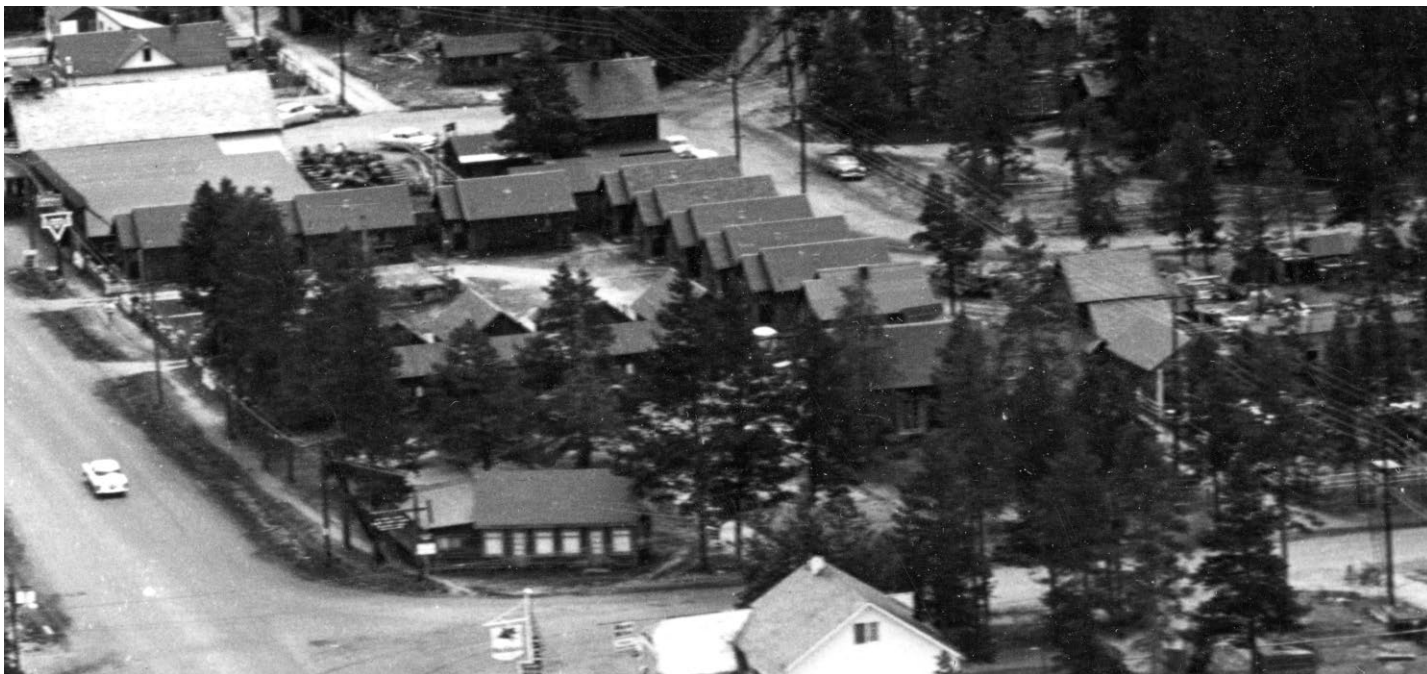
Grand County

County

Historic Photos



Historic Photo 1: Photo of Loren Eslick, left, with brother Clarence, ca. 1913, unknown photographer, GLAHS collections.



Historic Photo 2: Aerial view of Cottage Camp property, Eslick Store and Office shown bottom center, 1950s, view to the southeast, unknown photographer, GLAHS collections.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)

Name of Property

Grand County

County



Historic Photo 3: Eslick Store and Office in original location, fall 1956, view to the northwest, unknown photographer, GLAHS collections.

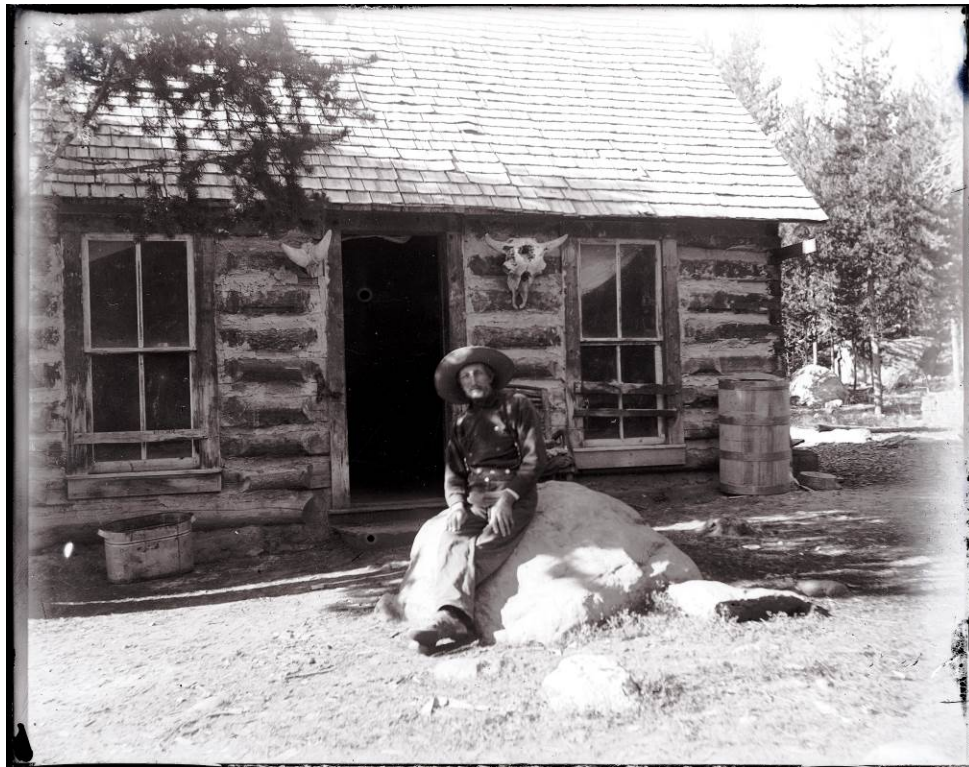
COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)
Name of Property

Grand County
County



Historic Photo 4: “Miners shack”, unknown photographer, unknown date, GLAHS collections.



Historic Photo 5: Joe Wescott at his cabin, ca. 1885, unknown photographer, GLAHS collections.

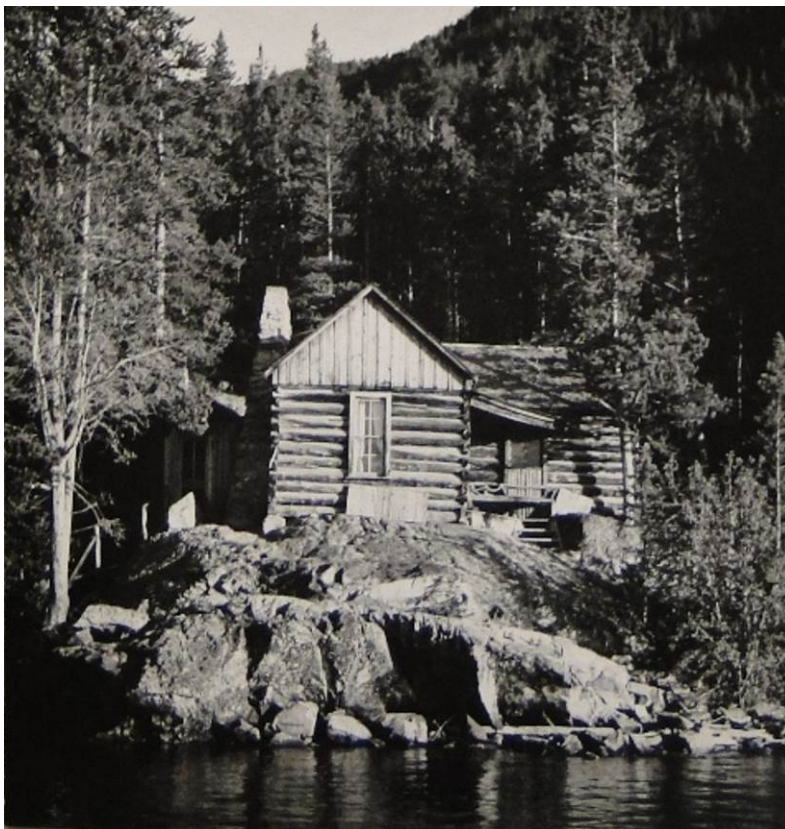
COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)

Name of Property

Grand County

County



Historic Photo 6: Adams family lakeside cabin, ca. 1950, photographer John Thompson, GLAHS collections.



Historic Photo 7: Ruth Miller at Matchless Cabins- Mountain Home, unknown photographer, ca. 1949, GLAHS collections.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)

Name of Property

Grand County

County



Historic Photo 8: Hatton's Cross Roads Cottage Camp, 1935, unknown photographer, GLAHS collections.



Historic Photo 9: Community event, Eslick Store and Office right, Cottage Court left, 8/24/2015, photographer Kathy Means, view to west.

COLORADO STATE REGISTER OF HISTORIC PROPERTIES

Smith-Eslick Cottage Camp (boundary increase)

Name of Property

Grand County

County



Historic Photo 10: South façade, view to the northwest. September 10, 2009, photo by Elin Capps.



Historic Photo 11: North façade, view to the south, May 16, 2018, photo by Elin Capps.