

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Cascade Cottages

other names/site number 5LR.14505

2. Location

street & number 4140 Fall River Road

N/A	not for publication
✓	vicinity

city or town Estes Park

state Colorado code CO county Larimer code 069 zip code 80517

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
___ national ___ statewide ✓ local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government

In my opinion, the property X meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title: Deputy State Historic Preservation Officer State or Federal agency/bureau or Tribal Government: OAHP, History Colorado

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register ___ determined eligible for the National Register
- ___ determined not eligible for the National Register ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private
- public - Local
- public - State
- public - Federal

Category of Property

(Check only **one** box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
14	1	buildings
0	0	district
0	0	site
0	6	structure
0	0	object
14	7	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions	Current Functions
(Enter categories from instructions.)	(Enter categories from instructions.)
RECREATION AND CULTURE	VACANT / NOT IN USE

7. Description

Architectural Classification	Materials
(Enter categories from instructions.)	(Enter categories from instructions.)
RUSTIC	foundation: Stone, Concrete, Wood
	walls: Wood
	roof: Asphalt
	other: N/A

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Geographic Location, Setting, and Landscape Features

The Cascade Cottages are within Rocky Mountain National Park, approaching the eastern end of Horseshoe Park, on the south side of Fall River Road, approximately 0.7 mile by road west of the Fall River Entrance Station.¹ Comprising 24.3 acres, the property is in the west half of Section 17, Township 5 North, Range 73 West of the 6th Principal Meridian. This location is situated between Fall River Road to the north and Fall River to the south. The property's buildings are clustered immediately below, or east of, where Cascade Lake was located before it was destroyed in the Lawn Lake flood in July 1982, and approximately one quarter mile west of the Aspenglen Campground Entrance Road (5LR.14435.1).

At approximately 8400' above sea level, the site's topography ranges from nearly flat to gently sloping, except for a small but sharp rise near the center of the site known as "Reindeer Hill." The site is interspersed with meadow spaces and rock outcroppings, with vegetation that includes ponderosa and lodgepole pine trees, aspen trees, mountain mahogany, juniper bushes, and other native shrubs, plants and grasses. Tree stumps are found throughout the complex indicating some degree of forest management. The site affords expansive views of nearby mountains and vistas. The property contains fourteen cottages or cabins. Eight cabins are on the west side of Reindeer Hill, five are on the east side, and one cabin is near the crest of the hill. Three gravel access roads lead into the property from Fall River Road, one on the east side of Reindeer Hill and two on the west side. The two access roads on the west side of the hill are informally named "Cascade Road" and "Chipmunk Avenue," while the easternmost access road is unnamed. A granite outcrop known as the "Big Rock" is west of Chipmunk Avenue near the center of the cottages west of Reindeer Hill.

A concrete diversion structure at the former site of Cascade Lake, and the upper section of a buried pipeline segment are within the property's nominated boundaries. The pipeline segment (5LR.14436.1) extends from the concrete diversion structure to the Aspenglen Campground Entrance Road (5LR.14435.1) along a bench and slope adjacent and north of the Fall River floodplain. The pipeline segment is about 2000' long and extends along a 10' to 15' wide disturbance corridor defined by a shallow swale cut into the slope or by an elevated berm in some areas that cover the pipeline.² Along the upper reaches of this route, the pipeline segment is located between the cabins that comprise the Cascade Cottages property and the north bank of Fall River.³ (The concrete diversion structure and the section of pipeline segment are counted as noncontributing resources within the context of this nomination because their significance is not related to the significance of Cascade Cottages.)

Cascade Cottages Buildings and other Infrastructure

Buildings and other infrastructure on the property consist of the fourteen contributing cottages; a small noncontributing pump house; three noncontributing 1500-gallon fresh water tanks; a system of mostly above-ground fresh water pipes and/or hoses; a network of minimally above-ground sewage waste pipes; a network of electrical wires strung between wood utility poles, trees, and the cottages; and a wood trash box. The cottages were built between ca. 1922 and 1960, and are respectively numbered 1-3, 5, and 7-16. Cottages 4 and 6, which existed at one time, are no longer extant.

Utilities

A modern network of flexible black PVC-type pipes or hoses lead from three inter-connected 1500-gallon fresh water

¹ After 1932, this section of road was known as Trail Ridge Road. In this nomination, it is called Fall River Road. See the historical context included in this document for an explanation.

² "Stanley Power Plant / Fall River Hydroelectric Plant Pipeline Segment" (5LR.14436.1), Colorado Cultural Resource Survey Management Data Form and Linear Component Form, prepared by ERO Resources Corp., May 18, 2018.

³ *Ibid.*

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tanks (described below on page 11) to distribute fresh water to each cottage. Currently disconnected in places, this network of hoses is of varying diameter and passes under or beside the cottages on the west side of Reindeer Hill. At each cottage, an intersecting hose, with a shut-off valve, connects with the main line, typically by means of a T-joint connection. A similar, disconnected, network of flexible black PVC-type pipes or hoses exists among the cottages on the east side of Reindeer Hill; however, the main line that would have brought the water over or around Reindeer Hill was not located and is either no longer extant or what remains is entirely underground. An apparently older network of partially above-ground galvanized-metal fresh water pipes also exists among the cottages on both sides of Reindeer Hill.

A section of above-ground cast iron sewer pipe exists northwest of Cottage No. 11, and a section of (presumably newer) PVC-type sewer pipe exists near Cottage No. 3. A septic drain field is believed to have existed north of Cottage Nos. 2, 3, and 16, in the area south of Fall River Road and west of Chipmunk Avenue. Underground septic boxes are believed to exist between Cottage Nos. 10 and 13, 15, and 16. The locations of septic boxes east of Reindeer Hill are unknown.⁴

Electrical power to the cottages, and a telephone line to Cottage No. 1 / Office, are presently disconnected; however, a series of wood utility poles and associated wiring remain extant. Power into the property was obtained from wires strung on a series of wood utility poles with T-cross members that roughly parallel the south side of Fall River Road. On the east side of Reindeer Hill, electrical wires extend into the property to a wood utility pole adjacent to the easternmost access road, and from there to Cottage No. 7. From Cottage No. 7, electrical wires extend north to two wood utility poles, and from there to Cottage Nos. 8 and 9. Electrical wires also extend directly from Cottage No. 7 to Cottage No. 12.

On the west side of Reindeer Hill, electrical wires extend into the property to a wood utility pole with a T-cross member located north of the Big Rock. From that pole, electrical wires extend to Cottage No. 3, and from there to a tree and to Cottage No. 16. From Cottage No. 16, wires extend via trees to Cottage Nos. 1 and 2. Another electrical wire extends from the utility pole with the T-cross member to a wood utility pole west of the pump house near the three fresh water tanks. A wire from this pole extends to another wood utility pole near the southeast corner of Cottage No. 15, and from there southeast to the Alldritt property. Another wire from a wood utility pole near the pump house extends to Cottage No. 10. Another electrical line extends to Cottage No. 11, and from there successively to Cottage Nos. 14, 15, 5, and 13. This wire terminates where it is wrapped around a tree near Cottage No. 13.

A small, round, historic brass Station Marker sits in close proximity to the unnamed access road east of Reindeer Hill, includes the following text, with other illegible text:

U. S. BUREAU OF PUBLIC ROADS
DEPARTMENT OF AGRICULTURE
R. P. N^e + [illegible]
ELEVATION [illegible]
HIGHWAY ROUTE SEC. [illegible]⁵

Cottage No. 1 / Office (contributing) (approximate date of construction: ca. 1922-38) (photo nos. 1, 2, 48-51)

Cottage No. 1, which also served as the office for the Cascade Cottages, is an L-shaped, one-story, building of wood frame construction. Overall, this building measures 56' north-south by 40' east-west. Included in these dimensions are: a side-gabled south wing (measuring 32' north-south by 25' east-west); a front-gabled north wing (measuring 16' north-south by 34' east-west); a small shed-roofed addition at the southeast corner (measuring 11' north-south by 6' east-west). The south wing is divided into two rooms, used as a living room and a kitchen, while the north wing is divided into seven rooms including an office/store, four bedrooms, and three small bathrooms, including one in the shed-roofed addition. Cottage No. 1 is supported by a foundation of stone and wood piers, partially hidden behind a skirting made of short unpeeled vertical logs. The stones are dry laid with minimal evidence of any mortar. Its exterior walls are clad with stained dark brown vertical wood siding (board and batten), with painted cream white 1" by 4" corner boards. The front-gabled north wing is moderately-pitched, while the side-gabled south wing is low-pitched. The entire roof is covered with green

⁴ Email correspondence from Brent Johnson to Carl McWilliams, August 15, 2019.

⁵ Station Markers are permanent monuments for road survey reference points. The U. S. Bureau of Public Roads existed as part of the Department of Agriculture between 1915 and 1939.

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asphalt composition shingles. Stained dark brown rafter ends appear beneath the eaves on the north side of the north wing, and beneath the eaves of the small shed-roofed additions. The south wing's eaves are boxed, with gutters and downspouts on the east and west sides. A flagstone fireplace chimney, with a random rubble stone base, is in the north wing's west gable end.

A painted white solid wood door, with a stained brown wood screen door, and a painted white wood-paneled door, covered by a stained dark brown wood screen door, enter the south wing's west wall (the primary façade) from an open front porch. Approached by four flagstone and concrete steps flanked by a metal pipe railing, this porch measures 32' north-south by 5' east-west. The porch is partially covered by the overhanging roof eave, and features a wood plank floor and a closed half-wall, clad on the exterior with stained dark brown horizontal wood siding. Three single-light fixed-sash windows in the south wing's west wall overlook the front porch. The south wing's east (rear) wall contains two entry doors that enter the rear of the building from a narrow, uncovered, wood porch that measures 32' north-south by 3' east-west. One of these doors is a brown metal door labeled "REST ROOM," while the other is a brown metal door covered, by a stained brown wood screen door that is labeled "PRIVATE." The south wing's east wall contains an original six-light window with a painted white wood frame and surround, and two small, non-historic, one-beside-one horizontal sliding windows with painted white wood frames and surrounds and white metal exterior screens.

A narrow stained brown knotty pine solid wood door enters the south wall of the north wing from the front porch. To the west of the door, this south-facing wall contains a band of four two-light windows with painted white wood frames and surrounds. The north wing's west wall contains two two-light windows, with painted white wood frames and surrounds that flank the fireplace chimney. The north wing's north wall contains a band of six two-light windows, and a single two-light window, all with painted white wood frames and surrounds. A painted or stained brown wood-paneled door enters the north wing's east wall from an open uncovered rear porch. This porch is approached by seven curving flagstone steps with a metal pipe railing and by two wood steps. The rear porch has a wood plank floor and a closed half-wall of stained brown vertical wood planks. The entry door that enters the building from the rear porch is flanked on its south side by a three-light beside six-light window with a painted white wood frame and surround, and on its north side by a one-light beside a two-light window, also with a painted white wood frame and surround. A painted or stained brown wood-paneled door that is labeled "PRIVATE" enters the north wall of the small shed-roofed addition from the south end of the narrow rear porch. The shed-roofed addition's east wall contains a small one-beside-one horizontal sliding window with a white metal frame and a painted white wood surround.

Cottage No. 2 (contributing) (approximate date of construction: ca. 1922-38) (photo nos. 3, 4, 51, 52, 54)

Cottage No. 2 is an irregular-shaped one-story building of wood frame construction. It consists of a main front gabled section that measures 20' north-south by 17' east-west; a lower, smaller, front-gabled section that forms the west end of the cabin's south end, that measures 8' north-south by 9' east-west; a shed-roofed extension to the north end that measures 5' north-south by 10' east-west. Overall, the building measures 33' north-south by 17' east-west. The interior space comprises a living room, a kitchen, two bedrooms, and a bathroom in the shed-roofed extension. Architecturally, Cottage No. 2 displays Craftsman style elements. It is supported by a dry laid foundation of stone piers with minimal evidence of any mortar. The cottage's exterior walls are clad with stained dark brown horizontal drop siding with painted cream white 1" by 4" corner boards. The roof features clipped gables, and is covered with green asphalt composition shingles laid over 1x wood decking and 2x wood rafters. Stained dark brown rafter ends appear beneath the eaves. A stone fireplace chimney is on the cabin's west side.

The main gabled section's south wall (the primary façade) contains a stained dark brown eight-light glass-in-wood-frame door, covered by a stained dark brown wood screen door. This door enters the cabin from an uncovered front porch that measures 8' north-south by 8' east-west. The porch is approached by three wood steps and has a wood plank floor and an open wood railing. All of the cabin's windows have painted white wood frames and surrounds. The main gabled section's east wall contains two vertically-oriented, ribbon-style, multi-light windows. A smaller square-shaped window in this wall is covered by a projecting wood screen with shelves such that might hold a pie that has been placed there to cool. The main gabled section's west wall contains three, ribbon-style, three-light windows, including two that flank the fireplace chimney. The north and west walls of the lower, smaller, front-gabled section contain twelve-light windows, while the east wall contains a single-light window. A stained dark brown wood-paneled door enters the east end of the rear

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shed-roofed extension from a three-step wood stoop. A single-light fixed-sash window penetrates the extension's north wall.

Cottage No. 3 (contributing) (approximate date of construction: ca. 1922-38) (photo nos. 5-7, 53, 54, 56)

Cottage No. 3 is a T-shaped one-story building of wood frame construction. It is composed of an original side-gabled section that measures 12' north-south by 20' east west, and an intersecting gabled rear addition that measures 9' north-south by 11' east-west. Overall, the building's footprint measures 20' north-south by 23' east-west. The interior space comprises a kitchen, a bedroom, and a bathroom in the rear addition.

The cabin is supported by a foundation of wood, stone, and concrete block piers. The stone piers are dry laid with minimal evidence of any mortar. The original side-gabled section's exterior walls are clad with stained dark brown vertical wood siding (board and batten) with painted cream white 1" by 4" corner boards. The original side-gabled roof and the intersecting gable roof over the rear addition are covered with green asphalt composition shingles. The roof eaves are trimmed with painted cream white fascia boards. There are no chimneys. A white metal-paneled door, covered by a painted cream white wood screen door, enters the cabin's south wall from an open, uncovered, front porch. The porch is approached by three wood steps on its west end, and features a stained dark brown wood plank floor and an open wood railing. Two sets of paired eight-light windows, with stained dark brown wood frames, painted cream white wood surrounds, and exterior wood screens, flank the entry door in the south-facing wall. There are no door or window openings in the original side-gabled section's east and west walls; however, the north-facing (rear) wall contains two horizontally-oriented eight-light windows with stained dark brown wood frames, painted cream white wood surrounds, and exterior wood screens. The exterior wall of the gabled rear addition is clad with stained dark brown vertical wood siding. There are no door or window openings in the addition.

Cottage No. 5 (contributing) (approximate date of construction: ca. 1935-38) (photo nos. 8-10, 55, 57)

Cottage No. 5 is a rectangular-shaped one-story building of wood frame construction with a small shed-roofed addition on the west side. The original cabin measures 26' north-south by 21' east-west, and the addition measures 6' north-south by 5' east-west. The interior space consists of a kitchen / living room, two bedrooms, and a bathroom in the small addition. The cabin is supported by a foundation of dry laid stone piers and concrete block piers, and its exterior walls are clad with stained dark brown vertical wood siding (board and batten), with painted cream white 1" by 4" corner boards. The side-gabled roof is moderately-pitched, and is covered with green asphalt composition shingles. Stained dark brown rafter ends are exposed beneath the eaves. The tips of some rafter ends are painted cream white. A random rubble stone fireplace chimney is on the cabin's south side. A painted cream white, 8-light, glass-in-wood-frame door, covered by a painted cream white wood screen door, enters the cabin's west wall (the primary façade) from an open, uncovered, wood porch. The porch is L-shaped, and extends beyond the cabin's south wall. Measuring 19' north-south by 8' east-west, the porch is approached by two wood steps. It features a stained dark brown wood plank floor and an open wood railing.

All of the cabin's windows have painted cream white wood frames and surrounds, and some also have exterior wood screens. The west wall contains two sets of paired eight-light windows. The south wall contains a single-light fixed-sash window flanked on either side by a narrower single-light fixed-sash window, and two small 4-light windows that flank the fireplace chimney. The east wall contains two sets of paired 4-light windows, and one single-light window. There are no door or window openings in the north wall. The east wall of the small shed-roofed bathroom addition contains a small one-beside-one horizontal sliding window in a white metal frame.

Cottage No. 7 (contributing) (approximate date of construction: ca. 1935-38) (photo nos. 11-13, 61, 63, 66)

Cottage No. 7 is an irregular-shaped one-story building of wood frame construction. It consists of an original side-gabled cabin and two additions that wrap around the original cabin's rear northeast corner. The original cabin measures 24' northeast-southwest by 20' northwest-southeast. A gabled addition, on the original cabin's northeast side measures 8' northeast-southwest by 10' northwest-southeast. A shed-roofed addition at the northeast end of the of the original cabin's southeast side measures 14' northeast-southwest by 10' northwest-southeast. Overall, the building measures 32'

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northeast-southwest by 30' northwest-southeast. The interior space is divided into a kitchen / living room, three bedrooms and a bathroom. One bedroom and the bathroom are in the two additions.

The cabin is supported by a foundation of dry laid stone piers and wood piers, and its exterior walls are clad with stained dark brown vertical wood siding (board and batten) with painted cream white 1" by 4" corner boards. The main side-gabled roof is moderately-pitched, and is covered with green asphalt composition shingles. The roof over the shed-roofed addition is covered with rolled green asphalt roofing material. Stained brown rafter ends, with painted cream white tips, appear beneath the eaves. A random rubble stone fireplace chimney is on the cabin's north wall.

A painted cream white, 12-light, glass-in-wood-frame door, covered by a painted cream white wood screen door, enters the cabin's west wall (the primary façade) from an open, uncovered, wood porch. The porch is approached by two wood steps, and measures 14' north-south by 10' east-west. The porch features a wood plank floor and an open wood railing, and there is a shed-roofed hood, with knee brace supports above the entry door. All of the cabin's windows have painted cream white wood frames and surrounds. Two sets of paired twelve-light windows in the west wall overlook the front porch. The original south wall contains a set of paired four-light windows, and a single six-light window. The original east wall contains an eight-light window, and a set of paired six-light windows.

A narrow, painted cream white, wood-paneled door, covered by a painted cream white wood screen door, enters the north wall of the shed-roofed addition. This addition's north wall also contains a large two-light window. Its east wall contains a six-light window, and its south wall contain a four-light window and a two-light window. The west wall of the gabled addition contains a single-light window, while the north wall of the gabled addition contains a six-light window.

Cottage No. 8 (contributing) (approximate date of construction: ca. 1946-60) (photo nos. 14-16, 63, 66)

Cottage No. 8 is an irregular-shaped one-story building of wood frame construction. It consists of an original side-gabled cabin and two additions that wrap around the original cabin's rear northwest corner. The original cabin measures 20' north-south by 26' east-west. An older gabled addition, at the north end of the west side of the original cabin measures 10' north-south by 8' east-west. A newer shed-roofed addition at the west end of the north side of the original cabin measures 6' north-south by 8' east-west. Overall, the building measures 26' north-south by 34' east-west. The interior space is divided into a kitchen / living room, three bedrooms and a bathroom. One bedroom and the bathroom are in the two additions.

The original cabin is supported by a foundation of dry laid stone piers, and its exterior walls are clad with stained dark brown vertical wood siding (board and batten). The main side-gabled roof is moderately-pitched, and is covered with rolled green asphalt roofing material. Stained brown rafter ends appear beneath the eaves. A random rubble stone fireplace chimney is on the west wall.

A stained dark brown solid wood door, with six upper lights, enters the cabin's south wall (the primary façade) from an open, uncovered, wood porch. The porch is approached by one wood step at its southwest corner, and measures 10' north-south by 16' east-west. The porch features a wood plank floor and an open wood railing. There is a shed-roofed hood, with knee brace supports above the entry door.

All of the cabin's windows have painted cream white wood frames and surrounds. Most windows on the original side-gabled section also have exterior wood screens. The south wall contains two sets of paired twelve-light windows, one set of which overlooks the front porch. The east wall contains a single six-light window. The original west wall contains two small four-light windows that flank the fireplace chimney. The north wall contains a horizontally-oriented six-light window and a set of tripled six-light windows.

The west wall of the older gabled addition contains a set of paired sixteen-light windows, and its north wall contains one sixteen-light window. A small two-light bathroom window, with a white metal frame and a painted white wood surround, penetrates the east wall of the newer shed-roofed addition.

Cottage No. 9 (contributing) (approximate date of construction: ca. 1946-60) (photo nos. 17-19, 62)

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Cottage No. 9 is an irregular-shaped one-story building of wood frame construction. It consists of an original side-gabled cabin that measures 24' northwest-southeast by 14' northeast-southwest; a low-pitched shed-roofed addition on the original cabin's northeast side that measures 10' northwest-southeast by 8' northeast-southwest; a gabled addition on the southwest side of the original cabin that measures 6' northwest-southeast by 6' northeast-southwest. The interior space is divided into a kitchen / living room, two bedrooms and a bathroom. One bedroom is in the shed-roofed addition. The bathroom is in the gabled addition.

The cabin is supported by a foundation of dry laid stone piers and wood piers, and the exterior walls are clad with stained dark brown vertical wood siding (board and batten). The original cabin's side-gabled roof is moderately-pitched, and is covered with green asphalt composition shingles. Stained brown rafter ends, with painted white tips, appear beneath the eaves. A short stone chimney stack, with a metal flue that extends above the roof line, is on the cabin's southwest side. The letters "MAC" are incised in the concrete mortar at the top of the stone chimney stack. Decorative log purlins with knee braces appear in the original cabin's upper gable ends and beneath the eave of the shed-roofed addition. A painted cream white wood-paneled door, with one upper light, and covered by a painted cream white wood screen door, enters the cabin's northeast side (the primary façade) from an open shed-roofed porch. Measuring 14' northwest-southeast by 8' northeast-southwest, the porch is approached by two wood steps and has a wood plank floor, and open wood railing, and vertical logs with log knee braces that support the porch roof.

All of the cabin's windows have painted cream white wood frames and surrounds. A set of paired eight-light windows, with a wood screen, overlook the front porch on the northeast side. The original northwest wall contains two sets of paired single-light windows. The original southwest wall contains a four-light window, and two six-light windows that flank the short chimney stack. The original southeast wall contains an eighteen-light window in a space that appears to have once been an entry door.

The northeast and southeast facing walls of the shed-roofed addition each contain a horizontally-oriented eight-light window. The southwest wall of the gabled addition contains a small one-beside-one horizontal sliding bathroom window in a white metal frame and with a painted white wood surround.

Cottage No.10 (contributing) (approximate date of construction: ca. 1946-60) (photo nos. 20-22, 53, 55, 56)

Cottage No. 10 is a rectangular-shaped one-story building of wood frame construction that measures 24' northwest-southeast by 20' northeast-southwest. The interior space is divided into a living room / dining room, a small kitchen, two bedrooms and a bathroom. The cabin is supported by a foundation of stone piers with hand-mixed concrete mortar. The exterior walls are clad with stained brown horizontal weatherboard siding with 1" by 4" corner boards. The roof is a moderately-pitched front gable covered with green asphalt composition shingles. Stained brown rafter ends appear beneath the eaves. There are no chimneys.

A stained brown knotty pine solid wood door, covered by a stained brown wood screen door, enters the northwest wall (the primary façade) from an open wood porch and deck. The porch, on the cabin's northwest side, is covered by a gabled roof supported by round vertical wood posts. The deck is uncovered, and extends from the porch around to the northeast side of the cabin. The porch and deck have a wood plank floor, and the deck is enclosed by an open wood railing. All of the cabin's windows have stained brown wood frames and surrounds. The northwest wall contains a three-light window and a smaller two-light bathroom window. The southwest wall contains two three-light windows. Windows in the southeast wall face toward Fall River. This wall contains a set of paired three-light windows, and a single-light fixed-pane window flanked on either side by a smaller three-light window. The northeast wall contains a single-light fixed-pane window flanked on either side by a smaller single-light window, and a three-light window that overlooks the deck.

Cottage No. 11 /Honeymoon Cabin (contributing) (approximate date of construction: ca. 1946-60) (photo nos. 23-25, 58, 59)

Cottage No. 11 is a rectangular-shaped one-story building of wood frame construction that measures 22' north-south by 18' east-west. The interior space is divided into a living room / dining room, a kitchen, a bedroom and a bathroom.

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The cabin is supported by a foundation of stone piers with hand-mixed concrete mortar, and its exterior walls are clad with stained brown horizontal weatherboard siding with 1" by 4" corner boards. The roof is a moderately-pitched side-gable, covered with green asphalt composition shingles. Stained brown log rafter ends appear beneath the eaves, while a stone fireplace chimney is on the east wall. A stained brown knotty pine solid wood door enters the west wall (the primary façade) from an open, uncovered, wood porch and deck. The deck extends from the south side of the porch around to the south side of the cabin. The porch is approached by four wood steps, and the porch and deck feature a wood plank floor and an open wood railing.

All of the cabin's windows have stained brown wood frames and surrounds. The west wall contains a vertically-oriented three-light window, and a single-light fixed-pane window that overlooks the porch/deck. The south wall contains a single-light fixed-pane window flanked on either side by a narrow three-light window. The east wall contains a vertically-oriented three-light window. The north wall contains two vertically-oriented three-light windows.

Cottage No. 12 (contributing) (approximate date of construction: ca. 1946-60) (photo nos. 26-28, 66)

Cottage No. 12 is a rectangular-shaped 1½-story building of wood frame construction that measures 20' northwest-southeast by 24' southwest-northeast. The interior space is divided into a living room / dining room, a kitchen, two bedrooms and a bathroom. The cabin is supported by a foundation of stone piers with hand-mixed concrete mortar, and its exterior walls are clad with stained brown horizontal drop siding with 1" by 4" corner boards. The roof is a moderately-pitched side-gable, covered with green asphalt composition shingles. Stained brown rafter ends appear beneath the eaves. A stone fireplace chimney is just below the roof line on the southeast-facing roof slope. A stained brown knotty pine solid wood door, covered by a stained brown wood screen door, enters the cabin's southeast wall (the primary façade) from an open, uncovered, wood porch. The porch is approached by two wood steps, and measures 8' northwest-southeast by 16' northeast-southwest. It has a wood plank floor and an open wood railing.

The cabin's windows have stained brown and/or painted white wood frames with stained brown wood surrounds. Some windows also have exterior wood screens. The southeast wall contains a vertically-oriented three-light window, and a single-light fixed window that overlooks the porch. The southwest wall contains four vertically-oriented three-light windows, including two that are in the upper gable end. The northwest wall contains two vertically-oriented three-light windows, and a smaller two-light bathroom window. The northeast wall contains a single-light fixed window flanked on either side by a vertically-oriented three-light window.

Cottage No. 13 (contributing) (approximate date of construction: ca. 1946-60) (photo nos. 29-31, 55)

Cottage No. 13 is a rectangular-shaped one-story building of wood frame construction that measures 22' northeast-southwest by 20' northwest-southeast. The cabin is supported by a foundation of stone piers with hand-mixed concrete mortar, log piers on stone and concrete footers, and an in-situ boulder beneath the south corner. The area below the cabin floor is well above grade and is accessible from the southeast side. The cabin's walls are clad with stained brown horizontal drop siding, with 1" by 4" corner boards. Stained brown vertical wood siding appears in the upper gable ends. The roof is a moderately-pitched front-gable, covered with green asphalt composition shingles, and with stained brown rafter ends exposed beneath the eaves. There are no chimneys.

A stained brown knotty pine solid wood plank door, covered by a painted cream white wood screen door, enters the northeast wall (the primary façade) from an open, uncovered, wood porch. Approached by three wood steps, the porch measures 15' southeast-northwest by 8' northeast-southwest, and features a wood plank floor and an open wood railing. There are no windows in the northeast and southwest (gable end) walls. The southeast wall faces toward Fall River, and contains a one-beside-one horizontal sliding window, and a single-light fixed window flanked on either side by a narrow single-light window. Windows on both sides of the cabin have white metal frames and stained brown wood surrounds.

Cottage No. 14 (contributing) (approximate date of construction: ca. 1946-60) (photo nos. 32, 33, 57, 58)

Cottage No. 14 is a rectangular-shaped one-story building of wood frame construction that measures 20' north-south by 14' east-west. The cabin is supported by a foundation of stone piers with hand-mixed concrete mortar and wood piers on

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concrete blocks. The cabin is built into the hillslope on the east side, and thus the foundation piers are highest on the west side from where the area below the cabin floor is accessible. The cabin's exterior walls are clad with stained brown horizontal drop siding with 1" by 4" corner boards. Stained brown vertical wood siding appears in the upper gable ends. The roof is a moderately-pitched side-gable, covered with green asphalt composition shingles, and with stained brown rafter ends exposed beneath the eaves. There are no chimneys.

A stained brown knotty pine solid wood plank door, covered by a stained brown wood screen door, enters the northeast wall (the primary façade) from an uncovered stone and concrete stoop. An uncovered wood deck covers most of the southeast side of the cabin, and wraps around to also cover the southeast end of the northeast side. The deck has a wood plank floor and an open wood railing. All of the cabin's windows have stained brown wood frames and surrounds. The northeast wall contains a set of paired six-light windows with a wood screen. The southwest wall contains a set of paired, vertically-oriented, three-light windows with a wood screen. The northwest wall contains two, two-light, hopper windows with wood screens. A window opening in the southeast wall that overlooks the deck has been covered with particle board.

Cottage No. 15 (contributing) (approximate date of construction: ca. 1946-60) (photo nos. 34-36, 57)

Cottage No. 15 is a rectangular-shaped one-story building of wood frame construction that measures 20' northwest-southeast by 16' northeast-southwest. The cabin is supported by a foundation of stone piers with hand-mixed concrete mortar, and the exterior walls are clad with stained brown horizontal drop siding with 1" by 4" corner boards. The roof is a moderately-pitched side-gable, covered with green asphalt composition shingles, and with stained brown rafter ends exposed beneath the eaves. There are no chimneys.

A stained brown knotty pine solid wood plank door enters the southeast end of the southwest wall from an open, uncovered, wood porch and deck. The wood screen door for the entry has been removed and is leaning against the cabin's southeast wall. The porch, at the southeast end of the façade, measures 8' northwest-southeast by 5' northeast-southwest. The deck extends from the porch along the cabin's southeast side, and measures 8' northwest-southeast by 12' northeast-southwest. The porch and deck have a wood plank floor and an open wood railing.

The northwest wall contains a small one-beside-one horizontal sliding window in a white metal frame and with a stained brown wood surround. Otherwise, all of the cabin's windows have stained brown wood frames and surrounds. The northwest wall also contains a vertically-oriented three-light window. The southwest wall contains one single-light fixed window. The southeast wall contains a large single-light fixed window flanked on either side by a narrow two-light window. This window faces toward Fall River and overlooks the wood deck. The northwest wall contains a vertically-oriented three-light window and a small one-beside-one horizontal sliding window in a white metal frame. A former entry door in the northwest wall has been filled in with horizontal drop siding. There are no doors or windows in the northeast wall.

Cottage No. 16 (contributing) (approximate date of construction: ca. 1946-60) (photo nos. 37, 38, 52)

Cottage No. 16 is rectangular-shaped one-story building of wood frame construction that measures 26' northwest-southeast by 20' northeast-southwest. The cabin is supported by a foundation of stone piers and concrete block piers, and is built into a slight hillslope on the southwest side. The foundation piers are, thus, highest on the northeast side from where the area below the cabin floor is accessible. The stone piers are bound by hand-mixed concrete mortar. The cabin's exterior walls are clad with stained brown horizontal simulated half-log siding with 1" by 4" corner boards. The roof is a moderately-pitched front gable, covered with green asphalt composition shingles, and with stained brown rafter ends exposed beneath the eaves. There are no chimneys.

Two stained brown wood-paneled doors, each covered by a stained brown wood screen door, enter the northwest wall (the primary façade) from an open uncovered wood porch that measures 11' northwest-southeast by 8' northeast-southwest. The porch is approached by one concrete step and four wood steps, and features a wood plank floor and an open wood railing. A stained brown solid wood door enters the southeast wall from a wood handicap-accessible ramp and porch that measures 5' northwest-southeast by 15' northeast-southwest. The porch / handicap-accessible ramp features a wood plank floor and an open log railing.

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The northwest wall contains a one-beside-one horizontal sliding window in a white metal frame and with a stained brown wood surround. The southwest wall contains a one-over-one double-hung sash window in a white metal frame and with a stained brown wood surround, and a single-light fixed window with a stained brown wood frame and surround. The northeast wall contains a one-over-one double-hung sash window in a white metal frame and with a stained brown wood surround, and a horizontally-oriented twelve-light window with a stained brown wood frame and surround. There are no windows in the southeast wall.

Pump House (noncontributing) (approximate date of construction: unknown) (photo no. 39)

The Pump House is a small, wood frame, L-shaped, building that overall measures 5' north-south by 11' east-west. Located south of Cottage No. 1, it is supported by a roughly-formed poured concrete and stone foundation, and its exterior walls are clad with stained dark brown vertical wood siding. It is covered by a shed roof, with green asphalt composition shingles, and with exposed rafter ends beneath the eaves. The rafter ends are covered by a fascia board. A set of paired, stained dark brown, side-hinged, vertical wood plank doors, enter the south-facing wall.

Three Fresh Water Storage Tanks (noncontributing) (approximate date of installation: ca. 1982) (photo nos. 40, 41)

Three inter-connected 1500-gallon fresh water tanks, each approximately eight feet in diameter, are located south of the pump house. Two of the tanks are blue/green in color while the third tank is white in color. White PVC-type inflow pipes on upper north side of the tanks allowed them to be filled from water that was trucked in. Black PVC-type outflow pipes, joined by T-connections, are on the lower south side of the tanks. Each tank displays the following signage: "TANKS LTD. Tanks for your Business 712-324-5306 Sheldon, Iowa 51201 520 11th St. Box 8." Water lines from the tanks, that are now disconnected, flowed through a pair of stone and concrete boxes that remain mostly extant east of the tanks.

Concrete Diversion Structure (noncontributing) (date of construction: 1988) (photo nos. 67-70)

A concrete diversion structure spans Fall River at the former site of Cascade Lake. This structure is described and mapped as feature "F1" in the Colorado Cultural Resource Survey Management Data Form for the "Stanley Power Plant / Fall River Hydroelectric Plant Pipeline Segment" (5LR.14436.1), recorded by C. Briggs, J. Batista, and S. Ottman, May 18, 2018. A metal sign plated fastened to the north end of the diversion structure displays the following text:

**U. S. ARMY ENGINEER DISTRICT, OMAHA
CORPS OF ENGINEERS
THIS STRUCTURE AUTHORIZED BY PERMIT NO. CO-2-9160**

Trash Box (noncontributing) (date of construction: unknown) (photo no. 44)

A wood trash box, primarily of painted beige ¾-inch plywood construction, is located northeast of Cottage No. 3. The trash bin is 4½-feet high at its peak. Plywood doors on each end are hinged with metal strap hinges and are secured closed with steel rods.

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INTEGRITY

The following integrity discussion evaluates the Cascade Cottages relative to the seven aspects of integrity as defined by the National Park Service, location, design, setting, materials, workmanship, feeling, and association.

Location: The buildings that comprise the Cascade Cottages are on the original parcel of land where they were constructed, and were maintained and utilized until their closure in 2016. The buildings, therefore, retain their integrity of location.

Design: The fourteen cabins that comprise the Cascade Cottages retain a moderate-high degree of design integrity. Small additions to some of the earlier cabins typically contain a shower, sink and toilet. The cottages' wood porches were also reconfigured and substantially enlarged, probably in the 1970s or earlier, within the period of significance. With modest alterations to the cottages' plans, their roof form, proportion, scale, massing, arrangement of interior spaces, pattern of fenestration, pattern of solids and voids in the exterior walls, and the stained brown wood color of the exterior walls remain mostly intact.

Setting: Although the 1982 Lawn Lake flood resulted in the loss of Cascade Lake, and changed the course of Fall River along the property's southern border, the integrity of setting remains strongly intact. The spatial relationship of the cottages is unchanged since 1960. The configuration of the roads that lead into the property from Fall River Road is also unchanged, and the same is true of the property's vegetation and other landscape features. Because it has existed as an inholding within Rocky Mountain National Park, the area surrounding the property has not been subjected to any development pressure, and so the larger geographic area also contributes to the property's excellent integrity of setting.

Materials: Evidence of the cottages' original construction materials remain evident. These include stone and wood pier foundations, stained brown vertical and horizontal wood siding, gable roofs with exposed rafter ends beneath the eaves, stone fireplace chimneys, and knotty pine doors. Alterations to the original cottages, including some replacement windows and the reconfigured wood porches or decks that are believed to date from the 1970s or earlier. As such, these alterations date primarily from within the period of significance. The cottage's visible materials, therefore, are either original or primarily date from within the period of significance. The cottages, thus display a reasonably high degree of integrity of materials.

Workmanship: The workmanship reflects that the cottages were built to serve as relatively inexpensive seasonal housing for guests with few embellishments. It also reflects that they were built, in part, by the owners themselves, in association with unknown local builders or carpenters, using locally available materials. Nonetheless, that those involved in the cottages' construction possessed basic carpentry and other building skills is clearly evident. It is on display in such elements as the cottages' stone piers and wood piers foundations, stone fireplace chimneys, and exterior siding. Integrity of workmanship is also evident in the cottage's door and window opening details, that horizontal surfaces are level, that vertical surfaces are plumb, and in the fact that the buildings remained wholly intact and functional throughout the Cascade Cottages' entire period of existence. The quality of workmanship is also evident in the cottages' aesthetic appearances and overall functionality.

Feeling: Although now vacant and no longer in use, the Cascade Cottages continue to evoke an aesthetic or historic sense of when the property existed as a popular cabin court for vacationers in Rocky Mountain National Park.

Association: The Cascade Cottages continue to maintain a direct link to the theme of Entertainment / Recreation, and to the development of the resort industry in Rocky Mountain National Park and the Estes Park area. As a result, the property retains its integrity of association.

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8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)		
<input checked="" type="checkbox"/>	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
<input type="checkbox"/>	B	Property is associated with the lives of persons significant in our past.
<input type="checkbox"/>	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
<input type="checkbox"/>	D	Property has yielded, or is likely to yield, information important in prehistory or history.
Criteria Considerations (Mark "x" in all the boxes that apply.)		
Property is:		
<input type="checkbox"/>	A	Owned by a religious institution or used for religious purposes.
<input type="checkbox"/>	B	removed from its original location.
<input type="checkbox"/>	C	a birthplace or grave.
<input type="checkbox"/>	D	a cemetery.
<input type="checkbox"/>	E	a reconstructed building, object, or structure.
<input type="checkbox"/>	F	a commemorative property.
<input type="checkbox"/>	G	less than 50 years old or achieving significance within the past 50 years

Areas of Significance (Enter categories from instructions.)
ENTERTAINMENT / RECREATION
Period of Significance 1925 – 1970
Significant Dates 1935, 1943
Significant Person (Complete only if Criterion B is marked above.) N/A
Cultural Affiliation N/A
Architects/Builders Unknown

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Period of Significance (justification)

The period of significance begins in 1925, the date when Cascade Lodge and the earliest cottages on the property were completed and opened for business. The period of significance ends in 1970, because the last cottage is believed to have been built no later than that year. 1935 is listed as a significant date because the Cascade Lodge burned that year, and the property began a transition to become Cascade Cottages. 1943 is listed as a significant date because that is when the property was purchased by L. V. and Hazel Davis.

Criteria Considerations (explanation, if necessary) N/A

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Cascade Cottages property is locally significant under Criterion A in the area of Entertainment / Recreation. Developed originally as a rustic resort lodge and later as a cabin camp, Cascade Cottages is significant because its history spans two distinct periods of the tourism and resort industry in the Estes Park / Rocky Mountain National Park region. The first period is the twilight years of grand tourist lodges built in association with Western dude or resort ranches, and the second period is the early years of less ostentatious cottage camps, made possible in large part by the advent and ever-increasing popularity of automobile travel. The property accrues additional significance because, at its close, it was the longest-tenured inholding and privately-run tourist facility within Rocky Mountain National Park, and because it was owned and operated by three generations of the same family throughout most of its history. A key to Cascade Cottages' longevity was that its owners succeeded in operating a trouble-free business and in cultivating a positive relationship with the Park's administrators. Largely as a result, the cottages endured through periods when numerous other inholdings were purchased by the Park with their buildings ultimately razed to return the land to a more natural setting. Although informal discussions occasionally took place, neither the Cascade Cottages' owners or Park management seriously pursued an exchange of ownership until recent years. And so, Cascade Cottages endured, and thus represent the best possible positive relationship between public and private entities.

Historic Context

Introduction

The history of Cascade Cottages is an important chapter in the broader histories of the development of Estes Park and Rocky Mountain National Park, the creation of transportation networks in the area, and the evolution of the tourism and resort industry throughout the region. In continuous operation from the 1920s until their closure in 2016, the cottages were the longest-tenured inholding and privately-owned tourist facility within Rocky Mountain National Park. Located along Fall River just beyond the eastern end of Horseshoe Park, the property was first developed in the mid-1920s, not primarily as a complex of tourist cabins, but rather as Cascade Lodge, a large two-story wood frame building with some eighteen or twenty sleeping rooms, a lobby, dining room, and kitchen. The lodge was completed in 1925, in the tradition of earlier grand tourist lodges, ironically at a time when the National Park Service was beginning to institute policies to acquire such inholdings, remove the buildings, and return the Park's landscape to a more natural setting.⁶

William and Anna May Derby became the owners of Cascade Lodge in December 1926. William, however, died just one year later, and thus, Anna May Derby was the sole owner when the building was destroyed by fire on June 12, 1935. Mrs. Derby subsequently re-established the business under the name Cascade Cottages, consisting of approximately nine summer cabins. She then owned and operated the business under that name until shortly before her own death in August 1941.⁷ Two years later, L. V. and Hazel Davis purchased the property from Mrs. Derby's estate. Seven additional cabins

⁶ James H. Pickering and Carey Stevanus, *Estes Park and Rocky Mountain National Park Then and Now*, (Englewood, CO: Westcliffe Publishers, 2006), pp. 178, 179.

⁷ The original Cascade Lodge that burned on June 12, 1935, is believed to have been located in the open area west of Cottage No. 1 / Office (James H. Pickering communication to Cheria Yost, October 2019).

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were built between ca. 1946 and 1960, while two of the 1920s-30s-era cabins were removed. Mr. and Mrs. Davis, and two generations of their descendants, ultimately owned and operated Cascade Cottages, on a seasonal basis, for nearly three quarters of a century—from 1943 until 2016, the final year of operation. It was always the desire of L. V. and Hazel Davis for the property to eventually become part of Rocky Mountain National Park when the time came that the family could no longer maintain and operate the cabins.⁸ In 2016, after nearly two years of negotiations, the property was initially sold to the Trust for Public Lands (TPL). Wade Shelton, Senior Project Manager, led the negotiations for TPL. Other contributions to the acquisition further demonstrated the commitment and support of the broader community as significant funds were also provided by the Rocky Mountain Conservancy, the Larimer County Open Lands Program, the Estes Valley Land Trust, and the Town of Estes Park.⁹ In 2017, TPL conveyed the property to the National Park Service. Following the transfer, the National Park Service solicited citizen input as part of a public process to guide the property's future.¹⁰

Early Settlement of the Estes Park Valley, 1859 – 1900

The town of Estes Park is named for Joel Estes who is acclaimed as the valley's first settler of European descent. After striking a profitable claim in the California gold rush of 1849, Estes returned home to Missouri before again coming west in the Pikes Peak gold rush of 1859. Rather than joining the frenzied mining activity, however, Joel, his wife Patsey, and other family members, instead established a small ranch near present-day Fort Lupton. In the fall of 1859, Joel and his eldest son Milton explored the St. Vrain and/or Big Thompson drainages to the west and came across the picturesque "park" or valley that would soon bear their name. The Estes family erected two cabins and made the valley their home for the next several years. They maintained a small herd of beef cattle, grew hay, and harvested deer and other game, the meat and hides from which they sold to miners and other early pioneers.¹¹

William N. Byers, founder and publisher of the *Rocky Mountain News*, visited the valley in August 1864, encountering and staying with the Estes family. Following an unsuccessful attempt to climb Longs Peak, Byers returned to Denver where he wrote about the scenic mountain valley, referring to it for the first time as "Estes Park." The winter of 1864-65 was particularly severe, and in 1866, Joel and Patsey Estes departed the valley for warmer climates, never to return. Other early settlers followed the Estes family, among them Alonzo Allen, Griffith Evans, John Hupp, A. Q. MacGregor, and Abner Sprague.¹²

Publicized in the *Rocky Mountain News* and elsewhere, the picturesque valley gained renown and soon attracted the attention of others, including, notably, the Earl of Dunraven. Born in England in 1841, Lord Dunraven traced his lineage to third century Irish nobility. Educated at Oxford, he became a war correspondent for a London newspaper, a vocation that allowed him the opportunity to pursue his passion of hunting wild game around the world. Lord Dunraven arrived in Denver in 1872, and learning of the abundant game in Estes Park, he undertook efforts to secure the entire valley as a private hunting preserve. Because he was not an American citizen, the Earl was unable to file any land claims under the Homestead Act. To thwart the citizenship requirement, he collaborated with Theodore Whyte, a fellow Englishman, to establish the Estes Park Land Company by which means the Earl gained title to several thousand acres. In a plan of questionable legality, the two men convinced a number of citizens to file claims that were soon relinquished to the Estes Park Land Company in return for nominal payment. The land grab soon became public knowledge, creating a storm of negative publicity that eventually resulted in a Grand Jury investigation. Lord Dunraven left the area in the late 1880s, and the Estes Park Land Company was ultimately forced to relinquish much of its land. From a tenuous claim to as much as 15,000 acres in the early 1880s, by the turn of the twentieth century, the company held title to a reduced but still sizable 6,600 acres.¹³

⁸ Email correspondence from Brent Johnson to Carl McWilliams, August 15, 2019.

⁹ *Ibid.* See also, "Campaign Underway to Add 40 Acres to Rocky Mountain National Park," *National Parks Traveler*, August 23, 2015; Telephone interview with Johnson family, March 22, 2019.

¹⁰ "Rocky Mountain National Park Seeks Comments on Cascade Cottages," *Loveland Reporter-Herald*, March 21, 2018.

¹¹ Mary Taylor Young, *Rocky Mountain National Park: The First 100 Years* (Helena, MT: Farcountry Press, 2014), pp. 2-25.

¹² *Ibid.*

¹³ *Ibid.*

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Lodges and Tourist Resorts in the Estes Park Valley. Ca. 1870s – 1920s

Lord Dunraven and the Estes Park Land Company played a key role in the region's history because much of the land they controlled was later platted and incorporated as the town of Estes Park, and because they helped popularize the area for recreational pursuits. Partly as a result, several dude ranches and lodges predated the turn of the twentieth century, and were in operation years before Estes Park was platted in 1905 and incorporated in 1917, and also prior to when Rocky Mountain National Park was established in 1915.

Griffith "Griff" Evans established what was perhaps the region's first lodging business ca. 1872 near the confluence of Fish Creek and the Big Thompson River. Lord Dunraven, and Isabella Bird, author of *A Lady's Life in the Rocky Mountains*, were among Evans' earliest guests in the mid-1870s. Ms. Bird's accommodations consisted of "a small cabin...near a lake; it had a stone chimney, a hay bed, a chair with a tin basin on it, a shelf, some pegs, a small window overlooking the picturesque lake, and two doors, neither of which would close."¹⁴ Abner Sprague, a pioneer rancher who had homesteaded in Moraine Park, also began taking in paying guests as early as 1874. By 1904, Sprague's facilities consisted of a main lodge, a dining room, a kitchen, and several small guest cabins, with accommodations for up to 100 guests. Sprague's Hotel later became part of Stead's Ranch, when prior to 1915, Sprague established a new summer hotel and fish preserve in Glacier Basin.¹⁵ Three other pre-1900 resorts were Longs Peak House (originally Lamb's Ranch), Lord Dunraven's Estes Park Hotel, and Elkhorn Lodge (5LR.476, NRIS.78000862). Longs Peak House was established in 1880 by Reverend Elkanah Lamb some nine miles south of Estes Park. By 1902 it was owned by Enos Milles, who would soon gain fame as a naturalist and as the "Father of Rocky Mountain National Park." Elkhorn Lodge, meanwhile, was established ca. 1878 by William and Ella James, along Fall River in what is now the heart of Estes Park.¹⁶

Guest lodges continued to proliferate in the years following the turn of the twentieth century, particularly in Horseshoe Park, Moraine Park, and in and around Fern Lake and Bear Lake. Willard H. Ashton established Horseshoe Inn, an imposing two-and-a-half story Rustic style lodge at the western end of Horseshoe Park in 1907, while Moraine Lodge was constructed in Moraine Park ca. 1908 by Mary Imogene (Bates) MacPherson and her husband William MacPherson. Two lodges, meanwhile, were built west of Moraine Park, respectively at Fern Lake and along Fern Creek. Dr. William Workman and his wife Lulu, established Fern Lodge at Fern Lake circa 1911, while ca. 1926, Forest Inn was established along Fern Creek by Frank and Fannie Tucker. To the south at Bear Lake, meanwhile, Bear Lake Lodge was built ca. 1922, to be operated by A. E. Brown and Frank Byerly. While farther south, in the area north of Allenspark, O. L. Dever and H. G. Nowels developed plans for Meeker Park Lodge and related buildings, constructed in the late 1920s and early 1930s along both sides of U. S. Highway 7. Other lodges built on what by then was the east side of Rocky Mountain National Park included Bierstadt Lodge, Brinwood Guest Lodge, Deer Ridge Chalets, Fall River Lodge, and notably Cascade Lodge, completed near the eastern end of Horseshoe Park in 1925.¹⁷

Freelan O. Stanley, the Founding of Estes Park, and the Stanley Power Plant / Fall River Hydroelectric Plant

The Town of Estes Park existed as a small settlement for a number of years before it was platted in 1905 and incorporated in 1917. In 1905, Cornelius H. Bond and other investors founded the Estes Park Town Company. Through this entity, the investors acquired 185 acres at the confluence of the Big Thompson and Fall Rivers, arranged for Abner

¹⁴ Lawrence R. Borne, *Dude Ranching: A Complete History* (Albuquerque: University of New Mexico Press, 1983), p. 13.

¹⁵ Carl McWilliams and Karen McWilliams, "Multiple Resource Nomination for Rocky Mountain National Park," August 1985, p. 8-5.

¹⁶ Henry F. Pedersen, Jr., *Those Castles of Wood: The Early Lodges of Rocky Mountain National Park* (Estes Park: published by the author, 1993), pp. 63-65, 73-75, 78-81.

¹⁷ *Ibid.*, pp. 85, 97-102, 105-115, 122-124, 138-141, 147-150.

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Sprague, the county surveyor, to survey the land, and filed Estes Park's first town plat on January 1, 1906.¹⁸ The community developed quickly in the ensuing years, spearheaded in large part by the presence and contributions of leading citizen F. O. Stanley.

Natives of Franklin County, Maine, Freelan Oscar Stanley and his twin brother, Francis Edgar, were wealthy New England industrialists. With engineering backgrounds, the two brothers gained wealth and renown, first by founding the Stanley Dry Plate Company and developing a dry-plate photographic process that they sold to George Eastman, and a few years later, by inventing the Stanley Steamer, an early steam-powered automobile, originally marketed through the Stanley Steamer Motor Carriage Company. F. O. Stanley was diagnosed with tuberculosis in 1903, and on his physician's advice, he and his wife, Flora, came to Colorado to spend the summer in Estes Park. After staying as guests at the Elkhorn Lodge. Mr. Stanley found his health much improved, and taken with the area's sublime beauty, he and Flora determined to become permanent residents on a seasonal basis.

They acquired land north of Fall River, and arranged for the construction of a stately Colonial Revival style summer home (5LR.806). After returning to New England for the winter, Mr. and Mrs. Stanley first occupied their new home in Estes Park during the summer of 1904. They returned each year for the remainder of their lives, ranking among the community's leading and most influential citizens. In 1905, Stanley partnered with Weld County pioneer Burton Sanborn to establish the Estes Park Development Company, and to buy out the remaining Estes Park Land Company acreage once controlled by Lord Dunraven. Stanley also assisted in the effort to file a town plat, and began making numerous other improvements, including construction of the Stanley Hotel and Manor House between 1907 and 1912 (5LR.478, NRIS.77000380, NRIS.85001256). Other Stanley contributions to the advancement of Estes Park included the development of a public water system, donations of land for a sewage disposal plant, a high school, and a park, and notably construction of a hydroelectric power plant on Fall River (5LR.2164, NRIS.98000321).¹⁹

Stanley envisioned that his hotel would be the first in the nation to "heat, light, and cook meals exclusively with electricity."²⁰ Toward this end, he endeavored to supply electrical power to the Stanley Hotel and to other Estes Park businesses and residences. In 1908, Stanley acquired water rights along Fall River from Pieter Hondius and F. L. Clerc. With other investors, he then incorporated the Estes Park Light and Power Company. A hydroelectric power plant was built on Fall River, located approximately a mile downstream from Cascade Lake and the future site of Cascade Cottages. Water to the plant was conveyed by means of a 30-inch diameter buried steel pipe from a log crib diversion dam at Cascade Lake.

In the years between 1908 and 1928, the Estes Park Light and Power Company became the Stanley Power Company. In 1928, the Stanley Power Company's water rights and facilities, including the power plant, diversion dam at Cascade Lake, and the pipeline, were sold to the Public Service Company of Colorado. In 1945, the water rights and facilities were acquired by the Town of Estes Park. The original dam and diversion structure at Cascade Lake were destroyed in the Lawn Lake flood in July 1982.²¹ The extant concrete diversion structure was constructed in 1988, and is now used to

¹⁸James H. Pickering, *America's Switzerland Estes Park and Rocky Mountain National Park, the Growth Years* (Boulder: University of Colorado Press, 2005), p. 26. See also, "Town of Estes Park" (original plat), filed by the Estes Park Town Company, January 1, 1906, on file at the Larimer County Clerk and Recorder's office, book RE-2, page 40.

¹⁹ Pickering, pp. 18, 20.

²⁰ Betty Kilsdonk. "Stanley Power Plant / Fall River Hydroelectric Plant" (5LR.2164), National Register of Historic Places Continuation Sheet (for the Stanley Hotel Historic District (5LR.478)), November 25, 1997. See also, C. W. Buchholtz, *Rocky Mountain National Park: A History* (Boulder: Colorado Associated University Press, 1983), p. 122.

²¹ A natural lake on the Roaring River, Lawn Lake was enlarged with the construction of an earthen dam in 1911 to supply water for the City of Loveland. The dam failed on the morning of July 15, 1982, with an estimated 220 million gallons of water surging downstream into Fall River, the Town of Estes Park, and into Lake Estes. The flood created a large alluvial fan along Fall River and destroyed the dam at Cascade Lake. The flood resulted in the loss of three lives and an estimated \$31 million in damages. See Young, p. 85.

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supply water to the Estes Park water treatment plant.²² The hydroelectric plant building, and two associated former residences remain extant, and were listed in the National Register of Historic Places in 1997, as a noncontiguous element of the Stanley Hotel Historic District.

The Creation of Rocky Mountain National Park

Rocky Mountain National Park was formally created by an act of Congress signed into law by President Woodrow Wilson on January 26, 1915. A grand dedication ceremony was held in Horseshoe Park on September 4, 1915, the culmination of a nearly decade-long effort led first and foremost by Enos Mills, owner of the Long Peaks Inn.

Efforts to create a National Park began to percolate as early as September 1906 when Mills, F. O. Stanley, Cornelius Bond, Pieter Hondius, James Stead, and other leading citizens re-established the Estes Park Protective and Improvement Association.²³ With Stanley elected president, the organization's charter was to "suggest, provide for, and maintain improvements such as roads, trails, fish hatcheries, tree planting, forestry, and any like attempts intended to be of use and benefit."²⁴ In the ensuing decade, numerous such projects were undertaken to develop and promote, yet at the same time to preserve and protect, the area's rugged natural beauty. As the area's resort businesses grew, the Association also marketed the area through travelogues and other publications, enticing visitors to the growing number of dude ranches, lodges, and hotels.

Against this backdrop, in 1909, Mills embarked on a deeply personal campaign for the creation of a National Park.²⁵ A kindred spirit of John Muir, Mills would become known as "the Father of Rocky Mountain National Park." He traveled the country speaking to audiences about the region's majestic mountain scenery, wrote essays in publications such as the *Saturday Evening Post*, and lobbied passionately for the Park's creation.²⁶ In September 1909, with the Association's backing, and with the encouragement of others, Mills issued the following "general statement...sent all over the United States..."

Around Estes Park, Colorado, are mountain scenes of exceptional beauty and grandeur. In this territory is Longs Peak and one of the most rugged sections of the Continental Divide of the Rockies. The region is almost entirely above the altitude of 7,500 feet, and in it are forests, streams, waterfalls, snowy peaks, great canons, glaciers, scores of species of wild birds, and more than a thousand varieties of wildflowers.

In many respects, this section is losing its wild charms. Extensive areas of primeval forests have been misused and ruined; saw-mills are humming and cattle are in the wild gardens! The once numerous big game has been hunted out of existence and the picturesque beaver are almost gone.

These scenes are already extensively used as places of recreation. If they are to be permanently and more extensively used and preserved, it will be necessary to hold them as public property and protect them with a national park.²⁷

The U. S. Forest Service, along with timber and stock-raising interests worked in opposition to the National Park, and for a time it appeared that they would prevail. A key turning point, however, came in 1913 when Robert B. Marshall, Chief Geographer of the U. S. Geological Survey, formally endorsed the idea. After visiting the mountainous region, Marshall confirmed earlier testimony that it contained little timber of merchantable value, no valuable minerals, and only limited grazing possibilities. With such major concerns debunked, Colorado Representative Edward Taylor and Colorado Senator

²² "Stanley Power Plant / Fall River Hydroelectric Plant Pipeline Segment" (5.LR.14436.1), Colorado Cultural Resource Survey Management Data Form and Linear Component Form, prepared by ERO Resources Corp., May 18, 2018.

²³ Pickering, p. 94. The Estes Park Protective and Improvement Association had been originally formed in 1895, but had become defunct some time prior to 1906.

²⁴ Pickering, p. 94.

²⁵ *Ibid.*, pp. 7, 9.

²⁶ *Ibid.* p. 103.

²⁷ Enos A. Mills, *Early Estes Park* (Rocky Mountain National Park: Big Mountain Press, 1963), p. 85.

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Charles S. Thomas, successfully guided the bill to create Rocky Mountain National Park through Congress.²⁸ Thus, in the end, Mills and other members of the Estes Park Protective and Improvement Association prevailed. As a result, the region's economic future lay primarily in tourism rather than in extractive activities, such as timbering, or ranching. In describing his own efforts some years later, Mills wrote:

Six years passed from the time I made a public start for the Park until the bill was signed by the President. During these years, I had numerous debates concerning the proposition, wrote hundreds of newspaper articles, many editorials, and a number of magazine articles. I went to Washington again and again; visited all the large cities and made more than three hundred addresses.²⁹

Early Area Roads, and the Early Years of the Automobile Era

Modern roads that reach Estes Park from the east and southeast include: U. S. Highway 34, following the Big Thompson River between Loveland and Estes Park; U. S. Highway 36, following the North Fork of the St. Vrain River between Lyons and Estes Park; and U. S. Highway 7, following the South Fork of the St. Vrain River between Lyons and Estes Park. Originally developed as early as the 1870s, these and other roads helped open up the area for settlement, and were later key to the region's development as a mountainous resort area.

Financed by Larimer County, the original Big Thompson Canyon road was constructed in 1903 and 1904. Improved and modernized in subsequent decades, in the 1950s it became part of U. S. Highway 34. The road was for the most part destroyed and then rebuilt after two major floods, the first in July 1976, and the second in September 2013. The North St. Vrain route from Lyons began as two separate toll roads, respectively constructed ca. 1873 and 1890. Also improved and modernized over time, this road became part of U. S. Highway 36 in 1934, and has remained so to the present time. The original South Vrain road was built in the 1890s, in part by convict laborers, before becoming part of U. S. Highway 7 in the early 1950s.³⁰ Within the Park, the construction of Fall River Road (5LR.885/5GA.2936, NRIS.87001129) and Trail Ridge Road (5LR.502/5GA.307, NRIS.84000242), along with other shorter routes, opened up Rocky's interior for automobile travel and made it possible to cross over the Continental Divide from Estes Park, in Larimer County on the east, to Grand Lake in Grand County on the west.

Fall River Road and Trail Ridge Road

As it relates to Cascade Cottages, the building of roads and the advent of automobile travel fundamentally changed how people vacationed in Rocky Mountain National Park, as the grand tourist lodges of earlier times gradually gave way to cabin courts and campground camping. As the roads and automobiles improved, the Park became more readily accessible from Denver and other Front Range cities, while at the same time making a vacation, or simply a weekend outing, more affordable for families with modest incomes.

With roads having reached Estes Park from the east by the turn of the twentieth century, attention soon turned to surveying and building a route over the Continental Divide through what would become Rocky Mountain National Park. In the ensuing three decades, two trans-continental roads, known as Fall River Road and Trail Ridge Road, were built through the Park. Financed by the State of Colorado and Larimer and Grand counties, Fall River Road was built between 1913 and 1920, in part utilizing convict labor from the Colorado State Penitentiary. With the establishment of Rocky Mountain National Park in 1915, the federal government became responsible for the road's maintenance and future improvements; administratively, however, the road remained under the jurisdiction of the Colorado State Highway Commission until the late 1920s.³¹

²⁸ Borne, p. 11. See also, "Multiple Resource Nomination for Rocky Mountain National Park," p. 8-4.

²⁹ Mills, p. 90.

³⁰ "Multiple Resource Nomination for Rocky Mountain National Park," pp. 27-28.

³¹ Mark Hackbarth, et. al., "Fall River Road (Boundary Increase and Amendment), NRIS.81700129" National Register of Historic Places Registration Form, January 30, 2017, p. 8-32.

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Trail Ridge Road was built between 1929 and 1932, substantially upgrading sections of the existing Fall River Road from near Estes Park into Horseshoe Park, while elsewhere establishing a new trans-continental road through the Park. Thus, although they followed the same general route into Horseshoe Park before diverging, the two roads represent two distinct eras of road building—each crossing the Continental Divide while linking the communities of Estes Park and Grand Lake on the east and west sides of the Park.

From some three miles west of Estes Park, Fall River Road followed Fall River west through Horseshoe Park and Endovalley, before traversing over Chapin Pass, where it connected with a route that descended from near the headwaters of the Grand (Colorado) River southward through the Kawuneeche Valley to Grand Lake. By 1915, approximately two miles of road had been built into the upper end of Horseshoe Park where convict laborers and other personnel were housed in makeshift cabins and tents.³² After a hiatus during World War I, work resumed in 1918, with construction work on the east side completed by contractor N. I. Jacobson and the Hokasona Construction Company, and work on the west side completed by contractors Richard W. McQueary and John Jacobson.³³ Completed in September 1920, Fall River Road represented a significant engineering feat for its time, averaging 8' to 10' in width, with grades of up to sixteen percent, and with numerous retaining walls. It also featured numerous switchbacks or hairpin curves, some with radii so tight that motorists had to back up and pull forward to navigate them.³⁴

After Fall River Road was completed, the National Park Service became responsible for its maintenance and repair, an undertaking that occupied many hours of time and accounted for much of the Park's annual budget. Plagued by frequent snow slides, and offering somewhat limited scenic views, it soon became apparent that Fall River Road could not meet future demands. Its switchback curves were too tight, its grades were too steep, and its roadway too narrow to safely accommodate the ever-increasing number of automobile travelers. Some motorists found that their vehicles could not make it up the steep grades due to their cars' low gear ratios or gravity-feed fuel systems, while others were simply too frightened to make the attempt.³⁵

Accordingly, the National Park Service began to consider construction of a new, more carefully located highway across the Park.³⁶ Planning and design work for Trail Ridge Road, began in 1926, followed by the road's construction, between 1929 and 1932. In comparison with the older Fall River route, Trail Ridge Road was designed with a more moderate grade, gentler curves, a wider road bed, fewer places of snow accumulation, and with better scenic opportunities.³⁷ Contractors who worked on the project included W. A. Colt of Las Animas, Colorado, the principal contractor on the east side of the divide, and L. T. Lawler of Butte, Montana, the principal contractor on the west side. Luke E. Smith and the contracting firm of Everly and Allison were also engaged in improving the existing Fall River Road west from the Fall River Entrance into Horseshoe Park.³⁸

From the Fall River Entrance west of Estes Park, Trail Ridge Road generally followed the existing route of Fall River Road westward to the upper end of Horseshoe Park from where it diverged south to Deer Ridge Junction. From there, the road followed Hidden Valley Creek west to begin its ascent to a high point of 12,183' above sea level, before crossing the Continental Divide at Milner Pass. Scenic locations on the east side of the Park where overlook pull-outs exist today include Many Parks Curve, Rainbow Curve, Forest Canyon Overlook, Lava Cliffs Overlook, and the Gore Range

³² *Ibid.*, p. 29.

³³ *Ibid.*, pp. 30, 31.

³⁴ Richard Quin, "Fall River Road, Rocky Mountain National Park," Historic American Engineering Record No. CO-73, p. 12: <http://lcweb2.loc.gov/master/pnp/habshaer/co/co0300/co0304/data/co0304data.pdf>.

³⁵ Richard Quin, "Trail Ridge Road, Rocky Mountain National Park," Historic American Engineering Record No. CO-1, p. 12: <https://cdn.loc.gov/master/pnp/habshaer/co/co0100/co0193/data/co0193data.pdf>.

³⁶ *Ibid.*, p. 5.

³⁷ *Ibid.*, p. 6.

³⁸ *Ibid.*, p. 6; Hackbarth, et. al., p. 8-33.

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Overlook. Traversing some forty-eight miles between Estes Park and Grand Lake, and with eight miles above timberline, Trail Ridge Road remains America's highest continuous paved road.

The section of Trail Ridge Road that passes by Cascade Cottages and into Horseshoe Park generally follows the same route as the earlier Fall River Road.³⁹ As a result, although the road in this location is most accurately termed as part of Trail Ridge Road, it is often referred to as Fall River Road. The true section of Fall River Road that does remain became a one-way route leading from the west end of Horseshoe Park, through Endovalley, and over Fall River Pass to the Alpine Visitor Center where it meets Trail Ridge Road.⁴⁰

Magers and Dawson, the Sherwood Hotel, and Cascade Lodge 1921 – 31

Cascade Cottages is may well be the singular property that perhaps best illustrates the full breadth of the resort industry within Rocky Mountain National Park. The property's history encompasses two distinct time periods—the years between 1925 and 1935 when it existed as "Cascade Lodge," and the much longer time period from the mid-to-late-1930s to 2016 when it was known as "Cascade Cottages."

Cascade Lodge opened on July 25, 1925, as announced by the following advertisement prominently published in the *Estes Park Trail* on July 24, 1925:

A Hearty Invitation
Is extended to
you to visit
CASCADE LODGE
Five and a half miles from
Village on Fall River road
Opening Saturday, July 25th
Special Opening Dinners
Saturday and Sunday⁴¹

The lodge's original owner, albeit briefly, was M. S. Magers of Denver. The son of Charles and Elizabeth Magers, Morton S. Magers was born near Brighton, Colorado, in December 1888. He grew up in the Brighton vicinity before later moving to Denver. In the early 1920s, while employed as manager of the Belvoir Hotel on 16th Avenue in Denver, an entrepreneurial Magers sought to capitalize on the burgeoning resort industry in Estes Park. In 1921, accompanied by a young associate named Irwin M. Dawson, Magers purchased the Aksarben Hotel on Elkhorn Avenue and promptly renamed it the Sherwood Hotel.⁴² Within a year, however, Magers and Dawson developed plans for entirely new hotel named Cascade Lodge, to be built along Fall River near the east end of Horseshoe Park. As reported by the *Estes Park Trail*, on May 12, 1922, Magers and Dawson envisioned that Cascade Lodge would be a hotel of grandeur:

The plans call for a main building of log, stone and stucco of the rustic type, which in addition to an immense lobby and dining room, will contain thirty rooms with bath. In addition to the main building numerous cottages will be built, three of which are now completed and the fourth nearing completion. All buildings will be finished in the half timber effect and when completed will accommodate 300 guests. It is planned to have the new plant in readiness for tourist season of next year.⁴³

³⁹ Because this section of Trail Ridge Road generally follows the same route as the earlier Fall River Road, it is commonly referred to as Fall River Road.

⁴⁰ Quin, "Trail Ridge Road, Rocky Mountain National Park," HAER No. CO-1, p. 55.

⁴¹ *Estes Park Trail*, July 24, 1925, p. 10.

⁴² Pedersen, Jr., p. 103.

⁴³ "Estes Park to Have Large New Hotel in Estes Park," *Estes Park Trail*, May 12, 1922, p. 1.

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Cascade Lodge was not ready for the next tourist season, however, and, in fact, did not open for another three years, and only then with the original plans substantially reduced. When Cascade Lodge finally opened in July 1925, it was described as a two-story building containing twenty sleeping rooms, kitchens, dining rooms, and other rooms, with accommodations for seventy-five guests, rather than for three hundred as originally planned.⁴⁴ For Magers, despite downsizing his plans, financing the construction of Cascade Lodge ultimately proved to be too much of a financial challenge. To raise capital, in July 1923, Magers first found it necessary to sell the Sherwood Hotel to Josephine Hupp, having owned it for barely two years.⁴⁵ Then, in September 1925, soon after the Cascade Lodge opened, Magers obtained a \$6,000 loan from William H. and Anna May Derby, secured with a deed of trust. Magers soon defaulted, and on December 27, 1926, Mr. and Mrs. Derby acquired the Cascade Lodge property by way of a Sheriff's deed.⁴⁶ William Derby passed away just one year later, on December 30, 1927, and Anna May Derby then became the property's sole owner.

Despite losing the property, Magers and Dawson continued to manage Cascade Lodge for the next few years. In addition to a regular clientele of families and individuals, the lodge hosted numerous organizations during its earliest years of operation. Soon after opening in July 1925, Cascade Lodge hosted the second annual University of Denver's Rocky Mountain Biological Station, a five-week program focusing on the study of flora and fauna of the mountain region offering courses in botany, taxonomy, ecology, and zoology.⁴⁷ The University of Denver based program returned to Cascade Lodge the next several summers, joined by a variety of other groups. These included: the Conoco Girl's Club, composed of women employees of the Continental Oil Company, in the summers of 1926 and 1927; the Beta Theta Pi Fraternity in the summer of 1927; and the Colorado State Teachers' College Alpha Sigma Tau Sorority in the summer of 1928. Magers and Dawson both departed Estes Park for Phoenix ca. 1930, and from there eventually to California. Irvin M. Dawson died in Imperial Valley, California, on June 25, 1968, while Morton S. Magers passed away in Los Angeles on July 11, 1975.

Anna May Derby and Cascade Lodge / Cascade Cottages, 1927 – 1941

Anna May Derby and her husband, William, arrived in Estes Park in 1917, and soon became involved in the hotel and resort industry. They managed the Hupp Hotel (5LR.875) on Elkhorn Avenue, for Josephine Hupp, in the early 1920s, and in the 1930s, after the death of Mrs. Hupp, Anna May owned the Hupp Hotel as well as Cascade Lodge.

The daughter of Samuel N. and Mary Jane (Watts) Shepherd, Anna May Shepherd was born in Johnson County, Iowa, on April 10, 1875. At age 19, she married William Henry Derby in Fort Collins on October 2, 1894. The son of Abraham I. and Caroline (Barnes) Derby, William Henry Derby was born in Park County, Colorado Territory, on August 15, 1866. Following their marriage, Anna May and William lived near Loveland where a daughter, Caroline, was born in 1905. Upon arriving in Estes Park, the Derbys soon became affiliated with Josephine "Josie" Hupp who had established an admirable reputation as "the leading hotel woman of the Estes Park Valley." Born in Michigan in 1857, Josie came to Colorado in 1878, and to Estes Park in 1893. Widowed in 1891, she married her second husband, Henry Hupp, in 1893. The Hupps established the Hupp Hotel at the corner of Elkhorn and Moraine Avenues ca. 1908 which quickly became one of Estes Park's most popular and successful hostleries.⁴⁸ Anna May and William Derby took over management of the Hupp Hotel in the early 1920s, although at that time it was still owned by Mr. and Mrs. Hupp. Henry Hupp died in 1931, followed by Josie a year later. Anna May Derby then acquired the Hupp Hotel. She subsequently owned and managed the Hupp year-round and Cascade Lodge seasonally for the next few years.⁴⁹

⁴⁴ "Magers and Dawson are building a new hotel at the entrance to Horseshoe Park...", *Estes Park Trail*, June 12, 1925, p. 8.

⁴⁵ "Sherwood Hotel Changes Ownership," *Estes Park Trail*, July 3, 1923, p. 9.

⁴⁶ "Indenture," Book 523, Page 240, September 21, 1925; "Sheriff's Deed," Book 545, Page 467, December 27, 1926; and "Public Trustee's Certificate of Purchase," Book 554, Page 216, August 10, 1927, on file at the Larimer County Clerk and Recorder's Office.

⁴⁷ *Estes Park Trail*, July 17, 1925, p. 6.

⁴⁸ Pedersen, Jr., pp. 103, 104.

⁴⁹ *Ibid.*, pp. 106, 107.

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Following the departure of Magers and Dawson, Anna May Derby announced that Cascade Lodge would open under the new management of the Hupp Hotel for the 1931 summer season.⁵⁰ As the lodge gained renown for Mrs. Derby's bridge tournament dinners that summer, the following advertisement appeared frequently in the *Estes Park Trail*:

IF YOU LIKE DASHING STREAMS
QUIET LAKES, AND THE WILD LIFE
ABUNDANT IN DEEP FORESTS...

YOU'LL LIKE
Cascade Lodge
Under Hupp Hotel Management

MRS. ANNA MAY DERBY, Mgr. MRS. FRANK SHEPHERD, Hostess

5½ Miles on Fall River Road Phone 28

"FOOD THAT SATISFIES MOUNTAIN APPETITES"⁵¹

The history of Cascade Lodge came to an abrupt end when it was destroyed by fire on June 12, 1935. As reported by the *Estes Park Trail*, the lodge which had consisted of "18 sleeping rooms, a lobby, a dining room, and kitchen was a complete loss, and that Mrs. Anna May Derby, the owner, "had no intention of rebuilding."⁵² The business then transitioned during the next few years from one that primarily featured a main lodge, to a small cabin court to be known as "Cascade Cottages." Anna May Derby still owned the property in 1940. She was by then in failing health, however, and had ceded management of Cascade Cottages to Mr. and Mrs. Frank Smith. Although just 66 years of age, Mrs. Derby passed away the following year, on August 5, 1941, and was interred next to her husband, William, in the Loveland Cemetery.⁵³

When Anna May Derby acquired Cascade Cottages in 1931, Fall River Road between the Fall River Entrance Station and Horseshoe Park was being reconstructed to become part of the new Trail Ridge Road. Completed in May 1934, work in the vicinity of Cascade Cottages included realigning and re-grading the existing route, remediation of a steep grade and a sharp curve, and construction of culverts.⁵⁴ The precise right-of-way of the old Fall River Road as it relates to the current Trail Ridge Road is not precisely known; however, it is believed to have generally followed the Stanley Power Plant / Fall River Hydroelectric Plant pipeline which ran along the north bank of Fall River.⁵⁵ The impact that the project may have had on Cascade Cottages is unknown.

The Davis / Johnson / Sipe Family and Cascade Cottages 1943 – 2016

Cascade Cottages was purchased from the estate of Anna May Derby by L. V. and Hazel Davis in May 1943.⁵⁶ Mr. and Mrs. Davis subsequently owned and operated Cascade Cottages on a seasonal basis until their respective deaths in July 1978 and December 1987. Spanning three generations, L. V.'s and Hazel's descendants then owned and operated Cascade Cottages until its closure in September 2016.

⁵⁰ "Mrs. A. M. Derby Opens Cascade Lodge Next Week Under New Management," *Estes Park Trail*, June 12, 1931, p. 8.

⁵¹ *Estes Park Trail*, July 17, 1931, p. 4.

⁵² "Cascade Lodge Burning Climaxes Series of Fires: Tremendous Loss Inflicted as Disastrous Blaze Reduces Hotel to Heap of Ashes," *Estes Park Trail*, June 14, 1935, pp. 1, 8.

⁵³ "Funeral Rites Today for Mrs. Anna May Derby." *Estes Park Trail*, August 8, 1941, pp. 3, 5.

⁵⁴ Hackbarth, et. al., p. 8-33

⁵⁵ James H. Pickering communication to Cheria Yost, October 2019.

⁵⁶ Executrix Deed, Book 754, Page 15, May 18, 1943, on file at the Larimer County Clerk and Recorder's Office.

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One aspect of the property's history that remains unclear is the exact years when the earliest cottages were built. Nine cottages existed when Mr. and Mrs. Davis purchased the property in 1943; however, those cabins precise years of construction are unknown. The earliest newspaper reference to Cascade Lodge (in the May 12, 1922, edition of the *Estes Park Trail*) claimed: "In addition to the main building numerous cottages will be built, three of which are now completed and the fourth nearing completion." It is not entirely clear, however, that the referenced cottages were actually completed at that time. Despite the *Trail's* claim to the contrary, as the original grandiose plans were scaled back, it is possible that the cottages' construction was postponed. Articles and advertisements published when the lodge opened in 1925 do not mention any cottages or cabins, nor are any mentioned in articles that describe the fire that destroyed the lodge in June 1935. Nonetheless, it seems most probable that three or four cottages, including one for the managers, were completed along with the lodge in 1925, and that the other pre-Davis family era cabins were erected after the lodge burned in 1935.

Descendants of L. V. and Hazel Davis who sold the property in 2016, and who were involved in its operation in recent decades, include members of the Davis and Johnson families, as well as Richard Sipe. They were able to provide the following information regarding the cottages that now exist on the property. When it was purchased by L. V. and Hazel Davis in the early 1940s, the property consisted of nine cottages. Following World War II, during which time Cascade Cottages was most likely closed, Mr. and Mrs. Davis began to expand the number of cottages and to otherwise renovate the property. Seven new cottages were erected between ca. 1946 and 1960, while two of the earlier-built nine cottages were removed during those years. Thus, in 2019, there are fourteen extant cottages, including seven that date from the 1920s and 1930s, and seven that date from between ca. 1946 to 1960. The seven cottages from the earlier time period are numbered 1-3, 5, and 7-9, with cottages 4 and 6 having been removed, while the seven cottages from between 1946 and 1960 are numbered 10-16. No cottages were built or removed after 1960.⁵⁷

The son of James Edward and Eva J. (Dyer) Davis, LaVere (L. V.) Davis was born in Burden, Cowley County, Kansas, on October 6, 1898. He graduated from Burden High School ca. 1917, and was inducted into the army during World War I. The war ended before he was to be shipped overseas, however, and L. V. then obtained an undergraduate degree from Southwestern College in nearby Winfield, Kansas. On August 18, 1922, L. V. married Miss Hazel Beck in Wichita, and following their marriage, he obtained a Master's degree from the University of Kansas in Lawrence.⁵⁸ The daughter of Elmer and Grace (Woodruff) Beck, Hazel was born on February 14, 1897, also in Cowley County, Kansas. Tragically, when Hazel was just a year and a half old, her mother, Grace, died in childbirth, as did her newborn infant. As a result, Hazel grew up in the home of her great aunt and uncle, Nan and Wilson Shaw. Hazel graduated from high school in Winfield, in 1917, and taught school for a time before graduating from Southwestern College and marrying L. V. Davis. In time, two daughters were born to the couple, Mary Lee, born in 1933, and Grace Evalyn, born in 1936.⁵⁹

While pursuing careers as educators, L. V. and Hazel were adventurous travelers during the early years of their marriage. They attended summer school at the University of Chicago, and with a love for science and nature, journeyed variously to Seattle, Yellowstone National Park, and Rocky Mountain National Park. In 1925, L. V. attended a conference at the Estes Park Y. M. C. A. Taken with the region's sublime beauty, he and Hazel soon adopted the practice of spending summers in the Estes Park area. L. V. ultimately enjoyed a long career as a junior high and high school science teacher, teaching at Altamont, Burns, Augusta, and Topeka, Kansas before finally retiring in 1964. During many years, he also taught summer school at the Estes Park Y. M. C. A.⁶⁰

With Estes Park established as their permanent summer home, in the late 1930s, the Davis family acquired land near the Y. M. C. A. where they built two cabins that they named Wind River Cottages. A short time later they learned that Anna

⁵⁷ Telephone interview with Johnson family, March 22, 2019.

⁵⁸ Earl Johnson, "Mary Lee's Family." Unpublished manuscript, January 7, 2004. See also, "Services Held for L. V. Davis," *The Estes Park Trail-Gazette*, January 8, 1988.

⁵⁹ Earl Johnson, "Mary Lee's Family." See also, "Rites in Kansas on July 22 for Hazel W. Davis," *The Estes Park Trail-Gazette*, July 21, 1978, p. 7.

⁶⁰ Earl Johnson, "Mary Lee's Family; Telephone interview with Johnson family, March 22, 2019.

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May Derby was seeking to sell the Cascade Cottages. They purchased the property from Anna May's estate following her death in August 1941, with the transaction finalized on May 18, 1943.⁶¹

Cascade Cottages was apparently closed during the early 1940s, due to the declining health and death of Anna May, and due to the onset of World War II. After purchasing the property, L. V. and Hazel also presumably took time to renovate the cabins and have them ready to re-open under new management. They gradually expanded the property in the post-war years, building seven new cottages and removing two of the older ones. Their descendants believe that with help from friends and family, they did much of the work themselves, but that unknown local contractors were also probably involved. Through L. V.'s teaching career, the Davis' also developed relationships with several foreign exchange students who stayed at Cascade Cottages in the 1950s and helped build some of the cabins. These individuals, who became like family, included Marta Liciaga from Mexico, Jean-Pierre Huguet from France, Justin Hanif from Pakistan, Virginia and Erna Marin from Chile, and Mosobalage Labode (Bode) from Nigeria.⁶²

Mary Lee and Grace Davis, thus, grew up spending their school months in Kansas and their summers in Rocky Mountain National Park, a pattern that they would continue with their own families in later decades. Mary Lee and her husband, Earl Johnson, had three sons, named Gregory, Brent, and Barry, who also spent their summer months growing up in Rocky Mountain National Park. The same was also true of Grace's two children, Geoffrey and Jennifer. As siblings and cousins, L. V.'s and Hazel's five grandchildren grew up gaining increased appreciation for the operations of the family's summer business, and in experiencing all that Rocky Mountain National Park has to offer, including climbing Longs Peak.⁶³

Guests who stayed at Cascade Cottages also experienced the Park's natural wonders and outdoor recreational opportunities. Favored activities included scenic drives over Trail Ridge Road and elsewhere, hiking and backpacking, fishing, and wildlife viewing including bird watching. Guests also enjoyed horseback rides from area stables, shopping and dining in Estes Park, and possibly as much as anything, the opportunity to relax in the cool mountain air, perhaps to read a good book, to quietly strum a guitar, or otherwise escape from the pressures of everyday life.⁶⁴

After L. V. retired from teaching in 1964, he and Hazel continued to spend their summers operating Cascade Cottages in Rocky Mountain National Park. Their retirement allowed them to travel extensively in the off seasons, including serving as missionary teachers on an island off Honduras. Having lived long and fulfilling lives, Hazel passed away in Boulder on July 18, 1978, at the age of 81, followed nine years later by L. V. who died in Wichita on December 26, 1987, at the age of 89. They are interred in Pleasant Valley Cemetery in Winfield, Kansas. In February 2017, the United States Board of Geographic Names officially named a prominent rock outcrop "Hazel's Cone" in honor of Hazel Davis. A favored family hiking destination, Hazel's Cone is above Sheep Lake and is appropriately visible from Cascade Cottages.⁶⁵

Grace Davis married her second husband, Richard Sipe, on March 26, 1990. They met in 1987 when Richard stayed as a guest at Cascade Cottages along with his daughter and son-in-law. A widower at the time, Richard returned each of the next two years, and on a Thursday summer evening in 1989, he struck up a conversation with Grace who was working behind Cascade Cottages' front desk. After learning they were both from Wichita and had many other things in common, they agreed to have dinner the following Saturday at the Dunraven Inn. The dinner went well, Grace and Richard continued to socialize, and were married the following year on March 26, 1990.⁶⁶

⁶¹ Executrix Deed, Book 754, Page 15, May 18, 1943, on file at the Larimer County Clerk and Recorder's Office.

⁶² Telephone interview with Johnson family, March 22, 2019.

⁶³ *Ibid.*

⁶⁴ "Cascade Cottages 50 Years 1941 – 1991," and "Cascade Cottages Album Supplement 1992 – 2016," compiled by Earl Johnson.

⁶⁵ "42-Acre Cascade Cottages Property Officially Becomes Part of Rocky Mountain National Park," March 14, 2017, <https://markets.businessinsider.com/news/stocks/42-acre-cascade-cottages-property-officially-becomes-part-of-rocky-mountain-national-park-1001834779>.

⁶⁶ Telephone interview with Richard Sipe, April 2, 2019.

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In the ensuing years, Grace and Richard Sipe and Mary Lee and Earl Johnson shared the management responsibilities of Cascade Cottages. Throughout the years many committed and trusted families provided the needed support to keep the cabins operational.⁶⁷ Mary Lee (Davis) Johnson passed away in June 2013 at the age of 79. Grace (Davis) Sipe passed away in May 2014 at the age of 77, Earl Johnson died in May 2019 at the age of 86. The primary management of the cabins fell to Richard Sipe over the last six years of operation. Various next generation family members pitched in to assist as they were able.⁶⁸

By all indications, throughout the years, Cascade Cottages was maintained as a family-friendly business. With backgrounds as teachers, and a passion for science and nature, L. V. and Hazel were ideal hosts in a setting such as Rocky Mountain National Park. In this way they served as ambassadors not only for their own business, but also for Rocky Mountain National Park and the Estes Park region. They became close friends with many visitors who returned each year on a regular basis—a pattern that continued into the next generation in the years after Hazel and L. V. were gone. In this sense, Cascade Cottages was a huge success for its owners and for its guests.

The Davis and Johnson families also succeeded in maintaining an overall highly-positive relationship with the Park's administrators. Correspondence on file in the Rocky Mountain National Park Archives, dating back to 1958, is all exceedingly cordial with no hint of any controversy or discord. The National Park Service inquired about purchasing the property in the mid-1960s, the early 1970s, and again in the late-1980s, but it never became a priority until recent years. The Davis and Johnson families seemingly had no particular desire to sell at those times, and from the Park Service's perspective, Cascade Cottages was a virtually problem-free inholding that Park visitors had come to know and love. As a result, it endured to become the longest-tenured private guest facility in the history of Rocky Mountain National Park.

Cascade Cottages closed for the last time in September 2016, as the Davis, Johnson, and Sipe families, and numerous friends all gathered to say good-bye. L. V. and Hazel's grandchildren would like their grandparents to be remembered as having lived frugally and with a big heart, and that they gained joy and satisfaction in sharing Cascade Cottages with others because it was so special to them.⁶⁹ A plaque mounted on the "Big Rock" near the center of the cottages honors their lives and contributions. It reads:

THIS IS THE SITE OF
Cascade Cottages
Davis Family Owned and Operated
1941 - 2016
DEDICATED WITH LOVING MEMORIES
L. V. and Hazel Davis, Proprietors

A Rocky Mountain Heritage

L. V. and Hazel Davis were faithful stewards of
God's creation in Rocky Mountain National Park.
They served as Christian mentors and role models for
generations of family, friends and loyal patrons of
CASCADE COTTAGES.

The Family of L. V. and Hazel Davis

The Trust for Public Land and Rocky Mountain Conservancy
were proud to help preserve this land in perpetuity.

⁶⁷ Email correspondence from Brent Johnson to Carl McWilliams, August 15, 2019.

⁶⁸ *Ibid.*

⁶⁹ Telephone interview with Johnson family, March 22, 2019.

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preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Rocky Mountain National Park Archives

Historic Resources Survey Number (if assigned): 5LR.14505

10. Geographical Data

Acreage of Property 24.30

(Do not include previously listed resource acreage.)

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UTM References

(Place additional UTM references on a continuation sheet.)

(NAD 83 / WGS84) See USGS Map.

Zone	Easting	Northing
13N	449225	4472768
13N	449238	4472768
13N	449234	4472391
13N	448741	4472497
13N	449055	4472394
13N	449058	4472474
13N	449007	4472476
13N	449005	4472396
13N	448836	4472543
13N	448821	4472402

Verbal Boundary Description

The following legal description is contained in a folder titled "02-108 Davis NW 17 5 73 Larimer," Rocky Mountain National Park Land Records, Series 001, Land Tract Records, File Units 29-45, Box 5, Rocky Mountain National Park Archives. This tract of land was historically identified by Rocky Mountain National Park as "Tract 163-A, and later as that portion of "Tract 02-108" lying south of Fall River Road.

Beginning at the center corner of Section 17, T. 5 N., R. 73 W., of the 6th Principal Meridian, thence North 0^o 17' East 1.063.3 feet, thence South 87^o 42' West 23.8 feet to the southeast line of the Horseshoe Park Road [aka Fall River Road, aka U. S. Highway 34] right-of-way, thence southwesterly along the south line of said road right-of-way (100 feet in width) to a point which is North 89^o 41' West 1,14.8 feet from the North-South center line of said Section 17, thence South 62^o 59' West 207 feet, thence South 85^o 11' West 125.2 feet, thence South 0^o 44' West to the center line of Fall River, thence in an easterly direction along the center line of said river to its intersection with the North-South center line of said Section 17, thence North 0^o 17' East to the point of beginning, excepting however the following described tract containing 1.00 acres: Commencing at the West Quarter Corner of Section 17, T. 5 N., R. 73 W., 6th Principal Meridian, and thence South 89^o 41' East 2040.9 feet along the East and West center line of said Section 17 to the true point of beginning; thence North 1^o 38' West 264 feet to a point on the center line of Fall River, thence easterly down and along the center line of said river to a point whence the true point of the beginning bears North 1^o 38' East 174.1 feet to the true point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The selected boundaries encompass the Cascade Cottages buildings and the adjacent land historically associated with the property on the south side of Fall River Road (Trail Ridge Road).

11. Form Prepared By

name/title	Carl McWilliams, Cheria Yost, Park Contact (970-586-1320 or cheri_yost@nps.gov)
organization	Cultural Resource Historians LLC
street & number	1607 Dogwood Court
city or town	Fort Collins
e-mail	historians@frii.com
date	October 17, 2019
telephone	(970) 493-5270
state	CO
zip code	80525

Additional Documentation:

Submit the following items with the completed form:

Cascade Cottages

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Maps:

1. USGS map showing location and district boundary
2. Area Overview Map (vicinity map)
3. Site Overview Map
4. Building Overview Map

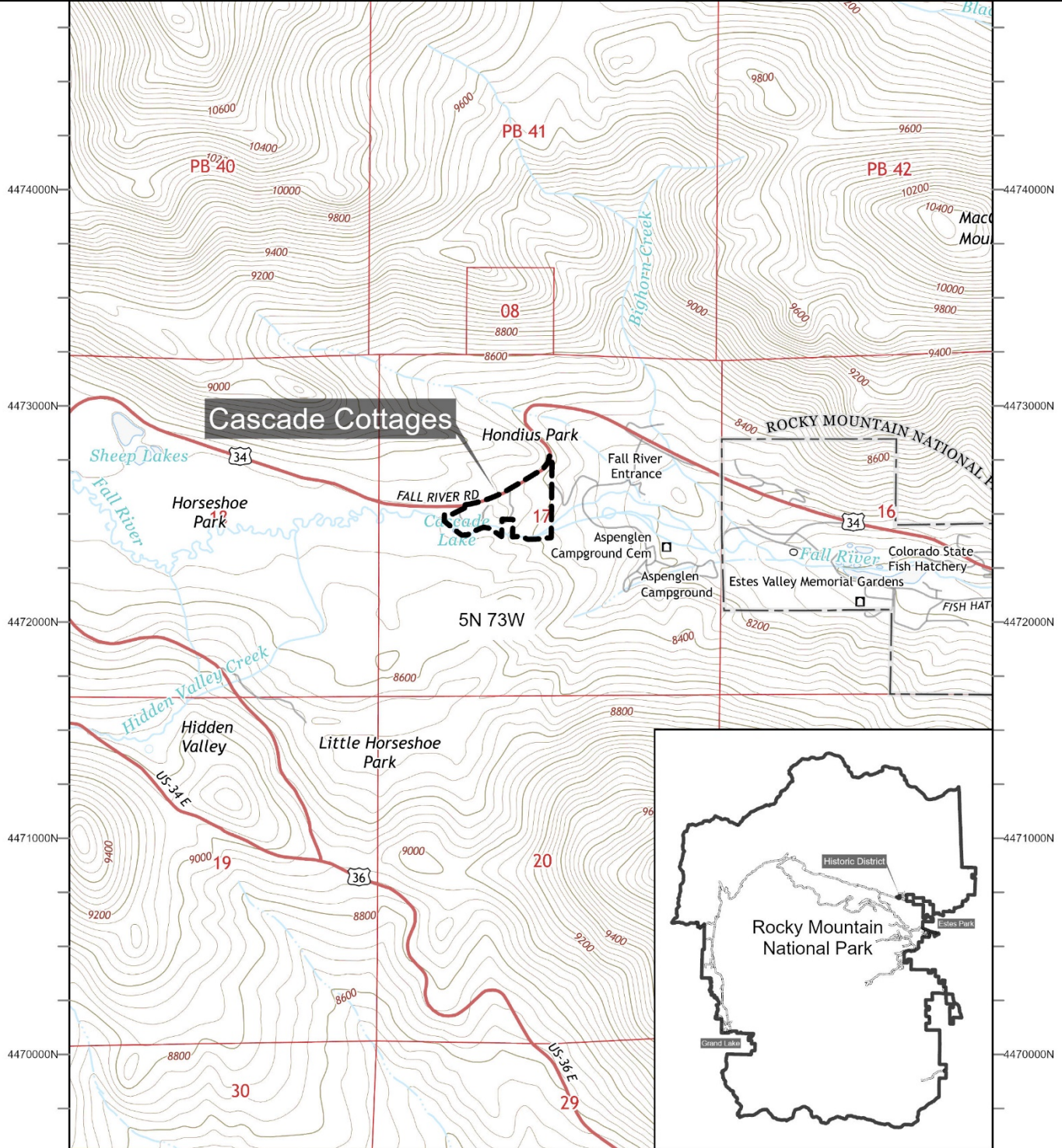
Cascade Cottages

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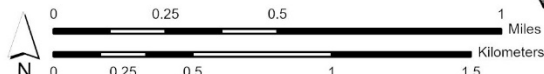
County and State

Map 1: USGS map showing Cascade Cottages location and district boundary



Cascade Cottages - 5LR.14505
NRHP Map - Area Overview - USGS QUAD

Produced By ROMO GIS
Rocky Mountain National Park
National Park Service
April 2020
Data Source: NPS Park Data
NAD 1983 UTM Zone 13N



Cascade Cottages

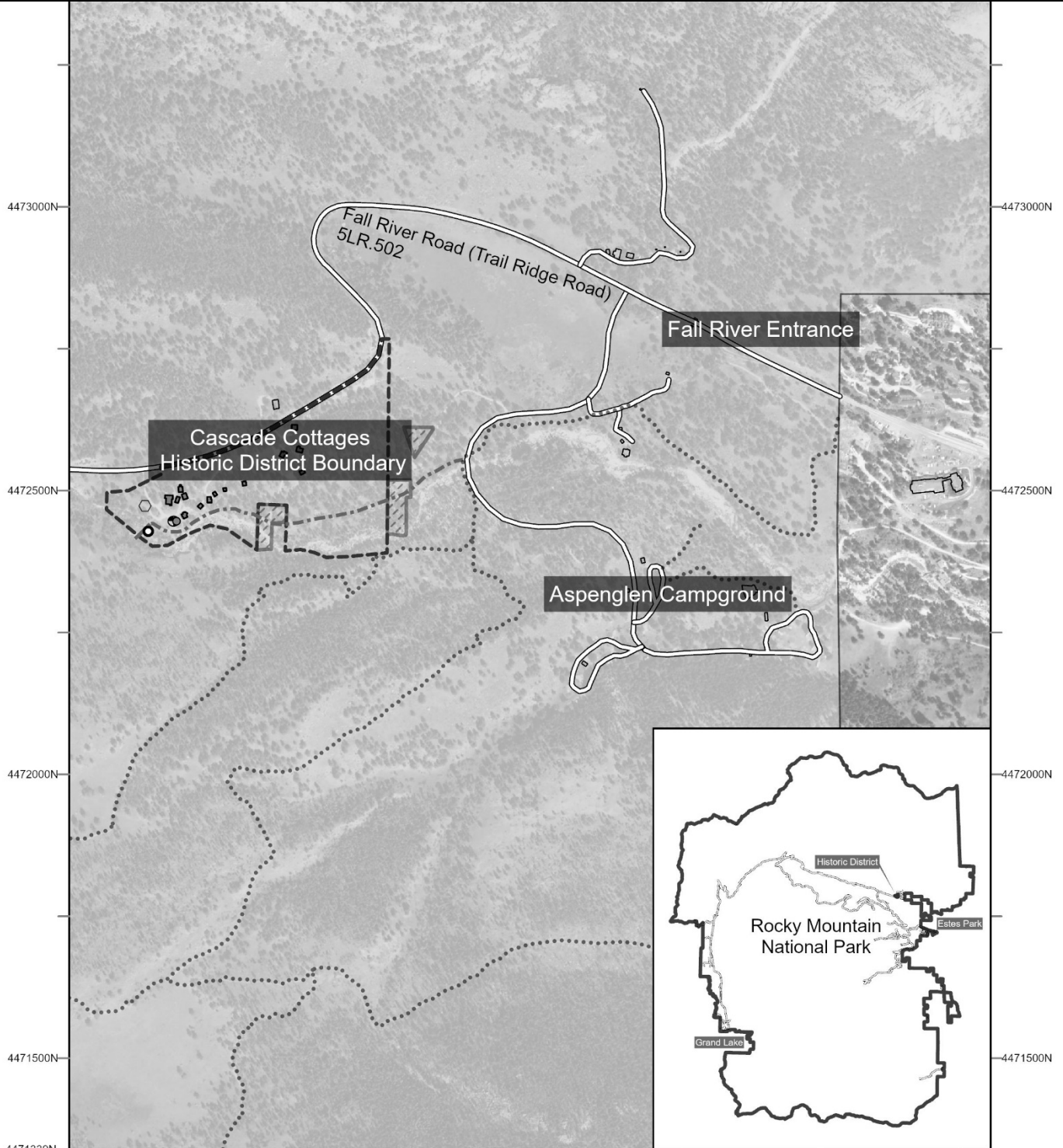
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449000E 449500E 450000E 450297E 4473440N



Map 2: Area Overview Map (vicinity map)

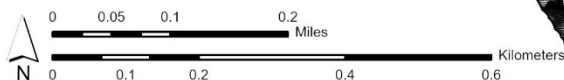


Cascade Cottages - 5LR.14505

NRHP Map - Area Overview Map (vicinity map)

Produced By ROMO GIS
Rocky Mountain National Park
National Park Service
April 2020
Data Source: NPS Park Data
NAD 1983 UTM Zone 13N

-  Road
-  Trail
-  Park Boundary



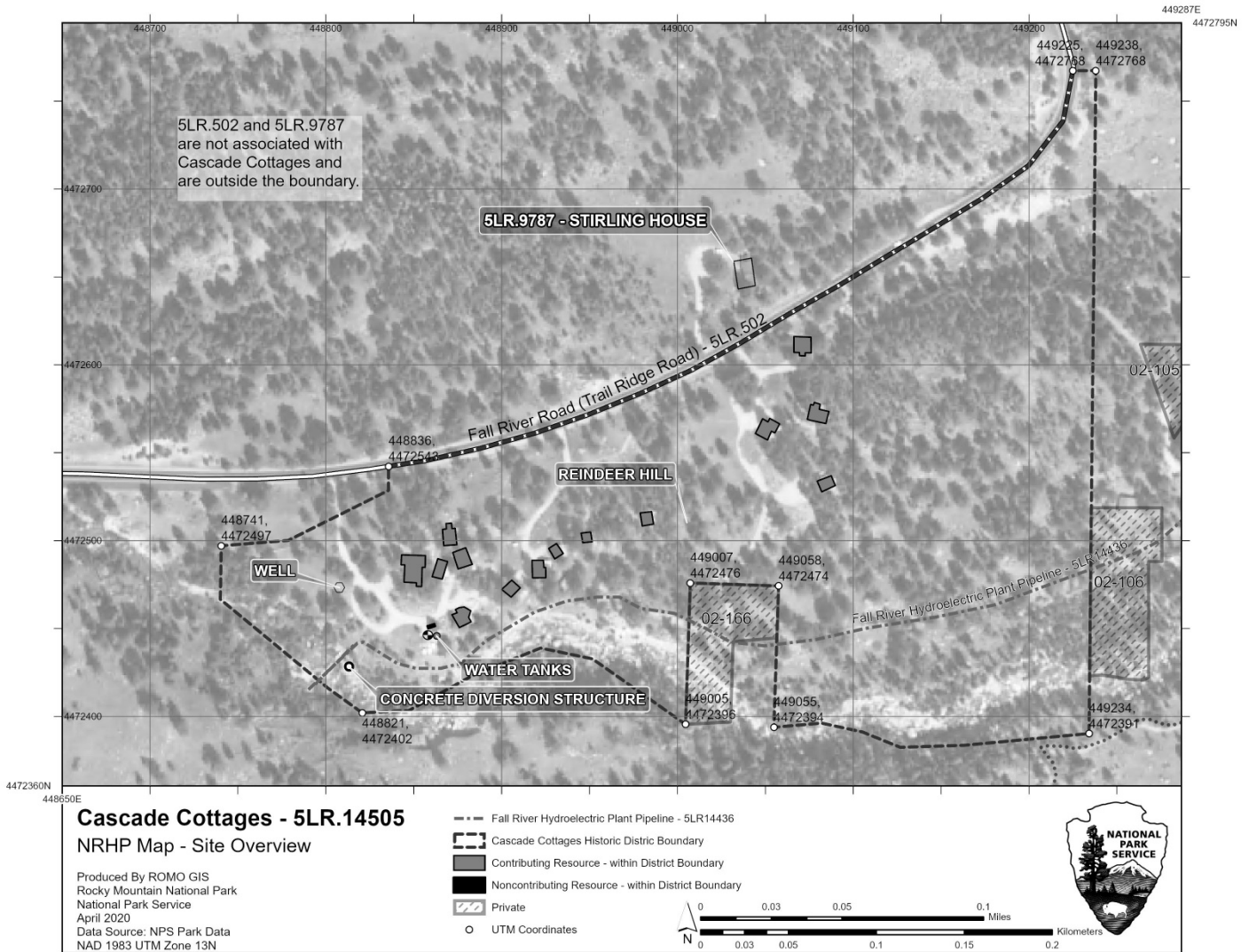
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Map 3: Site Overview Map



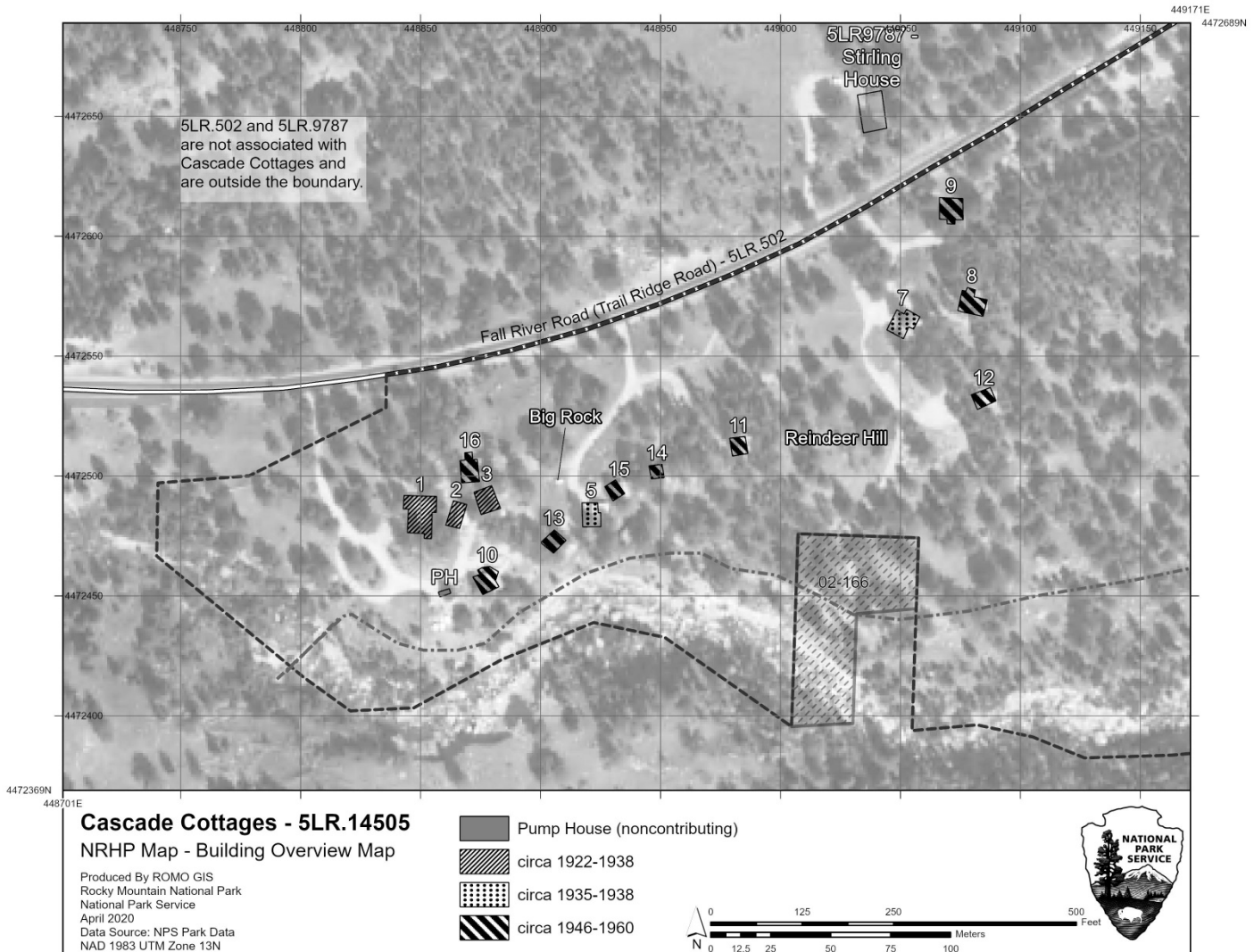
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Map 4: Building Overview Map



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Historic Photographs/Figures:

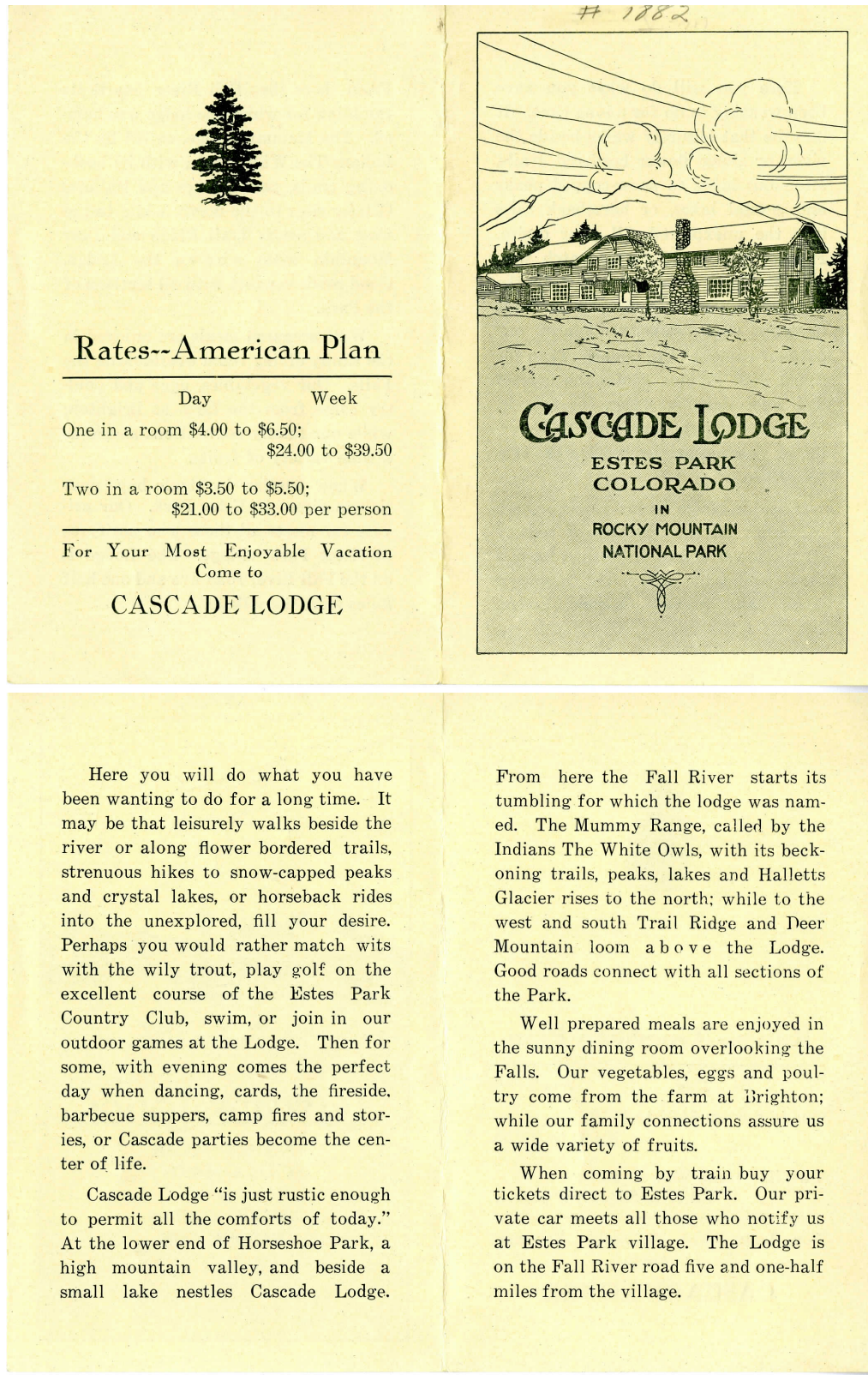


Figure 1: Cascade Lodge Brochure (Rocky Mountain National Park Archives, ROMO-1882).

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

CURRENT PHOTOGRAPH LOG

Name of Property: Cascade Cottages (5LR.14505)		
Location: Rocky Mountain National Park, Estes Park vicinity, Larimer County, Colorado		
Photographer: Carl McWilliams		
Date: October 9, 2019		
Digital Images Stored at: Rocky Mountain National Park Archives and National Register in Washington D. C.		
Photo No.	Description	View to:
1	Cottage No. 1 – west facade	East
2	Cottage No. 1 – north and east facades	Southwest
3	Cottage No. 2 – south façade	North
4	Cottage No. 2 – south and east facades	Northwest
5	Cottage No. 3 – southeast facade	Northwest
6	Cottage No. 3 – southeast and northeast facades	West
7	Cottage No. 3 – southwest and southeast facades	North
8	Cottage No. 5 – west façade	East
9	Cottage No. 5 – west and south facades	Northeast
10	Cottage No. 5 – north and west facades	Southeast
11	Cottage No. 7 – northwest façade	Southeast
12	Cottage No. 7 – northwest and southwest facades	East
13	Cottage No. 7 – northeast façade	South
14	Cottage No. 8 – south façade	North
15	Cottage No. 8 – south and east facades	Northwest
16	Cottage No. 8 – west and south facades	Northeast
17	Cottage No. 9- northeast façade	Southwest
18	Cottage No. 9 – northeast and southeast facades	West
19	Cottage No. 9 – northwest facade	Southeast
20	Cottage No. 10 – northwest facade	Southeast
21	Cottage No. 10 – northwest and southwest facades	East
22	Cottage No. 10 – northeast and northwest facades	South
23	Cottage No. 11 – west façade	East
24	Cottage No. 11 – west and south facades	Northeast
25	Cottage No. 11 – north and west facades	Southeast
26	Cottage No. 12 – southeast façade	Northwest
27	Cottage No. 12 – southeast and northeast facades	West
28	Cottage No. 12 – southwest and southeast facades	North
29	Cottage No. 13 – northeast façade	Southwest
30	Cottage No. 13 – northeast and northwest facades	South
31	Cottage No. 13 – southeast and northeast facades	West

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32	Cottage No. 14 – east façade	West-southwest
33	Cottage No. 14 – east and north facades	Southwest
34	Cottage No. 15 – northwest and southwest facades	East
35	Cottage No. 15 – southwest façade	Northeast
36	Cottage No. 15 – southwest and southeast facades	North
37	Cottage No. 16 – northwest façade	Southeast
38	Cottage No. 16 – northwest and southwest facades	East
39	Pump House – south and east walls	Northwest
40	Fresh Water Storage Tanks	Southwest
41	Fresh Water Storage Tanks	North
42	Concrete Diversion Structure on Fall River	West
43	Concrete Diversion Structure on Fall River	South
44	Trash Box	Northeast
45	The Big Rock	Northeast
46	Plaque Affixed to the Big Rock	East
47	Site Overview – West Side: “Cascade Road” from Fall River Road, at the westernmost entrance.	South
48	Site Overview – West Side: circle driveway in front (west) of Cottage No. 1 / Office	South
49	Site Overview: gravel parking area in front (west) of Cottage No. 1 / Office	East
50	Site Overview: Cottage No. 1 / Office and adjacent land to its west and south	North
51	Site Overview – West Side: Cottage No. 1 / Office, Cottage No. 2, and Cottage No. 16 (minimally visible)	North
52	Site Overview – West Side: Cottage No. 2, Cottage No. 16 (minimally visible), and Cottage No. 3	North
53	Site Overview – West Side: gravel road between cottages that connects “Cascade Road” and “Chipmunk Avenue.” Cottage No. 10 is on the right and Cottage No. 3 is on the left.	East
54	Site Overview – West Side: Cottage No. 2, Cottage No. 16, and Cottage No. 3.	Northwest
55	Site Overview – West Side: gravel road between cottages at the south end of “Chipmunk Avenue.” Cottage No. 10 is in the right foreground; Cottage No. 13 and Cottage No. 5 are in the center background.	Northeast
56	Site Overview – West Side: gravel road between cottages that connects “Cascade Road” and “Chipmunk Avenue.” Cottage No. 3 is on the right; Cottage No. 10 is on the left.	West
57	Site Overview – West Side: Cottage No. 14, Cottage No. 15, and Cottage No. 5 (from left to right).	Southeast
58	Site Overview – West Side: Cottage No. 14 is in the right foreground; Cottage No. 11, near the crest of Reindeer Hill, is minimally visible in the center background.	East
59	Site Overview - West Side: Cottage No. 11 near the crest of Reindeer Hill	Southeast
60	Site Overview – West Side: “Chipmunk Avenue” from Fall River Road	South
61	Site Overview – East Side: Unnamed entry road to the east side from Fall River Road. Cottage No. 7 is in the center background.	Southeast

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62	Site Overview – East Side: Areas west and south of Cottage No. 9 from unnamed entry road to the east side.	East
63	Site Overview – East Side: Area surrounding Cottage No. 7, with Cottage No. 8 minimally visible in the left background	Northeast
64	Site Overview – East Side: Area primarily west and south of Cottage No. 7	North
65	Site Overview – East Side: Cottage No. 7 and surrounding area from Reindeer Hill	Northeast
66	Site Overview – East Side: Area south of Cottage No. 7, Cottage No. 8, and Cottage No. 12 that are partially visible from left to right	North
67	Concrete Diversion Structure	South
68	Concrete Diversion Structure	Southwest
69	Concrete Diversion Structure	Southwest
70	Concrete Diversion Structure	Southeast