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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.

### 1. Name of Property

Historic name: Dunraven Cottage/Camp Dunraven

Other names/site number: 5LR.799

Name of related multiple property listing: N/A

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

### 2. Location

Street & number: 898 Fish Creek Road

City or town: Estes Park State: CO County: Larimer

Not for Publication:  n/a Vicinity:  X

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

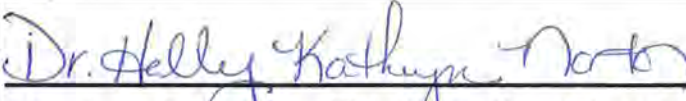
I hereby certify that this X nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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 X local

Applicable National Register Criteria:

X A     B X C     D

	<u>3/4/19</u>
<b>Signature of certifying official/Title:</b> Deputy State Historic Preservation Officer <b>Date</b>	
<b>State or Federal agency/bureau or Tribal Government</b>	

In my opinion, the property <u>   </u> meets <u>   </u> does not meet the National Register criteria.	
<b>Signature of commenting official:</b>	<b>Date</b>
<b>Title :</b>	<b>State or Federal agency/bureau or Tribal Government</b>

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**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

4/5/2019  
Date of Action

**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

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>2</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register \_\_\_\_\_

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling  
RECREATION AND CULTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne  
\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: STONE

Walls: WOOD

Roof: ASPHALT

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

Located approximately two miles southeast of the town of Estes Park, Colorado, within the picturesque landscape of the Estes Park valley, the Dunraven Cottage is a one-and-one-half story Late Victorian wood-frame cottage displaying restrained characteristics of the Queen Anne style. Built by Lord Dunraven as a mountain retreat ca. 1876, the cottage was later used as a camp lodge by the Camp Fire Girls from 1923 to 1965 before returning to use as a seasonal dwelling. The approximately 66' x 83' cottage is essentially I-shaped in plan with rectangular masses at the front and rear standing perpendicular to the central mass of the house (see Figure 1).

The cottage sits facing west on a stone foundation, is clad with wood horizontal siding, and features a complex steeply-pitched asphalt shingle roof. The primary roof is cross-gable with semi-hexagonal and shed-roof components. A red brick chimney rises from the ridgeline of each of the three primary masses. The front façade is dominated by a large porch that wraps around the northwest and southwest corners of the cottage. The porch's deep overhangs follow the facets of the complex roof above. The southeast portion of the porch was enclosed ca. 1923; a shed-roof porch that extends along the south side of the house was partially enclosed around the same time. A shed-roof, three-season porch built between 1923 and 1950 extends along the north side of the house and encloses the northeast portion of the wraparound porch. A one-story shed-roof porch—enclosed ca. 1923 and expanded ca. 1958—extends to the east from the rear gabled mass. The windows are predominately two-over-two double hung, with one-over-one, double-

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hung windows found on the southern enclosed porch and the north addition. All windows are wood with wood sills and trim.

The house stands approximately 200' east of Fish Creek within a clearing on a gently rising hillside surrounded by small-scale native grasses and shrubs, and mature evergreens including ponderosa pines and junipers. The property currently encompasses three acres surrounding the house and approximately one acre of undeveloped land to the northwest across Fish Creek Road. The area across Fish Creek Road is not included in this nomination.<sup>1</sup> Forested hills to the north, south, and east provide a sense of sheltered privacy and the view to the west offers an expansive view of Longs Peak and the surrounding Rocky Mountains. A winding dirt driveway leads from Fish Creek Road to a parking area at the rear of the cottage. Approximately 100' northwest of the cottage is a distinctive rock outcropping approximately 25' in height, once used as a natural outdoor fireplace and ceremonial site by the Camp Fire Girls. A small storage shed and privy are located to the southeast at the edge of the clearing.

## **Narrative Description**

### **Front (west)**

The north and south ends of the mass at the front of the house are semi-hexagonal (three-sided) in plan. This is reflected in the roof above, where three triangular facets come to a peak at the ridge of the north/south roof that covers this portion of the house. A central semi-hexagonal bay projecting to the west is the main entry point. The entry is marked by a steeply-pitched polygonal peak that reflects the entry's semi-hexagonal plan. The peak resembles a hexagonal spire; however, its three triangular facets—facing west, southwest and northwest—are connected to the cottage's primary roof by a short gable. The ridge of the connecting gable runs from the point where the peak's three triangular facets converge to the east/west ridge of the roof over the main portion of the cottage.

The plan of the wraparound porch reflects the polygonal contours of the house (Photos 1-2, 9). The porch is accessed via a low concrete step that runs along the perimeter of the porch. The porch's broad low-pitched roof is supported by square wood posts with chamfered edges. The porch rafters are visible from below and the fascia and soffits are plain. Decorative cornice boards with a shallow Tudor arch shape span the space between posts and serve as ornamentation. In 2010 there were small decorative elements located at the base of the arches, but these are no longer extant (Figure 17).

The façade is organized symmetrically around the projecting entry bay. A wood entry door topped by a two-light transom is located on the west-facing facet of the entry bay. The front door features four lights—two rectangular lights with two arched lights above—and two recessed panels below. The door and transom are inset slightly and surrounded by wood trim and molding. A small wood step leads from the porch to the entry door. The southwest and northwest

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<sup>1</sup> A dump site associated with the cottage was located on the portion of the property west of Fish Creek Road. This site was heavily impacted during the Big Thompson flood of 2013. Prior to that event, the current owner found pottery, animal bone, and rubbish from the cottage at the site. Given that it is unlikely that significant historic archaeological deposits remain in this area given the extensive disturbance created by the flood, this area of the property was excluded from the nomination boundary. However, the potential for subsurface archaeological deposits should be considered with any future ground disturbing activities.

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facing facets of the entry bay feature a single two-over-two window. Two-over-two windows flank the entry bay. The semi-hexagonal walls at the southwest and northwest corners of the house feature a single two-over-two window on the northwest- and southwest-facing facets and a pair of two-over-two windows on the north- and south-facing facets. The northeast- and southeast-facing facets have been enclosed; however, a single two-over-two window remains intact in these locations.

### **South Side**

As mentioned earlier, a portion of the wraparound front porch has been enclosed on the south side of the cottage. The southwest side of the enclosed portion features a pair of one-over-one windows (Photo 2). The southeast-facing wall of the enclosure features a series of four one-over-one windows (Photo 3). A shed-roof porch documented in an 1899 photo extends approximately 25' along the south side to the point where it meets the rear (east) section of the house. This part of the porch is partially enclosed by square wood posts and low walls clad with wood horizontal siding that flank an open entrance (Photo 3). At the entrance, a section of the wood plank floor extends out into the side yard. Within the porch interior, two two-over-two windows facing south look into the central section of the house and a four-panel wood door facing west leads into the rear portion of the house. The floor is comprised of wood planks, the walls are the same wood horizontal siding found elsewhere on the cottage, and the porch rafters and roof sheathing are exposed (Photo 4).

East of the porch, the first floor of the rear gabled mass features a shallow projecting rectangular bay with a wood shake hip roof (Photo 3). The south facing wall of the bay features a pair of two-over-two windows, the shallow east and west walls are unfenestrated. A pair of two-by-two horizontal sliding windows sits in the gable above the bay. The south wall of the one-story, shed-roof rear extension completes this side of the cottage (Photo 5). Two windows are located on this wall, a fixed rectangular window with multiple lights set in an elongated diamond pattern and a six-light hopper window of roughly the same size to the east.

### **Rear (East) Side**

At the rear of the cottage, a one-story, shed-roof extension covers the full width of the cottage (Photo 5). Originally an open-sided porch, this area was enclosed after 1923. It is clad with the same horizontal wood siding as the rest of the cottage. The south side of the extension is flush with the south side of the house; the north side extends approximately 6' beyond the north wall of the rear gabled mass (Photo 6). A wood four-panel rear entry door with wood screen door is located on the south end of the extension's rear wall. A concrete pad, centered on the entrance, extends approximately 3' to the east. The entrance is flanked by a four-by-four horizontal sliding window to the south and a square, four-light fixed window to the north. The remainder of the wall is unfenestrated, as are the north and west walls of the extension (Photo 6-7). Above the extension on the gable roof is a small front-gable dormer with an eight-light casement window. The walls of the dormer are clad with the same wood horizontal siding found elsewhere on the cottage and the dormer roof is covered with asphalt shingles (Photo 5).

### **North Side**

The north side of the rear gabled section features at the lower level a two-over-two window with a small one-over-one window located to the west and a four-over-four window centered in the

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gable above (Photo 7). To the west of the cross gable, a 12' x 25' three-season porch constructed between 1923 and 1950 fills the space between the front and rear sections of the house and encloses the northeast portion of the wraparound front porch (Photo 8). Two one-over-one windows are located on the east wall of the addition (Photo 6). A bank of eight one-over-one windows extends across the north wall of the addition. To the west a four panel wood entry door provides access (Photo 8); the addition is not accessible from the interior of the cottage. Within the porch interior, three two-over-two windows facing north look into the central section of the house. The floor is comprised of tongue-and-groove wood flooring, the walls consist of wide horizontal boards with battens, and the porch rafters and roof sheathing are exposed.

### **Interior**

The interior of the cottage is organized symmetrically around a central passageway that runs the length of the house, west to east (see Figure 1). The front of the house features two rooms; the wall between the passageway and the south room has been removed, though evidence of its location remains (Photo 10). The north room reportedly served as a library when the home was first built and is connected to a bedroom to the east. This bedroom and three other rooms nearly identical in size are symmetrically arranged off the central passageway (Photo 11). The southeast bedroom (Bedroom 4 in Figure 1) was originally the dining room (Photo 12). The passageway ends at a small foyer with a wood staircase leading to the upper story (Photo 13). The current dining room (formerly the kitchen), a small bathroom with free-standing tub, and a small storage room are accessed from the foyer. The kitchen (Photo 14) is accessed via the dining room. North of the staircase, a wood door with two narrow rectangular lights and two raised wood panels leads to a narrow hallway in what was originally the rear porch, now enclosed and expanded. Two four-panel wood doors on the north side of the hallway lead to two 6' x 20' toilet/shower rooms—each with three sinks, three toilets and two showers—constructed ca. 1958 (Photo 15). A wood four-panel door at the end of the hallway formerly served as a rear exit; the door remains in place but its exterior side was covered over with wood horizontal siding in 2010.

The staircase leads to a 12' x 12' landing on the upper floor. Two 9' x 13' rooms with sloped ceilings and beadboard knee walls flank the landing (Photo 16). These are accessed via wood doors with two vertical recessed panels. A wood door with a single large light leads from the landing to the attic space, which occupies the remainder of the upper floor. Based on its type and style, this door was likely moved to the attic from an unknown location.

The interior retains its historic wood floors, lath-and-plaster walls, wood panel doors, and two-light transoms. Several historic decorative details remain intact, including beadboard wainscoting, chair rails, a plate rail in the former dining room (now a bedroom) and a window seat in the former kitchen.

### **Landscape**

Approximately 100' northwest of the cottage is a rock outcropping that formed the backdrop of a natural amphitheater utilized by the Camp Fire Girls as a ceremonial site (Photo 17). The outcropping is about 25' in height. A portion of the rock projects to the west creating a sheltered space. The stone within the sheltered area is blackened by soot from past fires and rocks have been placed in an arc around the area to create a fire ring. Photographs of the rock and photos of campers posing on the rock were used in camp brochures. The site has not been evaluated to

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ascertain if historic archaeological deposits exist in this area, but it is possible that deposits related to the use of this area for gatherings and ceremonies between 1923 and 1965 exist.<sup>2</sup> A historic flagpole documented in the camp's 1938 brochure is located approximately 30' in front of the cottage's main entrance.

A modern split rail fence marks the approximate location of the north property line and a portion of the rear property line. The rear and south property line is marked by a modern barbed wire fence. The landscape is largely natural in character, with hardscaping limited to the area directly surrounding the cottage. Just south of the cottage is a non-historic firepit (Photo 3). At the rear of the cottage near the southeast corner, a series of modern steps built from railroad ties lead to the gravel parking area at the rear of the cottage (Photo 18). North of these steps, a set of older, possibly historic, railroad-tie steps mark the location of a rear entrance that was covered over in the recent past. Rocks have been used to define the edges of these steps (Photo 19).

### **Privy (ca. 1923), Contributing**

Approximately 175' southeast of the cottage, at the eastern edge of the property, is a 5' x 9', two-sided, wood-frame privy (Photos 20-21). Each side features two seats and a separate entry. The privy is believed to have been built by the Camp Fire Girls ca. 1923. The rectangular building stands facing west on a concrete foundation and is clad with horizontal wood drop siding and cornerboard trim. The front-gable roof is covered with wood shingles and the rafter tails are exposed. A small gabled vent rises from the midpoint of the ridgeline. Entry doors are located on the west, north, and south sides. The doors are cut from the wood siding and attached with metal strap hinges to the side walls. The hinges on the west and south doors are historic; the door on the north side was cut in ca. 1985 and has modern hinges. A modern light fixture is attached to the projecting ridge beam on the west (front) side; a second modern light fixture sits just below the eave near the south door. The east door is not usable due to construction of a split-rail fence prior to 1985 that blocks entry to the privy.

### **Shed (ca. 1876 - 1890), Non-contributing**

A 12' x 14' rectangular, wood-frame, front-gable shed stands facing north approximately 100' southeast of the cottage (Photos 22-23). Cut nails were used to construct the shed, suggesting it was built prior to 1890, perhaps as a carriage house. The shed sits directly on the ground and is clad with board-and-batten siding on the north, south, and west sides. The east side is clad with modern T1-11 siding. The front (north side) of the shed has been modified to accept a four-panel wood entry door with strap hinges. The door appears to be historic but was likely salvaged from an unknown location. The asphalt shingle roof features plain wood fascia boards. A small window on the west side has been covered with a wood plank and a hinged wood panel. The east side is unfenestrated. The rear (south side) features a six-light wood window. Cuts in the siding suggest that this side of the building has been altered and at one time featured a larger opening. The building was reportedly used by the Camp Fire Girls as a craft shed and is currently used for storage. The shed was damaged by a fallen tree in 2017 and portions have been rebuilt since that time, including the roof and portions of the front façade. Due to its extensive alterations, the shed is considered non-contributing.

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<sup>2</sup> The potential for archaeological deposits should be considered with any future ground disturbing activities.



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### Alterations

The Dunraven Cottage remained essentially unaltered prior to 1923, when the cottage was acquired by the Northern Colorado Camp Fire Girls and modified for use as a camp lodge. The only documented alterations between 1899 and 1923 are the removal of decorative roof finials and replacement of the roof's prominent ridge caps with lower profile caps (Figures 3 and 7).

Alterations that occurred between ca. 1923 and 1950 included enclosure of the rear porch to accommodate two shower rooms and a large commercial-type kitchen; enclosure of the south porch and the southeast portion of the wraparound front porch for use as a screened-in sleeping porch; the addition of a second sleeping porch on the north side of the cottage; removal of the south chimney at the front of the house; and construction of a privy southeast of the cottage. Alterations to the rear and south side of the house and construction of the privy likely took place shortly after the Camp Fire Girls acquired the building. Construction of the north sleeping porch addition may have taken place later but was complete by 1950 as documented in the camp's brochure from that year (Figure 8). Removal of the chimney occurred prior to 1938 as documented in the camp's 1938 brochure.

In a report to the board of directors in December 1958, Camp Dunraven's director, E. Gertrude Lee, outlined improvements made at the cottage that year, including installation of full-size windows in a portion of the south sleeping porch and installation of the "cement" step that surrounds the front porch. A number of other repairs were made at that time:

Leveled up walls and porches; 220ft. of cement foundations and aprons for walls and porches; cement step for front porch; cement box for water valves; installed 1,200 gallon cement septic tank; 1,000 gallon dry-well with new lines and connections; completed reshingling roof, 50 gallons linseed oil in oiling it; new roof north porch; re-built 40 feet of south porch with full-sized windows—glass door; siding, outside, ceiling inside; repaired all joists and laid new fir floor in the kitchen. Floor and fixture repair in bathroom; installed hot water boiler and CO-2 fire extinguisher; gave sizing coat to new woodwork around foundations and south porch; painted bathroom and rear hall.

... Painted outside restrooms, cemen[t] platform and step for the Blue Jay cottage, graded land area north of the lodge; replaced 15 window screens and five screen doors with new or re-finished units.<sup>3</sup>

Lee also reported on additional work that was needed but had not yet been done, "Plastering for a room 12 x 20 feet. Painting, for lodge, ranch-house and six smaller building, gas or electric range to supplement hotel range, and hoods over these units; another three compartment sink, additional refrigerator and hot water heater, additional electric lighting and power outlets for the lodge."<sup>4</sup>

The dimensions of the 12' x 20' room that required plastering correlate with the dimensions of the two 6' x 20' bathrooms, suggesting that the enclosed porch at the rear of the house was

<sup>3</sup> "Report Made on Camp Dunraven Improvements," *Greeley Daily Tribune*, December 31, 1958, 12.

<sup>4</sup> *Ibid.*

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expanded to include these spaces ca. 1958. A photograph included in the 1950 brochure for Camp Dunraven documents the north wall of the shed roof section as flush with the main portion of the house and it is logical that completion of the indoor toilet and shower facilities followed shortly after installation of the new septic tank.

In the mid-1960s, the existing driveway was abandoned and a new one was developed on the north side of the property (Figure 14). This drive was subsequently abandoned in the late 1970s and a narrow winding dirt drive put in on the south side of the property.

Floors in the one-story rear extension and dining room were covered with modern vinyl flooring and a pass-through between the former dining room and former kitchen was infilled with plywood at some point, likely in the 1960s.

More recent repairs include the in-kind replacement of all porch posts, replacement of an earlier wood shingle roof with asphalt shingles, and installation of gutters, all completed by the current owner after 2010. A number of interior walls have been covered with drywall where the plaster is in poor condition and some walls have been covered with a textured top coat. When replacing damaged or failing materials, the current owner has taken care to use in-kind materials when feasible.

Modifications include covering over the entrance on the north side of rear wall with horizontal wood siding in 2010 and relocation of the driveway and installation of a railroad-tie staircase leading from the back of the cottage to the parking lot in the late 1970s. The owner of the adjacent parcel to the north and east constructed the split-rail fence that marks the approximate location of the property line ca. 1985. Modern alterations to the outbuildings include the addition of a third entrance to the privy in 1985 and rebuilding of the roof and north wall of the storage shed after it was damaged by a fallen tree in 2017.

### **Integrity**

The Dunraven Cottage retains its historic characteristics of location, setting, design, materials, workmanship, feeling, and association to a high degree and displays sufficient integrity to convey its significance as a summer residence built by Lord Dunraven ca. 1876 and as the main lodge for Camp Dunraven, a summer camp for girls owned and operated by the North Colorado Council of Camp Fire Girls until 1965.

### *Location*

The Dunraven Cottage stands in its original location within the Estes Park valley on a site selected by its first owner, Lord Dunraven, for its natural beauty, picturesque views, and abundant fish and game. The cottage and its associated outbuildings have not been moved since their construction and, therefore, the property retains excellent integrity of location.

### *Setting*

The setting of the Dunraven Cottage is surprisingly intact given Estes Park's growing popularity as a tourist destination and increasing development within the Estes Park valley. The cottage sits on a three-acre parcel within a landscape that retains a high degree of integrity. The neighboring houses are largely screened from view by the mature pines that surround the cottage site to the

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north, east, and south. To the west, the meadow leading to Fish Creek remains intact and the impressive view of the Estes Park valley and the Rocky Mountains is unobscured. The landscape surrounding the cottage has matured, but changed very little, and retains the natural appearance documented in historic photographs of the cottage.

Camp Dunraven historically included a number of buildings other than those located on the nominated parcel. In addition to purchasing this parcel, the Camp Fire Girls leased land and buildings associated with the Dunraven Ranch located one-half mile to the north of the cottage (Figure 6). In her 1958 report to the Camp Fire Girls board regarding improvements to Camp Dunraven, E. Gertrude Lee mentions repairs to buildings other than the cottage, including the "Dunraven Ranch-house" the "Blue Jay cottage," and "six smaller buildings." The current owner recalls two, screen-walled sleeping cabins located east of the privy. These buildings stood on the adjacent parcel to the east and were removed by a later property owner after 1971. The Dunraven Ranch house was moved to the adjacent parcel north of the cottage ca. 1948 to make way for Lake Estes, and other ranch buildings may have been moved there at that time. The Dunraven Ranch house and another small building reportedly used by the camp remain extant, but have been heavily altered. These buildings are under separate ownership from the nominated property and do not retain sufficient integrity to contribute to the significance of the cottage. The demolition or extensive modification of the Dunraven Ranch house, sleeping cabins, and other buildings other than those standing on the cottage property impact the integrity of setting relative to the period of its use as Camp Dunraven to some degree; however, surviving features such as the four-seat privy, flagpole and outdoor natural "fireplace" remain intact.

### *Design*

The cottage retains sufficient integrity of design to convey its architectural significance as a good example of a Late-Victorian cottage with Queen Anne-style characteristics. The cottage's primary design features present at the time of construction remain intact, including the cottage's rectangular plan; symmetrical façade and interior organization; complex, steeply-pitched roof with multiple gables and semi-hexagonal peaks; wraparound porch with Tudor arch details; two-over-two windows; high ceilings; and transoms over both exterior and interior doors.

Alterations to the cottage's design were made during the period of significance to adapt the cottage to its new use as camp lodge and reflect the needs of the campers and camp staff. An open porch on the south side was partially enclosed to create sleeping quarters for the campers and a rear porch enclosed to allow for a larger kitchen. The roofs of the porches were retained and the materials used to enclose the porches are compatible in design with the cottage's original features. The interior of the south porch was not altered; some changes have presumably been made to the interior of the rear porch; however, it retains its historic spatial relationship to the main portion of the house. The rear porch was expanded to the north ca. 1958 and the simple, unfenestrated addition maintained the design of the original porch. The covering over of a historic rear door in recent years diminishes the integrity of the east side to a small degree; however, the door remains intact and is visible from the interior of the home. The design of the sleeping porch addition to the north side constructed between 1923 and 1950 is in keeping with the design of the ca. 1876 south porch and its later alterations. The only impact on the design of the cottage's north wall was the replacement of the cottage's original horizontal wood siding with wider horizontal board-and-batten siding; the original fenestration was retained. The design

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of the cottage has not been significantly altered since Camp Dunraven closed in 1965 and it retains excellent integrity relative to the camp's period of occupation.

### *Materials*

The Dunraven Cottage retains excellent integrity of materials. The original wood horizontal siding is intact, as are all historic wood windows and doors. Recent repairs to the cottage have been made using in-kind materials. The only significant change in material is the replacement of the cottage's historically wood shingle roof with asphalt shingles in 2017 to meet insurance and fire safety regulations.

### *Workmanship*

Though modest in material and detailing, the cottage retains its features that speak to the technology available to local carpenters in the Estes Park valley ca. 1876 and the aesthetic principles associated with the Late-Victorian period, including the porch's cornice boards, which feature a subtle Tudor shape, and its chamfered porch posts. The use of cut nails to construct the cottage is evident, and the simplicity of the siding and other trim reflects the limited technology available in what was, at the time, a remote and isolated area of Colorado.

### *Feeling*

The Dunraven Cottage retains strong integrity of feeling. The landscape that attracted Lord Dunraven and early tourists to the Estes Park valley remains essentially intact in the area surrounding the cottage. The strong integrity of setting coupled with the cottage's high integrity of materials and design conveys a strong sense of what early tourists and, later, young campers experienced when spending time at the cottage.

### *Association*

The Dunraven Cottage conveys its association with Lord Dunraven and the construction of early seasonal residences in the Estes Park valley during the 1870s through its current use as a seasonal rental catering to tourists from around the globe. Intact features that speak to its use as a summer residence include the natural rustic setting, large wraparound porch, and large number of bedrooms given the size of the cottage. The property also conveys its association with Camp Dunraven between 1923 and 1965. Intact features such as the cottage's sleeping porches, multi-person bathrooms, four-seat privy, flagpole and outdoor natural "fireplace" connect the property to its past use as a summer camp for young girls.

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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.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- 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.
- 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.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

- SOCIAL HISTORY
- ENTERTAINMENT/RECREATION
- ARCHITECTURE

**Period of Significance**

ca.1876 – 1965

**Significant Dates**

1923  
ca. 1950

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

John Cleave, Builder

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Dunraven Cottage is locally significant under Criterion A in the area of Entertainment/Recreation for its association with the history of organized summer camps for youth in Colorado’s Estes Park valley; the cottage is further locally significant in the area of Social History, specifically Women’s History, for its association with the Camp Fire Girls of America, a progressive organization founded in 1912 to provide experiences for young girls on par with those offered by the Boy Scouts of America. The period of significance for Entertainment/Recreation and Social History extends from 1923 until 1965, the period the cottage served as the main lodge for Camp Dunraven, a summer camp for girls operated by the

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North Central Colorado Council of Camp Fire Girls and the first permanent summer camp for girls in the Estes Park valley.

Constructed ca. 1876, Dunraven Cottage is also locally significant under Criterion C in the area of Architecture as a rare example of a Late Victorian cottage with Queen Anne characteristics constructed within the Estes Park valley in northern Colorado during the mid-1870s. The period of significance for architecture extends from ca. 1876, the time of the cottage's construction, to ca. 1950 when the cottage received its last major addition.

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

**Criterion A: Entertainment/Recreation**

The Dunraven Cottage is locally significant under Criterion A for Entertainment/Recreation for its association with Camp Dunraven, a summer camp for girls operated by the North Central Colorado Council of Camp Fire Girls between 1923 and 1965. The Camp Fire Girls acquired the cottage in 1923 and adapted the summer home for use as Camp Dunraven's main lodge, adding sleeping porches, a larger kitchen, and multi-user shower and toilet facilities. The cottage served as the camp's flagship building until Camp Dunraven ceased operations in 1965.

Organized summer camps first appeared in the northeastern United States in the early 1880s. By 1910, more than 120 camps offered programs for children, with about 27 percent catering to girls. Interest in summer camps grew quickly and charitable and social welfare organizations joined educators, religious groups and private individuals in providing wilderness camping experiences for both boys and girls. The Young Men's Christian Association (YMCA) was an early leader in the summer camp movement and Camp Chief Ouray (1907), a YMCA camp near Granby, is believed to be the first permanent summer youth camp established in Colorado. The largest of the early camps in the Estes Park valley included the Highlander Boys Camp (1918), Camp Haiyaha (1921), Camp Chipeta (1926), and the Rocky Mountain Boys Camp (1921). Camp Dunraven (1923) was the first camp in the Estes Park valley established for girls, with Camp Chipeta and the smaller Camp Eloise (ca. late 1920s) following shortly afterward.

Camp Dunraven drew girls primarily from the northeastern Colorado region and although owned and affiliated with the Camp Fire Girls, any "girl of reputable character and good health" could attend. Campers participated in the typical mix of activities associated with summer camps of the time, including hiking, sports, horseback riding, handcrafts, and performing arts. As the camp's headquarters, the cottage housed the program counselors, house-mother, and cook, and campers slept in bunk beds on the two sleeping porches. The cottage also served as the main kitchen facility and provided the camp's only indoor toilets and showers.

**Criterion A: Social History**

The Dunraven Cottage is locally significant under Criterion A for Social History, specifically Women's History, for its association with the Camp Fire Girls of America between 1923 and 1965. Founded by Dr. Luther Halsey Gulick and his wife, Charlotte Vetter Gulick, the Camp Fire Girls of America were formally organized in 1912 as a nationwide counterpart to the Boy Scouts of America. Grounded in Progressive ideals, Camp Fire Girls offered experiences for

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young girls that emphasized outdoor activity, leadership, homemaking, and service. In Colorado, “Camp Fires” were organized throughout the state, with a number of groups forming in the more populated areas near Estes Park by 1917. Camping trips and wilderness experiences were an essential part of the Camp Fire Girls program and in 1923, the North Central Colorado Council of Camp Fire Girls purchased the Dunraven Cottage for use as the main lodge for Camp Dunraven, a summer camp for its members directed by E. Gertrude Lee.

At Camp Dunraven campers participated in organized activities in keeping with the Camp Fire Girls handbook, such as arts and crafts, hiking, sports, camp craft and nature lessons, dramatic skits, and music. At the end of the week-long experience, a choreographed outdoor awards ceremony was held near the cottage. At these “Council Fires” girls received the Camp Fire Girl “honors”—beads and patches—they had earned during their stay. Three other Camp Fire Girl camps operated in Colorado between 1924 and 1965; however, it appears that the cottage, privy and ceremony site are the only surviving resources associated with the summer camps owned and operated by the Camp Fire Girls organization in Colorado.

The cottage has changed very little since Camp Dunraven ceased operations and retains the significant features and spaces, such as the sleeping porches, multi-user bathrooms, four-seat privy, flagpole, and outdoor Council Fire site, that speak to the cottage’s use as the main lodge of a recreational summer camp for girls operated by the Camp Fire Girls.

### **Criterion C: Architecture**

The Dunraven Cottage is locally significant under Criterion C for Architecture as a rare example of early Queen Anne-style architecture as adapted to the conditions in northern Colorado’s Estes Park valley ca. 1876. Constructed as a summer residence for British aristocrat Lord Dunraven, the cottage exhibits character-defining features of the Queen Anne style including a steeply-pitched irregular roof, complex massing, deep wraparound porch, and bay window. It is the only documented example of the Queen Anne style in the Estes Park vicinity.<sup>5</sup>

Though modest in scale and decorative detailing, the cottage’s design incorporates features of the fashionable Queen Anne style that emerged in Great Britain during the 1870s. At the time, British architectural journals promoted the work of young architects led by Richard Norman Shaw, who sought to differentiate their work from the prevailing styles of the day through eclectic interpretations of seventeenth- and eighteenth-century British architecture. Work in this vein would become known, somewhat inaccurately, as the Queen Anne style in reference to the period during the reign of Britain’s Queen Anne (1702-1714), from which the style drew some inspiration. Shaw’s designs often borrowed from Tudor and Gothic antecedents and featured complex massing, steeply pitched roofs, projecting gables, tall chimneys and polygonal towers. Once published, Shaw’s work began to influence young American architects, including H. H. Richardson, who designed what is regarded as the first Queen Anne style house in America, the 1875 Watts-Sherman House (National Register listed 12/30/1970, NRIS #70000015) in Newport, Rhode Island. At the time the Dunraven Cottage was built, the Queen Anne style was just beginning to exert influence in the United States and early examples, such as the Watts-Sherman House, exhibited a stronger connection to British antecedents. The style quickly gained

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<sup>5</sup>A search of History Colorado Office of Archaeology and Historic Preservation site files for Queen Anne-style buildings in the Estes Park vicinity returned no results.



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popularity in the 1880s, primarily through pattern books, and spread widely across America. Concurrently, pre-cut lumber and architectural details became more readily available as the railroad expanded, giving rise to an American interpretation of the Queen Anne style that featured more elaborate decorative elements such as decorative shingling, complex gable detailing, and large wraparound porches with turned porch posts and spindlework.

As a young, wealthy, and fashionable British aristocrat, Dunraven was likely to have been familiar with Shaw's designs, either through direct experience or architectural journals of the day, and perhaps with the earliest adaptations of the style in the eastern United States. Though far removed from Shaw's elaborate and complex designs, the cottage incorporated the steeply pitched roofs, complex massing, faceted roof features, projecting gables, and Tudor detailing typical of early Queen Anne-style homes. Furthermore, the cottage's wraparound porch with deep overhanging eaves anticipated a defining feature of the Queen Anne style in America, and reflected the cottage's use as a summer residence set within the picturesque landscape of the Rocky Mountains. These key character-defining features remain readily visible and support the cottage's significance in the area of Architecture. The period of significance for architecture extends from ca. 1876 to ca. 1950 to include the compatibly designed addition to the north side.

## Historic Context

### Early Settlement in Estes Park

Permanent settlement of Estes Park began with the arrival of the Estes family in 1859. Joel Estes, his wife, Patsy, and six of their thirteen children were lured to Colorado by the recent gold strikes in the Pikes Peak region. When prospecting in the Clear Creek region proved disappointing, the family settled in Fort Lupton Bottom (present day Platteville) with plans to establish a ranching operation. In October 1859, Joel Estes, his son, Milton, and perhaps Milton's three brothers, traveled west into the foothills of the Rocky Mountains on a hunting and prospecting expedition. The trip took them along the Little Thompson River and to the top of Park Hill where they first looked down into the pristine high mountain valley known today as Estes Park.<sup>6</sup>

Prior to that time, groups of Paleo Indians are believed to have visited the park as early as 11,000 years ago, taking advantage of the area's abundant game. The latest of these prehistoric hunter gatherers were principally the Utes, who visited the park on a seasonal basis and dominated the area until the late 1700s, when other tribes including the Arapaho and Comanche moved into the region. Spanish explorers, French fur trappers, and American explorers moved through the region but the ruggedness of the landscape discouraged settlement in the high mountain valleys. When Joel Estes first saw the area in 1859, it was clear that Native Americans used Estes Park as a hunting ground, but he found no evidence of permanent occupation by either indigenous or Euro-American people.<sup>7</sup>

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<sup>6</sup> James H. Pickering, *This Blue Hollow: Estes Park, The Early Years, 1859-1915* (Niwot, Colo.: University Press of Colorado, 1999), 8-9.

<sup>7</sup> C. W. Buchholtz, *Rocky Mountain National Park: A History* (Colorado Associated University Press, 1983), Chapter 1, [https://www.nps.gov/parkhistory/online\\_books/romo/buchholtz/index.htm](https://www.nps.gov/parkhistory/online_books/romo/buchholtz/index.htm). Accessed November 7, 2018.

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Impressed by the landscape before him, Estes returned home to Patsy and proposed moving their ranching operation to the alluring and apparently unsettled valley. The move took several years to complete, but by 1863 the family was living full-time in two log cabins constructed near Fish Creek in the area now covered by the southern end of Lake Estes. Raising cattle proved challenging at high elevation, and Estes supplemented the family's income by supplying Denver markets with wild game harvested from the park.<sup>8</sup>

The park had not yet been surveyed, and the Estes family lived a solitary life on their squatter's claim. Visitors were a rare and welcome break from the isolation. In 1864, William N. Byers, adventurer and founder of the *Denver Rocky Mountain News*, stayed briefly with the Estes family as he and his companions explored the area and attempted to summit Longs Peak. Byers chronicled the visit in his newspaper, extolling the abundant game and picturesque appeal of "Estes Park." Byers also recognized the area's considerable tourist appeal declaring, "Eventually this park will become a favorite pleasure resort."<sup>9</sup>

The harsh winter of 1864-65 drove the Estes family to move to more hospitable land in Huerfano County where they resumed ranching, never returning to the park that bears their family name.<sup>10</sup> Griffith "Griff" Evans, a Welshman whose family had immigrated to Wisconsin when he was a child, purchased the Estes claim in 1867. Evans, his wife, Jane, and their five children moved into the rustic log cabins built by the Estes family. Deeply in debt at the time, Evans hunted and sold wild game to support his family and raise capital to purchase a team and cattle. Evans eventually established a substantial stock-raising operation, and the family constructed a new cabin on the claim, augmenting their income by offering the two Estes cabins for rent to adventurers and tourists.<sup>11</sup>

In 1873, the Colorado Central Railroad reached the town of Longmont 30 miles southeast of Estes Park, making access to and from Denver far easier. By this time only a small number of hardy settlers had joined the Evans family in the valley, but the improved access provided by the Colorado Central Railroad and the increasingly frequent public declarations of the park's beauty and appeal soon set the stage for a rush to secure ownership of the wild, picturesque, and potentially lucrative land in Estes Park.

### **Lord Dunraven**

Windham Thomas Wyndham-Quin, 4th Earl of Dunraven and Mount-Earl, became enamored with Estes Park in 1872 during a lengthy hunting trip through the American western territories. Well known as a world traveler, adventurer and sportsman, Lord Dunraven was born on February 12, 1841, and raised on an expansive estate surrounding the picturesque town of Adare, Ireland. Educated at Christ Church, Oxford, he served in the British military before joining the staff of *The Daily Telegraph* and traveling to Africa as a war correspondent at age twenty-six. Dunraven traveled extensively in his late twenties and first visited the United States on a honeymoon trip after his marriage to Florence Kerr in 1869. In Richmond, Virginia, Dunraven

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<sup>8</sup> Pickering, 10; Kenneth Jessen, *Estes Park Beginnings* (Loveland, Colo.: J.V. Publications, 2011), 3.

<sup>9</sup> "Ascent of Long's Peak," *Denver Rocky Mountain News*, September 22, 1864, 2.

<sup>10</sup> Pickering, 15.

<sup>11</sup> *Ibid.*, 18.

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fell victim to heat stroke, and the couple returned home without venturing beyond the eastern seaboard.<sup>12</sup>

In 1872, Dunraven returned to the United States with his personal physician and fellow adventurer George Henry Kingsley. In Chicago, the two men conferred with General Philip Sheridan, the military commander charged with protecting the Great Plains region, before heading to North Platte, Nebraska, where they met William “Buffalo Bill” Cody and John Baker “Texas Jack” Omohondro, who served as guides while the party hunted elk and buffalo in the region.<sup>13</sup>

On December 5, 1872, Dunraven and Kingsley arrived in Denver, where they heard tale of Estes Park’s unparalleled natural beauty and excellent hunting. Intrigued, Dunraven quickly planned a visit to experience the park firsthand. Dunraven fell in love with the area and shortly after the visit began formulating a plan to acquire the park in its entirety. Some suggest he sought to acquire the land for use as a private game reserve, but as historian James H. Pickering points out, “It is more likely that what primarily motivated Dunraven was what motivated so many of his English contemporaries: the prospect of investing in an enterprise that would pay.”<sup>14</sup> At this time, many wealthy English men and women were investing in western land and ranching operations, suggesting that Dunraven may have been similarly motivated.

As a British citizen, Dunraven’s options for acquiring land in Colorado were limited. The Homestead Act of 1862 provided a mechanism for U.S. citizens to acquire public land, but Dunraven was legally limited to purchasing land that had already passed into private ownership through preemption and/or homesteading. The law, however, could be circumvented through various means and Dunraven arranged for Theodore George William Whyte to assist him with what many saw as an illegal, or at best unethical, land acquisition. With a plan for acquiring Estes Park presumably in place, Dunraven then returned to the United Kingdom in July 1873.<sup>15</sup>

U.S. government-hired surveyors completed their work in April 1874 and the remaining federal land in Estes Park was made available for preemption and homesteading in May. Twenty-five U.S. citizens quickly snatched up 160-acre claims and immediately sold their interest to Theodore Whyte for payments ranging from \$700 to \$1,500. Lord Dunraven returned to Colorado in June, and by the end of July, when he left for a hunting expedition in Yellowstone, six more claims had been transferred to Whyte, who now controlled close to 5,000 acres in Estes Park.<sup>16</sup> Several locals expressed their displeasure at what was characterized in the August 12, 1874, edition of the *Fort Collins Standard* as, “one of the most villainous land steals ever

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<sup>12</sup> Buchholtz, Chapter 3; Pickering, 33-4.

<sup>13</sup> Pickering, 33-4; William “Buffalo Bill” Cody, “Famous Hunting Parties of the Plains,” *The Cosmopolitan*, Vol. XVII, No. 2, June 1894, 136. Cody described Dunraven as an ethical hunter strictly opposed to wanton waste who insisted that the wagon trains haul the elk and buffalo they shot to the small forts and settlements in need of food that dotted the plains. Dunraven’s example supposedly influenced Cody to change his own approach to hunting. Cody dates Dunraven’s first hunting trip in the west to 1869, while other sources document the hunt with Cody taking place in 1871.

<sup>14</sup> Pickering, 35.

<sup>15</sup> *Ibid.*, 35-6.

<sup>16</sup> *Ibid.*, 37.

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perpetrated in Colorado,” but legal challenges to Whyte’s actions would prove fruitless.<sup>17</sup> Land deals of this sort were not uncommon in the western territories. As the *Greeley Tribune* pointed out nearly three years earlier in 1871:

... many thousand acres have been repurchased between Denver and Colorado City, mainly with English money, and agents are still scouring the country beyond Colorado City, picking up all the choicest pieces of government lands, whether remarkable for scenery, or valuable for timber, springs and streams.<sup>18</sup>

In August 1874, a number of newspapers published Dunraven’s plans for Estes Park, stating:

A new company, of which the Earl of Dunraven is the principal stockholder, has purchased all available lands in Estes Park, embracing some 6,000 acres. The company proposes making extensive and costly improvements. Among these will be a large hotel, a sawmill, new roads through the park, a hotel at Longmont, and a half-way house on the road between that place and the park.<sup>19</sup>

To solidify the land deals, Dunraven formally incorporated the Estes Park Company Limited on August 19, 1876, and the 31 deeds acquired through questionable practices were transferred to what became known locally as “the English Company.” Whyte had already acquired the Estes-Evans Ranch, now rebranded as the Dunraven Ranch, and purchased a number of other early claims as well. By 1880, Lord Dunraven owned 8,200 acres of premium land and exerted some level of control over a total of 15,000 acres in Estes Park until the early 1900s when he chose to divest himself of his Colorado property.<sup>20</sup>

### **Early Tourist Accommodations in Estes Park (1859-1876)**

The life of a settler in Colorado necessarily entails these duties [hosting travelers], and if they are always so cheerfully and kindly performed as in our case, the Territory may be proud of its citizens.<sup>21</sup>

The tourism industry in Estes Park began in essence with Joel Estes who, like many early ranchers in Colorado, opened his home to weary travelers, providing visitors to his remote homestead with shelter and a hot home-cooked meal. Griff Evans, however, was the first settler in Estes Park to monetize frontier hospitality to significant gain.

After acquiring the Estes Ranch in 1867, Evans and wife Jane quickly realized that providing room and board to tourists could be a lucrative venture and began renting the Estes’ log cabins to travelers for \$8 per week including meals.<sup>22</sup> By many accounts, Griff Evans was a charming and

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<sup>17</sup> Pickering, 42.

<sup>18</sup> “English Capital in Colorado,” *Greeley Tribune*, December 27, 1871, 2.

<sup>19</sup> Pickering, 45; *Omaha Daily Bee*, August 8, 1874; *Greeley Tribune*, August 5, 1874.

<sup>20</sup> Pickering, 38; Buchholtz, Chapter 3. Between 1874 and 1880, the Earl managed to purchase 8,200 acres of land. In addition, the Company controlled another 7,000 acres because of the lay of the land and the ownership of springs and streams.

<sup>21</sup> Bayard Taylor, *Colorado: A Summer Trip*, (New York: G. P. Putnam and Son, 1867), 139.

<sup>22</sup> Jessen, 7-10.

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joyful man with a knack for publicity. In 1871, a *Chicago Tribune* reporter stayed with the Evans family during a trip through the western territories. In the missives to his editors he described Evans's plans to construct an inexpensive hotel to accommodate visitors who "wish a change of air, fresh trout and restored health" and lauded Estes Park, noting that, "I see no reason why this cannot be made a most popular resort worth a dozen of Saratogas...."<sup>23</sup>

As the number of tourists visiting the park increased, the Evanses built additional cabins to accommodate their guests; however, the planned hotel never materialized. Soon they were providing outfitting services as well as food and shelter, renting horses, and providing fishing and hunting advice. Well known as an expert hunter, Griff Evans was an accomplished mountaineer and, when time allowed, guided tourists to the summit of Longs Peak and other points of interest in the park.

According to historian Pickering, "most visitors were the typical summer tourists of the day, men and women adventurous enough to be attracted to the mountains by the charms of their scenery and by the variety of their recreational activities."<sup>24</sup> The Evans hosted a number of well-known individuals as well, including English author and celebrated world traveler Isabella Bird, who spent two months at the Evans ranch in 1873 that are documented in her book, *A Lady's Life in the Rocky Mountains*.<sup>25</sup> Lord Dunraven and George Kingsley took advantage of the Evans family's hospitality in 1872, and it is from this vantage point that Dunraven envisioned his plans for Estes Park.

### **Dunraven Cottage and the Estes Park Hotel (1876-1911)**

After Dunraven's Estes Park Company completed its massive land acquisition in 1876, Theodore Whyte began implementing plans to develop the company's vast holdings into a large scale ranching operation and tourist destination. Dunraven apparently joined Whyte in Estes Park to help oversee improvements that laid the groundwork for growth.<sup>26</sup> Roads and bridges were improved, providing easier access to the park, and a steam-powered sawmill was brought in from San Francisco to help facilitate the construction of wood-frame buildings. Other "costly and much needed" improvements undertaken by Whyte and Dunraven in Estes Park included "the erection of a few cottages for the accommodation of tourists and hot-weather sojourners in that favored and famed locality."<sup>27</sup>

Work on a cottage for Dunraven's private use was reportedly completed in 1876 by local carpenter John Cleave; fellow local John Hupp is said to have laid the foundation.<sup>28</sup> Originally from Cornwall, England, Cleave established a 160-acre homestead along Fish Creek in 1875 and worked for Theodore Whyte as a carpenter. In 1885, Cleave transferred his homestead to Dunraven's Estes Park Company Limited in exchange for 160 acres at the confluence of the Big

<sup>23</sup> *Chicago Tribune*, August 15, 1871.

<sup>24</sup> Pickering, 27. Evans's guests included William Byers, historian Henry Adams, geologist Clarence King, members of the 1871 Hayden Geological Survey, activist Anna Elizabeth Dickinson, and painter Albert Bierstadt.

<sup>25</sup> Jessen, 9.

<sup>26</sup> *Denver Rocky Mountain News*, February 8, 1876. "Dunraven is expected to arrive in a few days in company with his partner, Mr. Theodore Whyte of this city and shortly thereafter they will begin some important improvements in Estes' Park, where they own a tract of 6,000 acres of land."

<sup>27</sup> *Denver Rocky Mountain News*, May 10, 1876.

<sup>28</sup> Jessen, 13; *Denver Post*, October 15, 1916.

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Thompson and Fall rivers. On his newly acquired land Cleave built a school, post office/store, and a home, around which the town of Estes Park eventually formed.<sup>29</sup>

Dunraven is said to have chosen the cottage's location for the view as well as the site's proximity to excellent trout fishing and abundant wildlife. Lumber for the cottage was cut from local trees and milled on-site, with the construction crew reportedly housed in tents just west of the job site.<sup>30</sup> In comparison with the primitive log cabins typically built in the area before Dunraven's arrival, the cottage was quite luxurious, with running water piped in from the natural springs located in Dunraven Heights one-half mile to the southwest, as well as an indoor privy and bath.<sup>31</sup> It is unknown if an architect was employed to design the cottage or if published drawings provided inspiration for Dunraven and Cleave.

Dunraven used the cottage sporadically, hosting well-heeled friends and fellow aristocrats who wished to experience the wild Colorado landscape firsthand. Renowned artist Albert Bierstadt, who accompanied Dunraven to Estes Park in January 1877, likely stayed at the cottage that year.<sup>32</sup> Bierstadt is often credited with helping pick the location for Dunraven's next venture, a large hotel that would accommodate tourists in grand style. The chosen site maximized the view of the mountains from the proposed hotel, a spectacular view that Bierstadt captured in the painting "Estes Park, Long's Peak" commissioned by Dunraven.<sup>33</sup> Dunraven is said to have used the painting as a type of advertisement for his hotel, exhibiting the painting in Boston and at the Royal Academy in London before installing it at Glin Castle, Ireland.<sup>34</sup>

In July 1877, the Estes Park Hotel, the first of its kind in Estes Park, opened for business with Charles Hinman serving as manager. Located 0.2 miles south-southwest of the cottage and known locally as the "English Hotel," the three-story, 4,000-square-foot hotel was open seasonally.<sup>35</sup> Stocked with the finest china and Irish linens, the hotel offered fine food and luxury that was unparalleled in the area. Guests could enjoy the view from the 14' verandas facing south and west, play cards or billiards, enjoy a musical performance, or simply relax in the hotel's lounge. The natural landscape surrounding the hotel was tamed for the ease and enjoyment of the guests—a large manicured lawn in front of the hotel leading to an artificial lake where visitors could fish or boat. The hotel offered more adventurous pursuits as well, including hunting, climbing, hiking, and horseback riding.<sup>36</sup>

Buildings were added to the Evans ranch, which served as the headquarters of the Estes Park Company's cattle operation, including a relatively modest wood-frame residence for Whyte and a small Gothic Revival-style building that served as the company's business office. Whyte

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<sup>29</sup> Jessen, 13.

<sup>30</sup> Pickering, 47; Interview with current owner Chris Pederson, October 3, 2018.

<sup>31</sup> Ibid.

<sup>32</sup> *Denver Rocky Mountain News*, August 31, 1874.

<sup>33</sup> The painting is currently on view at the Denver Art Museum, on loan from the Denver Public Library, Western History Department. <https://denverartmuseum.org/object/35.2008>.

<sup>34</sup> Pederson interview; Pickering, 47.

<sup>35</sup> Pickering, 47.

<sup>36</sup> Pickering, 47-8.

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experimented with Brown Swiss cattle and growing barley and oats.<sup>37</sup> The ranching operation, however, failed to provide the expected financial return.<sup>38</sup>

In many ways 1879 represented the apex of Dunraven's interest and influence in Estes Park. Whyte later reported that the 1879 tourist season was "the best in the history of the park" and that same year a rustic hunting lodge for Dunraven's use was built about ten miles northeast of the hotel at the base of Triangle Mountain in an area known as Dunraven Glade.<sup>39</sup> How frequently Dunraven visited Estes Park is unclear, but his interest in his Colorado holdings was clearly waning when he wrote to a friend in 1879, "...it wouldn't exactly break my heart if I was never to set eyes on Estes Park again."<sup>40</sup>

Dunraven's change of heart was likely due to a variety of factors—increasing competition from other tourism ventures operated by early settlers that Dunraven had failed to buy out, such as the Elkhorn Ranch; increased political responsibilities abroad; continuing legal challenges to his ownership claims; growing anti-foreign-ownership sentiment in the western states; his new fascination with yacht racing; and a less than stellar financial return on his investment. Most sources agree that if Dunraven returned after 1879, his last visit to the park likely occurred sometime in the mid-1880s, if at all.<sup>41</sup>

After 1880, Dunraven's business manager, Theodore Whyte, is said to have occupied the Dunraven Cottage with his wife and daughter while he looked after Dunraven's interests. Whyte returned home to England in 1895, where he managed a large estate in Devonshire.<sup>42</sup> Stays at the cottage may also have been available for booking after this time through the Dunraven Hotel. In 1904, the cottage was advertised in the *Denver Post* as a seasonal rental. For \$250 (furnished) or \$150 (partly furnished) one could rent Lord Dunraven's former summer home for the season.<sup>43</sup>

Dunraven fully divested himself of his Estes Park holdings in 1908, when the assets of the Estes Park Company were sold to the Estes Park Development Company, a firm controlled by Burton D. Sanborn of Greeley and Freelan O. Stanley of Estes Park. Best known as the force behind the North Poudre Irrigation Company, the North Fork Ditch, and Boyd Lake Reservoir, Burton Sanborn (1859-1914) came to Greeley with the original settlers of the Union Colony. As a young

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<sup>37</sup> *Denver Rocky Mountain News*, October 1, 1879; *Denver Rocky Mountain News*, November 29, 1881.

<sup>38</sup> Pickering, 50.

<sup>39</sup> "The Past Season in Estes Park," *Rocky Mountain News*, November 29, 1881. In May 1879, the *Longmont Examiner*, announced that, "The cottage which has just been completed, and which was built for the personal use of the Earl of Dunraven, will be added to the hotel and used as part of that establishment for the present." The item likely marked the construction of a rustic hunting lodge built by Dunraven, reportedly in an attempt to avoid the growing tourist crowds and increasing numbers of year-round residents. The hunting lodge remained standing until the early 1910s when it was purportedly dismantled by a homesteader and used to construct a claim cabin.

<sup>40</sup> Pickering, 50.

<sup>41</sup> The August 18, 1884, edition of the *Denver Rocky Mountain News* reported that Dunraven would not visit the park that year "as great political problems in Europe would require his presence at home." Pickering, 50.

<sup>42</sup> "Estes Park History Links Men and Nations Closely Together," *Denver Post*, October 15, 1916, 14; Daniel Pidgeon, *An Engineer's Holiday: Or Notes of a Round Trip from Long 0° to 0°* (London: Kegan Paul & Co., 1883), 114. In this autobiography, Pidgeon recounts a meeting with Theodore Whyte and notes that Whyte "lives in a charming cottage near the hotel."

<sup>43</sup> *Denver Post*, June 25, 1904, and July 22, 1904.

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man he visited Estes Park regularly and invested in the area's water resources prior to partnering with Stanley to acquire Dunraven's holdings.

Entrepreneurs Freelan O. Stanley (1849-1940) and his twin brother, Francis (1849-1918), amassed a small fortune manufacturing and marketing a new photography technology, the dry photo plate, and subsequently founded the successful Stanley Motor Carriage Company, which produced steam-powered automobiles. In 1903, F. O. Stanley and his wife, Flora, traveled to Colorado hoping that the dry mountain air and abundant sunlight would help cure his tuberculosis. They rented a rustic cabin in Estes Park for the summer, where Stanley's health improved rapidly and the couple fell in love with the valley's majestic beauty. In 1904 they built a summer residence in Estes Park and Freelan turned his entrepreneurial attention to improving the roads and further developing the area as a world class tourist destination, principally through construction of the Stanley Hotel (National Register listed 5/26/1977; NRIS #77000380) a luxury hotel on 143 acres of land previously controlled by Dunraven.

The town of Estes Park, platted in 1905 by Cornelius Bond and the Estes Park Town Company, grew exponentially during that time as tourism and transportation improvements fueled economic growth and prosperity. The Estes Park Hotel continued to operate under the ownership of Sanborn and Stanley's Estes Park Development Company, with long-time manager C. E. Lester staying on. A large and costly addition was quickly completed, increasing the number of guest rooms and expanding the hotel's spacious veranda.<sup>44</sup> The hotel's renaissance was cut short, however, when a fire destroyed the building on August 4, 1911.<sup>45</sup>

After Burton Sanborn's death in 1914, his son Carl Bassett Sanborn (1887-1960) assumed leadership of the Estes Park Development Company and in 1923, he sold the Dunraven Cottage to the North Central Colorado Council of Camp Fire Girls.

### **Camp Fire Girls of America and Camp Dunraven (1923-1965)**

Founded by Dr. Luther Halsey Gulick, a physical education specialist, and his wife, author Charlotte Vetter Gulick, the Camp Fire Girls of America were formally organized in 1912 as a national counterpart to the Boy Scouts of America. At the time, only two small groups, Clara Lisetor-Lane's Girl Scouts in Iowa and Reverend David Ferry's Girl Guides in Spokane, Washington, offered programs for girls on par with what was offered to boys.<sup>46</sup>

The Gulicks and their supporters envisioned a national society for girls that would "perpetuate the spiritual ideals of the home under the new conditions of a social community."<sup>47</sup> Or as historian Philip J. Deloria asserts, they sought to reaffirm female gender roles by emphasizing domesticity and service during a time when women were increasingly choosing to enter the workforce.<sup>48</sup> To achieve their goals, the Gulicks created an organization grounded in Progressive ideals and modeled after programs offered at their private summer camp, Wohelo

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<sup>44</sup> *Longmont Ledger*, October 25, 1907.

<sup>45</sup> Pickering, 49.

<sup>46</sup> Susan A. Miller, *Growing Girls: The Natural Origins of Girls' Organizations in America* (New Brunswick, New Jersey: Rutgers University Press, 2007), 16.

<sup>47</sup> Camp Fire Girls, *The Book of the Camp Fire Girls* (New York: George H. Doran Company, 1913), 7.

<sup>48</sup> Philip J. Deloria, *Playing Indian* (New Haven and London: Yale University Press, 1999), 113.



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(Work/Health/Love). *The Book of the Camp Fire Girls*, first published in 1913, described the purpose of the program:

...to show that the common things of daily life are the chief means of beauty, romance and adventure; to aid in the forming of habits making for health and vigor, the out-of-door habit and the out-of-door spirit; to devise ways of measuring and creating standards of woman's work; to give girls the opportunity to learn how to "keep step," to learn team work through doing it; to help girls and women to serve the community, the larger home, in the same ways that they have always served the individual home; to give status and social recognition to the knowledge of the mother and thus restore the intimate relationship of mothers and daughters to each other; to develop a sympathetic understanding of economic relationship with which women come in contact.<sup>49</sup>

The Gulicks chose the camp fire as the symbol of the organization "for around it the first homes were built." For them, the camp fire represented the home but also "the genuineness and simplicity of out-of-door life."<sup>50</sup> Prospective Camp Fire Girls aged twelve years or older applied to join local "Camp Fires" of six to twenty girls led by an adult female "Guardian" and promised to follow the Camp Fire Law: Seek Beauty/Give Service/Pursue Knowledge/Be Trustworthy/Hold On To Health/Glorify Work/Be Happy. The girls received weekly instruction and earned "honors"—colored beads and patches—after completing a variety of tasks organized around eight themes that stressed outdoor activity, leadership, service, and homemaking—Health, Home Craft, Nature Lore, Camp Craft, Hand Craft, Business, Patriotism, and National Honor. Camp Fire Girls earned honors (Figure 11) for a variety of activities such as gathering wild berries and making them into a dessert, identifying and describing ten butterflies, or making a shelter and bed of material found in the woods.<sup>51</sup>

Early outdoor organizations for boys such as the Sons of Daniel Boone and the Boy Pioneers idealized Euro-American settlers, whereas others, such as Ernest Thompson Seton's Woodcraft Indians, focused on Native American culture, albeit from a perspective largely based on stereotypes and inaccuracies. The Gullicks and Camp Fire Girls followed the latter, and the organization's language, symbols, and ceremonies loosely appropriated aspects of Native American culture. Members adopted indigenous-sounding names and dressed in ceremonial costumes reminiscent of native clothing (Figure 12).

By 1914, more than 7,000 girls had joined the organization nationwide. In Colorado, the earliest Camp Fires formed in Telluride, Hayden, Leadville, and Brush were quickly followed by groups in Montrose, Walsenburg, Yampa, Steamboat Springs, and Hot Sulphur Springs.<sup>52</sup> The girls and their guardians went on hiking and camping excursions, sponsored fundraisers, lectures, and fairs, gave musical and theatrical performances, and participated in community celebrations and

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<sup>49</sup> Camp Fire Girls, 7.

<sup>50</sup> Camp Fire Girls, 10.

<sup>51</sup> Camp Fire Girls, 7-8, 26, 53-64.

<sup>52</sup> *Daily Journal* (Telluride) March 25, 1914; *Routt County Republican*, March 27, 1914; *Herald Democrat* (Leadville), November 1, 1914; *Morgan County Republican*, January 15, 1915.

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events. Closer to Estes Park, Camp Fires had formed in Greeley, Loveland, and Fort Collins by 1917.<sup>53</sup>

Membership in the Camp Fire Girls continued to grow exponentially and by 1919, over 100,700 girls had joined local Camp Fires worldwide.<sup>54</sup> Camping trips and wilderness experiences were an essential part of the Camp Fire Girls program and many girls attended summer camps affiliated with the organization.

In the 1935 edition of *A Handbook of Summer Camps*, author Porter Sargent argued that summer camps represented a means of combating the evils of civilization by reconnecting children with the primitive:<sup>55</sup>

To take children from their homes, from their schools, from the cities, and give them two months of life close to nature enjoying primitive joys, getting pleasure from physical exertion, from meeting natural conditions, from familiarity with natural things, doing without the appurtenances considered necessary to our twentieth century civilization, is the most sanitizing, rectifying influence that can come into their lives.<sup>56</sup>

Sargent and others credit Ernest Balch with providing the model for summer-camp practices in the United States. In 1881, Balch established what many consider the first organized summer camp, Camp Chocorua, on Squam Lake in central New Hampshire. Camp Chocorua offered teenage boys from wealthy families an opportunity to explore the wilderness and engage in activities intended to instill the values of independence, resourcefulness, and spirituality. Camp Chocorua met with mixed reactions from locals, parents, and educators and closed in 1889, but the camp provided a template for the more than 120 summer camps established in the U.S.—primarily in New England—between 1890 and 1910. Twenty-seven percent of these camps catered to girls, with Camp Arey, a natural science camp established in New York by Professor Albert Fontaine of the Rochester Free Academy, considered to be the first.<sup>57</sup>

Interest in summer camps continued to grow during the Progressive Era, and charitable and social welfare organizations joined educators, religious groups and private individuals in providing wilderness camping experiences for both boys and girls. Typical camps offered a mix of athletics, outdoor camping and cooking, hiking, swimming, canoeing, horseback riding, archery and shooting, handcrafts, music, dancing, and drama.

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<sup>53</sup> *The Greeley Daily Tribune and The Greeley Republican*, Monday, January 10, 1916, 2; *The Weekly Courier* (Fort Collins) May 25, 1917; *Loveland Reporter*, July 6, 1917;

<sup>54</sup> Frank Moore Colby, ed., *The New International Year Book: A Compendium of the World's Progress for the Year 1919* (New York: Dodd, Mead and Company, 1920), 124.

<sup>55</sup> Porter Sargent, *A Handbook of Summer Camps: An Annual Survey* (Boston: Porter Sargent, 1935), 39.

<sup>56</sup> Sargent, 40.

<sup>57</sup> Sargent, 33, 98-100, 415. Professor Arey's Natural Science Camp, established in 1890 by Fontaine was renamed Camp Arey when it began accepting girls in 1892. It began serving girls exclusively in 1902. Leslie Paris, "The Adventures of Peanut and Bo: Summer Camps and Early-Twentieth-Century American Girlhood" in *The Girls' History and Culture Reader: The Twentieth Century*, eds. Miriam Forman-Brunell and Leslie Paris (Urbana, Illinois: University of Illinois Press, 2011), 89.

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The YMCA was an early leader in the summer camp movement and by 1900 there were as many as twenty YMCA camps in operation, mostly on the east coast.<sup>58</sup> In 1907, the Denver YMCA established what is believed to be the first organized youth camp in Colorado, Camp Chief Ouray near Granby.<sup>59</sup> Shortly afterward, the YMCA acquired the Wind River Lodge in Estes Park to house a summer school that offered training for YMCA professionals.<sup>60</sup>

As organizations such as the Boy Scouts, Camp Fire Girls, and Girl Scouts flourished during the 1910s and 20s, summer camps grew in popularity and new camps were established throughout Colorado. The largest of the early camps in the Estes Park valley included the Highlander Boys Camp, the Cheley Colorado Camps, and the Rocky Mountain Boys Camp. Beginning in 1918, the Oligner Highlanders, a Denver-based quasi-military organization for boys aged nine to twelve that emphasized discipline, practicality, and leadership, operated annual summer camps in the Estes Park area, presumably until 1955 when the organization moved its camp to Carter Lake near Golden.<sup>61</sup>

In 1921, Frank Cheley opened Camp Haiyaha, home of the Bear Lake Trail School, a summer camp for boys about 12 miles southwest of Estes Park in Rocky Mountain National Park. Cheley offered outdoor experiences and leadership training, encouraging campers to become “self-propelled, independent individuals with real character and personality.” Five years later, Cheney opened Camp Chipeta for girls and in 1927 relocated the organization to the Land O’Peaks Ranch about five miles south of Estes Park, where it continues to offer camp programs today.<sup>62</sup>

The Rocky Mountain Boys’ Camp, a camp for boys aged twelve to eighteen, on Mill Creek about six miles from Estes Park, opened in 1921 and advertised itself as “The Only Riding Camp in America.” The camp offered fishing, sports, swimming and mountain climbing in addition to riding in its original location until 1951 when the camp property was sold to the National Park Service and the camp moved to Mountainside Lodge where it operated until 1956.<sup>63</sup>

The North Central Colorado Council of Camp Fire Girls established Camp Dunraven at the Dunraven Cottage after acquiring the property from Carl Sanborn in 1923. Ellen Gertrude Lee, founder of the Greeley Camp Fire Girls, is credited with encouraging the Camp Fire Girls to acquire the storied cottage built by Dunraven after a visit to Estes Park with her brother J. Walter Lee.<sup>64</sup> The Camp Fire Girls rehabilitated the Dunraven Cottage to accommodate its new use, adding a large shower and kitchen facility, a dormitory, and partially enclosing the porch. Camp Dunraven also leased property associated with the Dunraven Ranch.<sup>65</sup>

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<sup>58</sup> Sargent, 102.

<sup>59</sup> <https://www.denverymca.org/denver-ymca-history>. Accessed November 7, 2018.

<sup>60</sup> <https://ymcarockies.org/about-us/history/>. Accessed November 7, 2018.

<sup>61</sup> <http://highlanderboys.org/index.htm>; *Estes Park Trail*, June 23, 1922; *Estes Park Trail*, June 15, 1923.

<sup>62</sup> <http://www.cheley.com/>. Accessed November 7, 2018.

<sup>63</sup> *Estes Park Trail*, June 15, 1923; *Estes Park Trail*, August 17, 1923; Mountainside Lodge National Register nomination; <https://www.findagrave.com/memorial/72193650/donald-ashley-primrose>. Accessed November 7, 2018.

<sup>64</sup> “Camp Fire Girls honor Miss E. Gertrude Lee,” *Greeley Daily Tribune*, May 7, 1974, 27.

<sup>65</sup> In July 1924, representatives of Colorado’s statewide Camp Fire Girl organization reportedly visited the Dunraven Ranch to negotiate a two-year lease between the owners of the ranch and the Camp Fire Girls board. *Greeley Daily Tribune*, December 31, 1958.

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In *A Handbook of Summer Camps*, Porter Sargent described the typical Camp Fire Girls summer camp:

The trend in Camp Fire camps is away from regimentation and rigid schedules, toward a more leisurely program in which campers may use their own initiative in working on handicraft, exploring their surroundings, and enjoying sports, games and music. In many of the camps girls make “gypsy trips” by canoe, horseback, covered wagon, or afoot, sleeping and cooking their meals out of doors. Health and rest, fun, poise, and serenity are given major emphasis by camp directors.<sup>66</sup>

Camp Dunraven operated from early June through mid-August with Lee as its director. Upon arrival, girls were divided into groups and assigned household duties to perform during their stay. Daytime hours were devoted to craft activities, hiking, swimming, rowing, horseback riding, and lessons, such as how to build a campfire and identify wildflowers. During the evenings, the girls entertained each other with talent shows and the like. The weeklong camping experience included an overnight outdoor camping adventure and a formal awards ceremony Saturday evening.<sup>67</sup> The ceremony, choreographed by Lee and the campers, took place outdoors in a natural amphitheater northwest of the cottage. Parents were invited to attend the event where the girls received honors earned during their stay.<sup>68</sup>

The camp drew girls primarily from the northeastern Colorado region and, although affiliated with Camp Fire Girls, any “girl of reputable character and good health” could attend.<sup>69</sup> In 1935, Camp Dunraven could accommodate 53 campers and offered five week-long sessions at a cost of \$6.50 per session.<sup>70</sup> After a visit to the camp in 1952, a member of the Camp Fire Girls national leadership found that “Camp Dunraven is the most beautiful camp of any within our seventh regional jurisdiction. It is ideally situated for scenic beauty, safety and natural resources.”<sup>71</sup> The camp continued to host Camp Fire Girls and groups from other organizations into the early 1960s. In 1965, the Dunraven Cottage was sold, and Camp Dunraven ceased operations.

Besides Camp Dunraven and Camp Chipeta, it appears that the only other organized girls camp in Estes Park was Camp Eloise, later known as the Diamond E Ranch, a “limited progressive camp for girls ages 6 to 20” operated by Eloise Boyd during the late 1920s and 1930s.<sup>72</sup> The YMCA in Estes Park hosted conferences, retreats, and trainings, but Camp Chief Ouray in Granby served as the primary residential summer camp for boys and girls in the region.

At least three other Camp Fire Girl camps operated in Colorado between 1924 and 1965: Camp Wilaha near Idaho Springs, Camp Otonwe outside Boulder, and Camp Kotami near Foxton.<sup>73</sup>

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<sup>66</sup> Sargent, 195.

<sup>67</sup> “Campfire Girls Return from Enjoyable Stay in Mountains,” *Daily Times* (Longmont), August 17, 1927.

<sup>68</sup> *Greeley Tribune*, May 7, 1974; July 18, 1952.

<sup>69</sup> “Camp Dunraven to Open Next Sunday,” *Greeley Tribune*, June 4, 1931.

<sup>70</sup> Sargent, 200.

<sup>71</sup> *Greely Tribune*, July 18, 1952.

<sup>72</sup> A brochure for Camp Eloise (Catalog number 2014.040.004) and other ephemera is held in the collection of the Estes Park Museum, 200 Fourth St., Estes Park, CO 80517.

<sup>73</sup> Sargent, 200; Colorado Camp Fire Girls: Camp Kotami and Camp Wilaha Facebook page, <https://www.facebook.com/Colorado-Camp-Fire-Girls-Camp-Kotami-and-Camp-Wilaha-150410021654990/>. Accessed November 7, 2018.

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Managed by the Denver Area Council of Camp Fire Girls, Camp Wilaha was established in 1924 on land leased from the Forest Service. At first the camp included a single small lodge building with the girls sleeping in canvas platform tents, which were eventually replaced by cabins. In 2011 the camp buildings were demolished.<sup>74</sup> In 1961, the Denver Area Council of Camp Fire Girls established Camp Kotami, on 320 acres near Foxton. Now privately owned and renamed Resort Creek Ranch; no historic buildings are extant on the property.<sup>75</sup> In 1935, Irma Lee Dalton of Canon Park near Boulder was the contact person for Camp Otonwe, which offered two 14-day sessions that year.<sup>76</sup> No further information on Camp Otonwe has been uncovered to date. It is not clear when these camps ceased operations, though it appears that Camp Fire camps continued to offer programs at least through the early 1980s. In 1975, Camp Fire Girls became co-ed and changed its name to Camp Fire. The organization is no longer active in Colorado, but continues to operate camps in 25 states across the United States.

### **Later Ownership (1965-present)**

Andrew Fitzgerald acquired the Dunraven Cottage from the North Central Colorado Council of Camp Fire Girls in 1965 and held the property for five years. During that time the Tyro Players, a non-profit theater group for high school students, used the cottage as a performing-arts center. Run by Sister Charlotte Keller, an Ursuline nun and high school speech and drama teacher in Oklahoma City, the group provided students an opportunity to spend the summer in Estes Park presenting plays and musical performances for locals and summer vacationers. On a site east of the cottage, the group performed four nights a week within a large military surplus tent on a stage built by the students.<sup>77</sup>

In July 1971, Fitzgerald sold the property to H.E. Platt Sr. and his son, H.E. Platt Jr., who quickly transferred the property to Carl Vogel (1914-2010) and his wife Alvena Walker (1916-) the following month.<sup>78</sup> Hilburn E. Platt Sr. (1907-1988) and his wife Velma (1907-1981) were born in Oklahoma and moved to Kansas before the birth of their son Hilburn E. Platt Jr. (1926-1986). The Platts lived in Wichita, Kansas, through at least the early 1960s.<sup>79</sup>

Carl Vogel intended to raze the cottage and redevelop the property; however, Gordon and Marilyn Pedersen of Boulder, Colorado, stepped in to save the property from demolition by purchasing the cottage in September 1971. Marilyn Pedersen became sole owner in 1998. After her death in 2012, her son and daughter, Chris Pedersen and Sharon Bradford, inherited the cottage and formed Dunraven Cottage LLP. As of 2018, the cottage is offered as a summer rental to tourists from around the world.

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<sup>74</sup> Colorado Camp Fire Girls: Camp Kotami and Camp Wilaha Facebook page.

<sup>75</sup> Cathleen Norman, *Historic Contexts Report, 1999-2002 Cultural Resource Survey of Unincorporated Jefferson County*, 64.

<sup>76</sup> Sargent, 200.

<sup>77</sup> "Nun Will Direct Commons Players," *Waukesha Daily Freeman*, September 17, 1969. "Tyro Players to Perform Again in Colorado," *The Daily Oklahoman*, May 25, 1967.

<sup>78</sup> Dianna Litvak, *Architectural Inventory Form* for LR.799 (January 20, 2015) on file with the Office of Archaeology and Historic Preservation, History Colorado.

<sup>79</sup> 1962 Wichita, Kansas, City Directory, *U.S. City Directories, 1822-1995*, [www.Ancestry.com](http://www.Ancestry.com). Accessed November 7, 2018.

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**Previous documentation on file (NPS):**

- 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: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** 5LR.799



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**10. Geographical Data**

**Acreage of Property** 3 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927    or     NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 13 | Easting: 458151 | Northing: 4468224 |
| 2. Zone:    | Easting:        | Northing:         |
| 3. Zone:    | Easting:        | Northing:         |
| 4. Zone:    | Easting:        | Northing:         |
| 5. Zone:    | Easting:        | Northing:         |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nomination boundary includes the 2.9-acre portion of Larimer County Assessor parcel #2532200036 lying west of Fish Creek Rd., roughly defined as follows: Beginning at point A at the northwest corner of the parcel (13: 458068mE 4468233mN), extending 166' northeast to point B (13: 458113mE 4468248mN); then 261' east-southeast to point C (13: 458202mE 4468235mN); then 266' south to point D (13: 458202mE 4468154mN); then 484' west to point E (13: 458050mE 4468156mN); then extending 272' north-northeast to return to point A.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated parcel includes the Dunraven Cottage, the flagpole, outdoor Council Fire site and all extant outbuildings historically associated with the cottage and its function as the main lodge of Camp Dunraven, as well as a sufficient area of the surrounding landscape to provide a sense of the historic setting.

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### 11. Form Prepared By

name/title: Chris Pederson (owner) and Amy Unger, History Colorado  
organization: Dunraven Cottage LLP  
street & number: 954 Prism Cactus Circle  
city or town: Loveland state: CO zip code: 80537  
e-mail: [dunravencottage@gmail.com](mailto:dunravencottage@gmail.com)  
telephone: 603-867-5134  
date: October 5, 2018

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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### **Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### **Photo Log**

Name of Property: Dunraven Cottage

City or Vicinity: Estes Park

County: Larimer State: CO

Photographer: Amy Unger

Date Photographed: October 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 23: Dunraven Cottage, west side (front façade). Camera facing east-northeast.

Photo 2 of 23: Dunraven Cottage, west (front façade) and south sides. Camera facing northeast.

Photo 3 of 23: Dunraven Cottage, south side. Camera facing northwest.

Photo 4 of 23: Dunraven Cottage, south porch interior. Camera facing west.

Photo 5 of 23: Dunraven Cottage, south and east (rear) sides. Camera facing northwest.

Photo 6 of 23: Dunraven Cottage, east (rear) and north sides. Camera facing southwest.

Photo 7 of 23: Dunraven Cottage, east portion of the north side. Camera facing south-southeast.

Photo 8 of 23: Dunraven Cottage, north side. Camera facing southeast.

Photo 9 of 23: Dunraven Cottage, north side and north portion of the front porch. Camera facing east-southeast.

Photo 10 of 23: Dunraven Cottage, semi-hexagonal entry. Camera facing west.

Photo 11 of 23: Dunraven Cottage, central hall. Camera facing east.

Photo 12 of 23: Dunraven Cottage, original dining room. Camera facing east.

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Photo 13 of 23: Dunraven Cottage, staircase to upper floor. Camera facing northeast.

Photo 14 of 23: Dunraven Cottage, rear enclosed porch (kitchen). Camera facing southeast.

Photo 15 of 23: Dunraven Cottage, west multi-user bathroom. Camera facing northeast.

Photo 16 of 23: Dunraven Cottage, upper floor bedroom. Camera facing south.

Photo 17 of 23: Natural rock outcropping northwest of Dunraven Cottage. Camera facing northeast.

Photo 18 of 23: Non-historic stairs at rear leading to gravel parking area. Shed visible in the background. Camera facing southeast.

Photo 19 of 23: Dunraven Cottage, stairs (likely historic) at rear (north side) leading to gravel parking area. Camera facing north-northeast.

Photo 20 of 23: Contributing privy, west (front) and north sides. Camera facing southeast.

Photo 21 of 23: Contributing privy, east (rear) and south sides. Camera facing northwest.

Photo 22 of 23: Non-contributing shed, north (front) and west sides. Camera facing southeast.

Photo 23 of 23: Non-contributing shed, south (rear) and east sides. Camera facing northwest.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

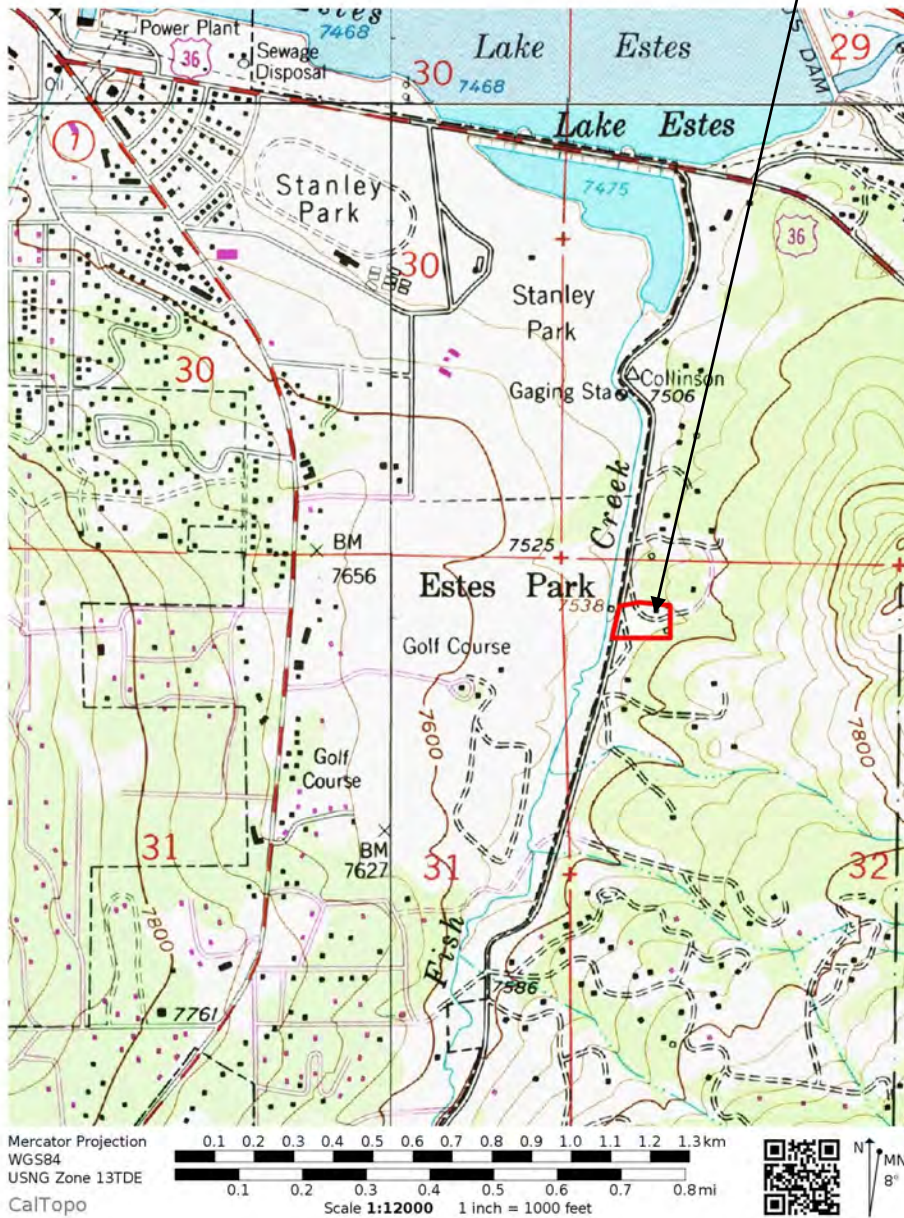
Dunraven Cottage/Camp Dunraven  
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Larimer, CO  
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### Regional Location Maps



**Dunraven Cottage**





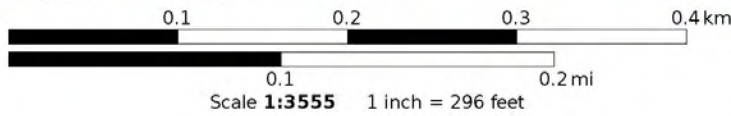
Dunraven Cottage/Camp Dunraven  
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**Detail Location Map**



Mercator Projection  
WGS84  
USNG Zone 13TDE  
CalTopo





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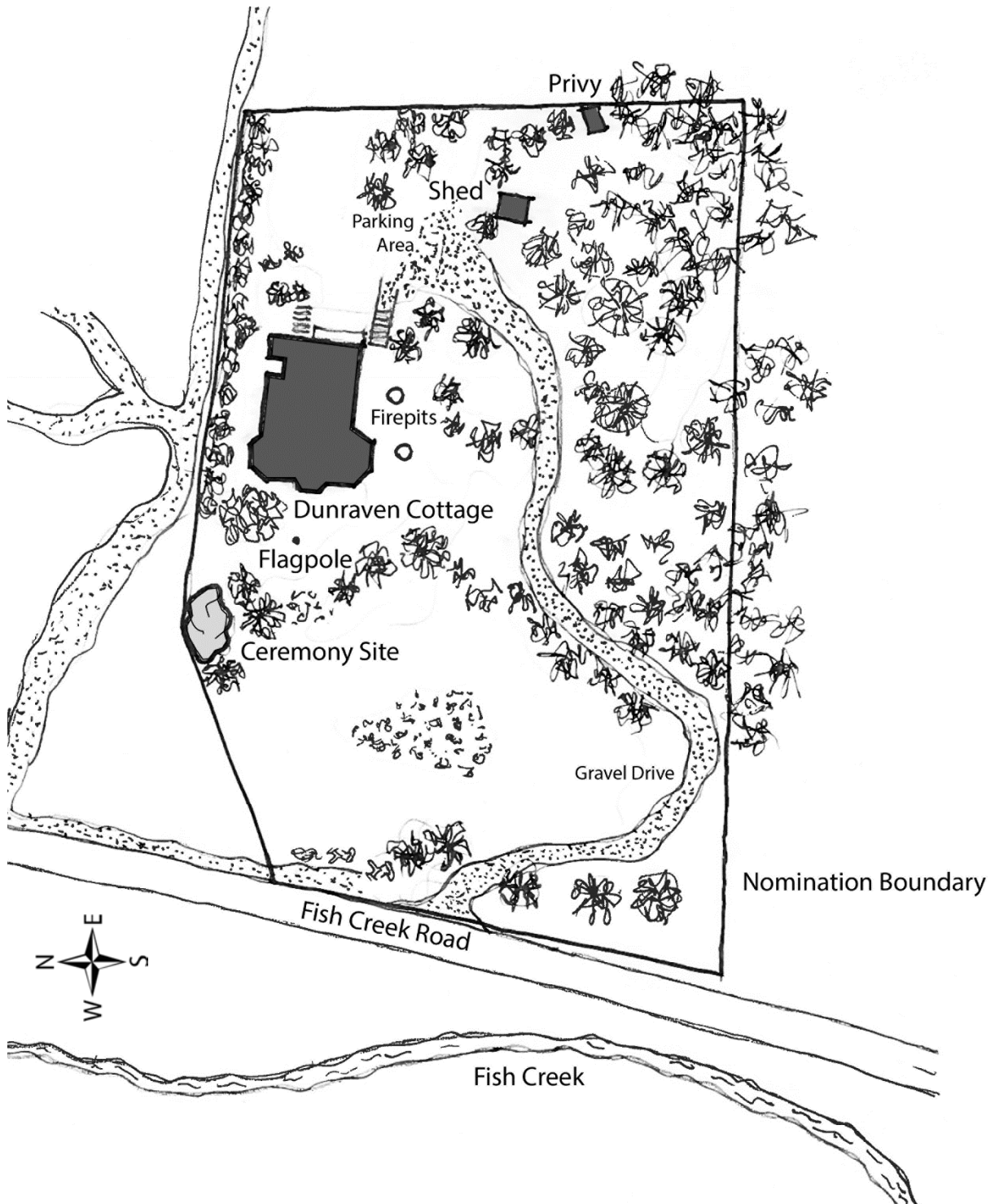
### Nomination Boundary Map



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**Sketch Map**

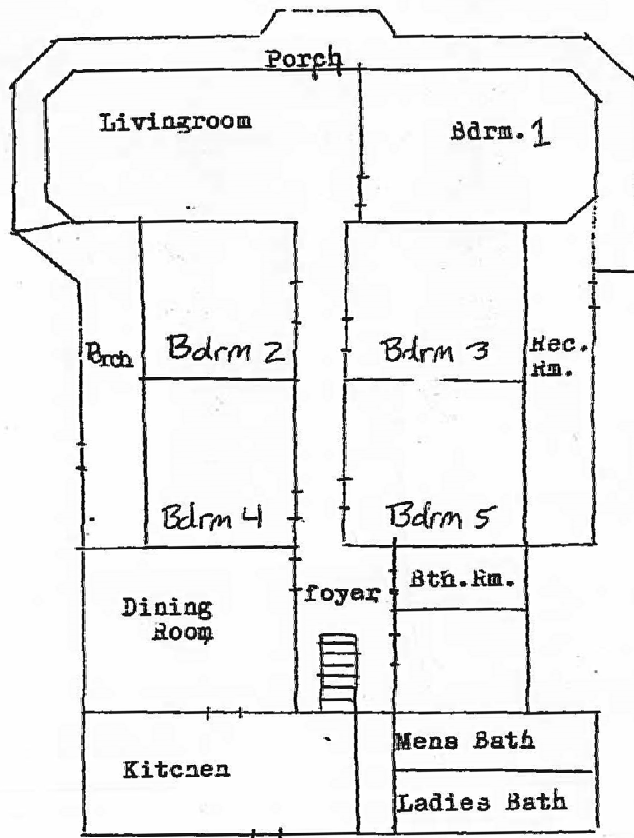




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Figures



This drawing is not to scale

- Approximate Overall Dimensions  
66' wide (north-south) 83' long (east-west)
- Living Room 14' x 30'
  - Bedroom #1 14' x 20'
  - Bedroom #2 12' x 13'
  - Bedroom #3 12' x 13'
  - Bedroom #4 12' x 12'
  - Bedroom #5 12' x 12'
  - Main Bath 6' x 12'
  - Foyer 10' x 16'
  - Dining Room 16' x 20'
  - room #6 12' x 10'
  - Kitchen 11' x 24'
  - Men's Bathroom 6' x 20'
  - Women's Bathroom 6' x 20'
  - Second Floor rooms each 9' x 13'
  - Second Floor Foyer 12' x 12'
  - North Game Room 12' x 25'

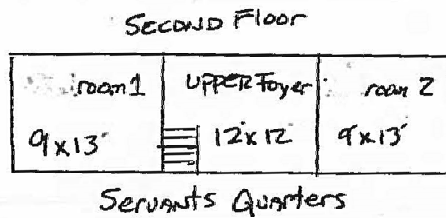


Figure 1: Dunraven Cottage Floorplan. Courtesy Chris Pederson.



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*Figure 2: Windham Thomas Wyndham-Quin, 4th Earl of Dunraven and Mount-Earl. (Denver Public Library, Western History and Genealogy Department, Z-73)*



*Figure 3: Dunraven Cottage in 1899. (Denver Public Library, Western History and Genealogy Department, AUR-3396)*

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*Figure 4: View of the Dunraven Cottage from the Estes Park Hotel in 1907. (Denver Public Library, Western History and Genealogy Department, X-20046)*



*Figure 5: The Dunraven Cottage (far left) and Dunraven Hotel (far right) ca. 1895. (Estes Park Museum Historic Photograph Collection)*



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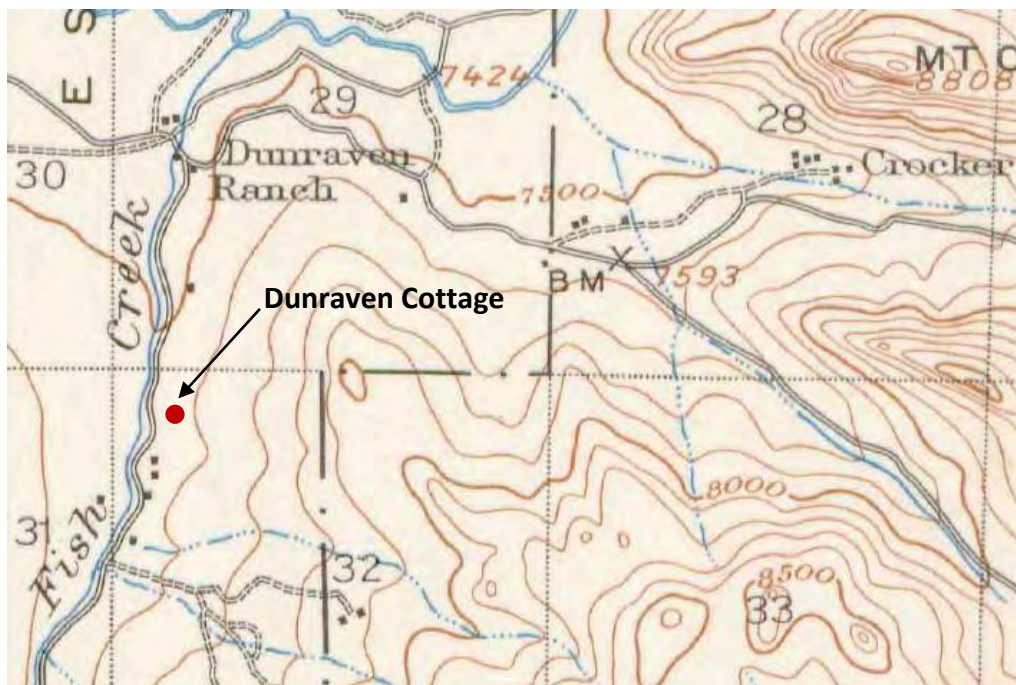


Figure 6: Detail from 1907 USGS Topographic Map showing relationship of the cottage to the Dunraven Ranch buildings.



Figure 7: Dunraven Cottage shortly after its purchase by the North Central Colorado Council of Camp Fire Girls in 1923. (City of Greeley Museums, Hazel E. Johnson Research Center)

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*Figure 8: Photo from the 1950 Camp Dunraven brochure. Note that the north wall of the enclosed rear porch is flush with the north wall of the main house. (City of Greeley Museums, Hazel E. Johnson Research Center)*



*Figure 9: Camp Fire Girl Campers in 1927. (Estes Park Museum Historic Photograph Collection)*



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*Figure 10: Dunraven Cottage ca. 1930s. (Courtesy Robin Mathews Loperfido via Colorado Camp Fire Girls: Camp Kotami and Camp Wilaha Facebook page)*

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*Figure 11: Patches or “honors” won at the weekly council fire as a camper at Camp Dunraven.  
(Estes Park Museum Permanent Collection)*

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*Figure 12: Ceremonial dresses worn by Camp Fire Girls appropriated aspects of Native American culture. Photograph of a Camp Fire Guardian in ceremonial dress presented to Camp Dunraven from the Shawnee Camp Fire Girls of Brighton, Colorado. (City of Greeley Museums, Hazel E. Johnson Research Center)*



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Figure 13: Camp Dunraven campers and counselors in 1947. (Estes Park Museum Historic Photograph Collection)

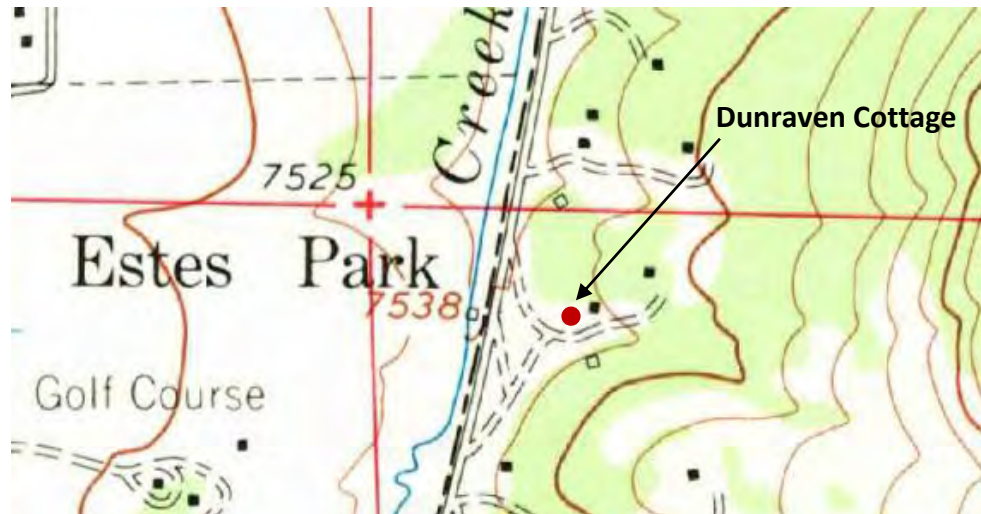


Figure 14: 1962 USGS Topographic Map showing location of driveway prior to relocation further south in the 1970s.

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*Figure 15: Dunraven Cottage in 1972. (Courtesy Chris Pederson)*



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*Figure 16: Dunraven Cottage in 1972. (Courtesy Chris Pederson)*



*Figure 17: Porch details in 2010. (Photo by Heather Peterson)*





















































Green cup

Wicker mirror

FRUIT

FARMERS MARKET

Small framed pictures

Pendant lights

Wall-mounted mirror

Wall-mounted spoons

KAYO sign

I Love You, Mommy, but I'll Never Forget You For Making My Face Smiley On! Or A Hand!

Small framed picture

Round clock

Diamond-shaped sign

Wooden cabinets

Patterned rug

Stainless steel counter





































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 3/7/2019      Date of Pending List: 3/21/2019      Date of 16th Day: 4/5/2019      Date of 45th Day: 4/22/2019      Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      4/5/2019 Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria

Reviewer *Alexandra*  
Control Unit \_\_\_\_\_

Discipline \_\_\_\_\_

Telephone \_\_\_\_\_

Date 4/5/2019

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.





# HISTORY *Colorado*

March 4, 2019

Christopher Hetzel  
Acting Chief, NR and NHL Programs  
National Register of Historic Places  
Mail Stop 7228  
1849 C St, NW  
Washington, D.C. 20240

Dear Mr. Hetzel:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Dunraven Cottage/Camp Dunraven (5LR.799) in Larimer County, Colorado.

The Colorado Historic Preservation Review Board reviewed the nomination at its meeting on January 18, 2019. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

The enclosed disk contains the true and correct copy of the nomination for the Dunraven Cottage/Camp Dunraven to the National Register of Historic Places.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me by phone at 303-866-4684 or by email at [amy.unger@state.co.us](mailto:amy.unger@state.co.us).

Sincerely,

Amy Unger  
National and State Register Historian  
(303) 866-4684  
[amy.unger@state.co.us](mailto:amy.unger@state.co.us)

Enclosures

CDs (2)  
Signature Page