

Pat Raney, from *Rocky Mountain Rustic*

Grand Lake Area Historical Society

COTTAGE COURT CAMPAIGN

To Preserve, Restore & Interpret
The Oldest Motel
In America

Grand Lake, Colorado

Cottage Court Campaign

Grand Lake History Park



Grand Lake Area Historical Society

Our mission is to preserve, protect and promote the history of the Grand Lake area.

GLAHS

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Dear Friends,

The Grand Lake Area Historical Society (GLAHS) invites you to participate in a historic undertaking to restore and preserve the oldest "motel" in its original condition in the country and to support the creation of a History Park located just off Vine Street and Lake Avenue in Grand Lake, Colorado.

We believe it is imperative to provide future generations a glimpse of what it was like to travel across country and stay in these small rustic cottages. That is why we are in the process of purchasing the corner lot that will become the permanent home for the Cottage Court (Motel).

The History Park will also contain a rustic lodgepole plank cottage (with public restrooms), grassy areas, wooden bridge and boardwalks, plus picnic tables. When complete, the History Park will be recognized by the National Trust for Historic Preservation as the oldest original condition motel in the nation and will be a site of national significance.

However, this great legacy is now threatened by extensive damage to the exterior and interior of the four cottages. In order to protect the building we must embark on a major fundraising drive to help cover the preservation and restoration costs, plus place the structure on its permanent foundation.

The Cottage Court Campaign is about more than saving this historic structure as a centerpiece of our cultural pride. It is an important historical asset that must be preserved as a cornerstone of the nation's cultural heritage. Most importantly, it will give our children, grand-children and future generations a gift of history.

I know I speak for the other members of the Board and our volunteers, when I invite you to join us in making a generous, tax-deductible contribution, multi-year pledge or planned gift to the Cottage Court Campaign.

Thank you for your time and consideration.

Sincerely,

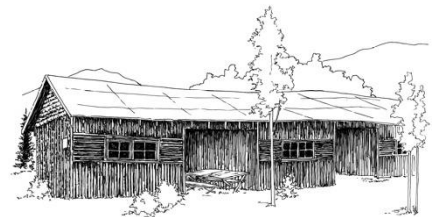
Jim Cervenka, President

Board of Directors

PO Box 656 Grand Lake, Colorado 80447 Office 970.627.9644
Kauffmanhouse.org glhistory@rkymtnhi.com



Kauffman House Museum

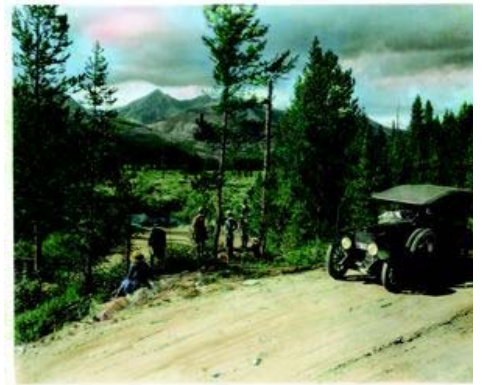


Cottage Court

A History of Community Involvement

Throughout its history, the Grand Lake Area Historical Society (GLAHS) has been dedicated to bringing together people interested in preserving our history. Its mission is to preserve, protect and promote the history of Grand Lake, Colorado and the surrounding areas. The Historical Society is preserving Grand Lake's heritage; it provides a place where local residents and visitors go to not only read about history, but see it, walk through it and experience it firsthand.

Located at the gateway to Rocky Mountain National Park, Grand Lake has many historic properties and collections. GLAHS collections include original documents, archives, and authentic western artifacts that inspire us to remember our proud heritage. That is one way the Historical Society helps to ensure that future generations will have the opportunity to experience our past and understand our identity as a community, a culture and as a nation.



Rocky Mountain National Park



Kauffman House Museum Dining Room

These collections, residents, buildings, objects and works of art tell our story of earlier times and as a people – a story written in stone, brick, metal and wood. Keeping these stories intact and alive is what GLAHS is all about. What sets GLAHS apart from other organizations is something extra, a special warmth and sense of community that tells each visitor they are experiencing something special that they will not find elsewhere.

It is that spirit, dedication and sense of community that makes GLAHS stand out. It is an incredibly vibrant organization where the community volunteers are devoted to preserving our past for future generations. That is why the Historical Society has earned a proud reputation for providing high quality exhibits in its Museum, exceptional interpretation, and well organized walking tours. Without the hard work, perseverance and old-fashioned community spirit of the residents of Grand Lake, the Historical Society would not be able to fulfill its mission.



The idea of forming the Grand Lake Area Historical Society began in 1973, when a group of community members met to fulfill a daring vision. Through their courage and foresight, they began a drive to preserve the only remaining lodgepole pioneer hotel in Grand Lake. Members of the Chamber of Commerce and some long-time residents combined their resources and raised \$40,000 to purchase the building and begin the renovation. The community gained a new sense of its heritage when the Kauffman House Museum was listed on the National Register of Historic Places and now averages about 6,000 visitors per year.



Kauffman House Museum



Since its founding, the Historical Society has been instrumental in fostering efforts by local and county governments to preserve and promote historic places. The Historical Society created and published walking tours of Grand Lake and has invited experts in the field of preservation and history to share their knowledge and experiences with the community.

A National Treasure

The influx of new residents to Grand Lake intensified the need to preserve several of the historic buildings and residences. Many of the historic structures were being torn down to make room for more modern residences and businesses. One of those unassuming rustic structures that sat at the edge of the main street was an extremely rare example of a rustic style motor court (motel) that has been owned by the Smith and Eslick families for three generations.

Indeed, the building which today looks a bit like four abandoned sheds is a national treasure! The National Trust for Historic Preservation and the Colorado Historical Society believe the Cottage Court is the oldest original “motel” structure of its kind in the United States. It was constructed in 1915 and consists of four wooden cottages linked together in an “I” shape with attached covered parking. The patterned, bark planks typify the exteriors of many old buildings in Grand Lake.



Cottage Court in Grand Lake

At the time, the wooden cottages were known as “Cottage Courts,” “Motor Courts” or “Motor Hotels.” It wasn’t until years later that the term motel began to be used to describe the overnight lodging that catered to automobile-borne tourists. The term “motel” came from the abbreviation of “motor hotel” to “motel.”

Automobile Tourism

Part of the historic significance of the Cottage Court is the relationship between the automobile, tourism and the economic vitality of this remote mountain community. When you look back at the history of Grand Lake, you find that the Village of Grand Lake was founded by hunters and trappers in the late 1870s. The mining boom in the 1880s brought in more settlers. These first pioneers arrived on foot, horseback, in wagons or by stagecoach. At first, they stayed in primitive lodgepole cabins, large canvas tents or lodgepole hotels like the one pictured to the right.



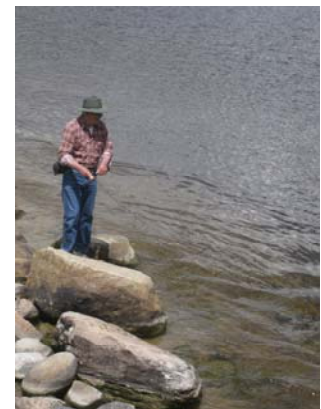
1899 Lodgepole Hotel

Things started to change in 1913, when the State of Colorado appropriated funds for the construction of the Fall River Road over the Continental Divide between Estes Park and Grand Lake. Rocky Mountain National Park opened two years later, and it didn't take long for Grand Lake to become a gateway into the National Park. The community quickly became a tourist destination too.



It is not difficult to understand why Grand Lake began to attract tourists. It is located next to the largest natural lake in the state and is surrounded by majestic high mountain scenery, wildlife and recreational activities. The community soon offered affordable, comfortable overnight accommodations for those traveling by car.

At the time, the Cottage Court offered four cottages, each with a bed, fold-down table, chair and wood stove, plus a covered parking space for automobiles. This was a vast improvement over the more basic tent camping quarters offered elsewhere. Electric lights were added several years later. As the auto tourism industry took hold, other recreational businesses were also expanded in the area. These included dude ranching, fishing, skiing, boating, hiking, sightseeing and backpacking.



Fisherman

Saving the Cottage Court

Over the years, members of the Historical Society met with the property heirs to discuss how to restore the Cottage Court. Ultimately, the property was sold to the Rocky Mountain Repertory Theatre. The Theatre could have demolished the structure, but sold it to the Historical Society with the condition that it be removed from their property.

The Historical Society considered 22 different potential sites before moving the Cottage Court to save it from destruction. The chosen site is located on the corner of Lake Avenue and Vine Street, also owned by the Smith-Eslick family making it an authentic and historically correct location for the Cottage Court. It is also located along the original road into town and beside the town's original water distribution ditch.

The Historical Society realized that saving this remarkable national treasure would require raising a significant amount of money. The structure needed to be moved, restored and preserved in a wooded setting like that guests would have experienced nearly 95 years ago.

A Living Legacy



Bay Window Cottage

GLAHS plans to create the Grand Lake History Park that will provide future generations a glimpse of what it must have been like to travel across country and stay in these small rustic cottages. The History Park will also include the Bay Window Lodgepole Plank Cottage that will be restored to house public restrooms for visitors. Picnic tables, grassy areas, a wooden boardwalk and foot bridge over the town's original water distribution ditch will also be added. GLAHS will create a one-of-a-kind educational experience with interpretive displays for visitors to experience.

In the future, visitors will stop to appreciate what this History Park has to offer. They will learn what it must have been like to travel to this mountain community nearly a century ago. The History Park will become a living legacy and unique symbol of the American spirit when the average citizen could drive a personal car through majestic high mountain scenery and wildlife habitat and stay overnight at the Cottage Court. The educational displays will recapture the uncanny ingenuity, abiding optimism, hard work and awesome achievements of those early days. In a real sense, the History Park will illustrate how these "motels" became intertwined with our cultural memory and manifest destiny to see and explore the West.

Investing In The Future

After extensive analysis of the various options and proposals, the Historical Society's Board of Directors approved moving the wooden structure 250 feet to a temporary site. This move alone cost approximately \$25,000. The Cottage Court was temporarily moved to the lot and placed on a gravel pad and wooden blocks. The next essential step is to finalize the purchase of the adjoining lot where a permanent foundation will be built. The purchase of the two lots and the projected preservation and restoration expenditures of the Cottage Court and Bay Window Cottage, plus the other improvements now totals nearly \$750,000.



The Board and volunteers are united in their belief that the proposed preservation and restoration plans do not include any frills. The plans only include what really needs to be done. However, finalizing the purchase of the second lot is a major concern and must be completed as soon as possible.

The Board is joined by other community leaders, business owners and community residents who have stepped forward to become directly involved in this vitally important fundraising effort not only to save the Cottage Court, but also build a living legacy for future generations to experience.



Artist Rendering of Cottage Court

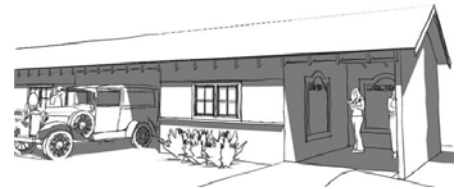
GLAHS is pleased to offer not-to-be-missed naming and dedication opportunities to acknowledge or permanently honor individuals, families or businesses for their support of this Campaign. These naming opportunities (see attached copy) will provide you and others the satisfaction of knowing you have made a vital and lasting impact in honoring the past through effective preservation, interpretation and presentation of the Cottage Court and its grounds for generations to come. The Board

has also approved creating a board designated endowment to provide supporters an opportunity to help cover future preservation and restoration efforts.

The Grand Lake Area Historical Society is a private, non-profit, tax-exempt organization that receives no public financing or taxpayer support. The organization instead invites the participation of community members, visitors, businesses, foundations, associations, touring groups and others to assist in helping cover its operational expenses, restoration activities, educational programs and to finance its capital projects. That is why the Board and volunteers of the Historical Society launched the Cottage Court Campaign (CCC) to seek additional financial support to complete this critically important effort to preserve a national treasure. The Cottage Court is historically significant and essential to the American identity – its culture, history, and economy, past, present and future.

For many, this Campaign will be a positive way to give back to the community. For others, their support will reaffirm the pride they feel in how important automobile tourism and authentic preservation of historic places is to our country.

Others may feel they want to acknowledge America's spirit of freedom and adventure. The Historical Society believes it is vitally important to show the link between heritage tourism and the continued economic growth of communities throughout the nation. In a small community, such as Grand Lake, this is an especially significant endeavor. No matter why you support this Campaign, you will be supporting the preservation of a national treasure. Your support is an investment in the future... our collective future.



We hope you will join us by making your own personal pledge of support or donation. We have attached a Contribution or Pledge Form and a list of potential naming or dedication areas for your review and use. If you have any questions about the Cottage Court Campaign or how to make a planned or other type of gift, please feel free to contact one of the Campaign Volunteers at the Historical Society by calling the Historical Society Office (970) 627-8324 or Larry Gloss, the Campaign Manager at (303) 475-1847. The GLAHS email address is: glhistory@rkymtnhi.com. The GLAHS website is: www.kauffmanhouse.org.

Please make checks payable to GLAHS/Cottage Court Campaign and mail it to GLAHS, Post Office Box 656, Grand Lake, Colorado 80447.

Thank you in advance for your generous support.

NAMING AND DEDICATION OPPORTUNITIES

The Grand Lake Area Historical Society welcomes the opportunity to perpetuate the names of individuals, families, businesses or other groups. Donors have the option of making a gift in their own name, a family, company, association, auto club or group. Donations can also be made in honor or memory of a loved one or friend. This may be accomplished through a single gift, multi-year pledge, planned gift or through the pooling of many gifts. Donors also have the opportunity to dedicate an area or recognition level anonymously.

Grand Lake History Park	\$260,000
Bay Window Cottage	\$125,000
Naming of the Cottage Court	\$100,000
Entrance & Bridge	\$ 45,000
Display Windows	\$ 30,000
Inside Displays	\$ 25,000
Other Furnishings	\$ 10,000
Log Cabin Parking Area	\$ 10,000
Cottage Court Rooms (4)	\$ 50,000
Table and Chairs	\$ 15,000
Beds	\$ 15,000
Stoves	\$ 10,000
Other Furnishings	\$ 5,000
Cottage Court Car Ports (4)	\$ 35,000
Walkway to the Cottage Court	\$ 30,000
Site Signage	\$ 10,000
Picnic Tables & Benches (4)	\$ 5,000
Trees (8)	\$ 2,500
Engraved Boardwalk Planks	\$ 125

RECOGNITION LEVELS

Founders Circle	\$250,001 Plus
Century Club	\$100,001 to \$250,000
Keystone Council	\$75,001 to \$100,000
Cornerstone Society	\$50,001 to \$75,000
Benefactor	\$25,001 to \$50,000
Patron	\$10,001 to \$25,000
Curator	\$5,001 to \$10,000
Historian	\$1,001 to \$5,000
Archivist	\$501 to \$1,000
Pioneer	\$250 to \$500

**GRAND LAKE AREA HISTORICAL SOCIETY
COTTAGE COURT CAMPAIGN
CONTRIBUTION OR PLEDGE FORM**

Because I/we believe that protecting historical sites is important, I/we support the efforts of Grand Lake Area Historical Society (GLAHS) with a contribution/pledge of \$_____ to the Cottage Court Campaign. My contribution/pledge is payable over a (please check) one two or three year period.

I/we will make (please check) annual quarterly monthly installments of \$_____ beginning _____ (date) and have enclosed the following amount: \$_____.

Name(s) (as it should appear for public recognition): _____

Address (where correspondence should be sent): _____

_____ Phone: _____ Email: _____

I/We wish to make a donation of stock or other securities, life insurance policies, retirement accounts, trusts, annuities, real estate and/or planned gift. The donation of stock and real estate will be valued as of the date of the gift.

I/We are interested in learning more about a dedication or naming opportunities.

I/We are making this gift in honor of or in memory of (circle one): _____

I/We would like our gift or pledge to remain anonymous.

My/Our company will match this gift. Company Name(s) and address: _____

Signature(s): _____ Date: _____

I/we wish to make my/our contribution or pledge by credit or debit card. Please check the type of credit card: VISA MasterCard Discover American Express

Cardholder Name: _____ Expiration Date: _____

Card #: _____ 3-Digit Verification Code: _____

Cardholder Signature: _____ Date: _____

Please make checks payable to GLAHS/Cottage Court Campaign and mail it to GLAHS, Post Office Box 656, Grand Lake, Colorado 80447.

If you have any questions, please call our office at (970) 627-9644. (IRS Tax ID #: 84-6105634) GLAHS did not provide any goods or services in whole or in partial consideration of this contribution or pledge. Please retain a copy of this Contribution or Pledge Form for tax purposes.

**THANK YOU FOR YOUR GENEROUS TAX DEDUCTIBLE
SUPPORT TO HELP PRESERVE
OUR LIVING HERITAGE**

Paying by Cash, Check, Credit or Debit Card

Gifts of cash may be made in a single payment or as a multi-year pledge (up to three years).

*Tax Advantages**

1. You may claim a federal income tax charitable deduction if you itemize your return.
2. You can deduct the total amount of your gift, up to 50 percent of your adjusted gross income based on your particular tax situation.
3. Unused deductions may be carried over for up to five additional years.

Stocks and Bonds

Gifts of appreciated security often provide donors with attractive income tax benefits. Donors can either sign over stock papers or arrange for an electronic stock transfer. Stock transfer procedures and transfer form will be sent to you for your use.

*Tax Advantages**

1. No capital gains if transferred to a 501 (c)(3) organization.
2. You may claim a federal income tax charitable deduction if you itemize your return based on your particular tax situation.
3. For appreciated securities held longer than one year, you may deduct the full fair market value.
4. You can deduct the total amount of your gift, up to 30 percent of your adjusted gross income.
5. Unused deductions may be carried over for up to five additional years.
6. Your gift will be valued on the day it is received.

Planned Gifts

Donors who wish to leave a lasting legacy can make a significant gift or pledge to the campaign.

1. The Historical Society can assist with making a donation through a bequest, trust, life insurance policy, retirement account and charitable annuity.
2. Gifts of real estate may be made in various ways: outright, bequest, charitable gift annuity, and charitable remainder trust.
3. Donors shall secure a qualified appraisal of the property in order to comply with the policies and guidelines of the Historical Society.
4. The Historical Society prefers not to manage real estate and prefers that the property be readily marketable unless it is historically significant.

5. Please contact Larry Gloss, Campaign Manager at (303) 475-1847 for more detailed information on how to handle these types of gifts. He can also be reached by email: larrygloss@msn.com

If it is not your intention to make an unrestricted gift please let us know.

All contributions are tax deductible to the extent allowed by law. Effective January 1, 1994, IRS Code Section 170(f)(8) requires that donors obtain a written acknowledgment of single contributions of \$250.00 or more.

*You should always contact your tax advisor.