

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Grandview Courts-Siesta Motel

Other name/site number: Camp Grandview, Siesta Country Inn, Maverick Inn

Name of related multiple property listing: NA

2. Location

Street & number: 1200 East Holland Avenue

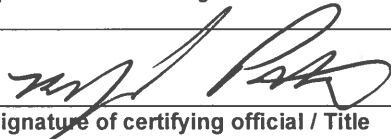
City or town: Alpine State: Texas County: Brewster

Not for publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this

☒ 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 ☒ meets ☐ does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:

☐ national ☐ statewide ☒ localApplicable National Register Criteria: ☒ A ☐ B ☐ C ☐ D

Deputy State Historic Preservation Officer

Date

8/11/2025

Texas Historical Commission

State or Federal agency / bureau or Tribal Government

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

Signature of commenting or other official

Date

State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register.
☐ removed from the National Register
☐ other, explain: _____

Signature of the Keeper

Date of Action

Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

Category of Property

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
6	1	buildings
0	0	sites
1	1	structures
0	0	objects
7	2	total

Number of contributing resources previously listed in the National Register: NA

6. Function or Use

Historic Functions: Domestic/Hotel

Current Functions: Domestic/Hotel

7. Description

Architectural Classification: Late 19th and 20th Century Revivals: Pueblo
Late 19th and Early 20th Century American Movements: Rustic

Principal Exterior Materials: Stucco

Narrative Description (see continuation sheets xx-xx)

Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

8. Statement of Significance

Applicable National Register Criteria: A

Criteria Considerations: NA

Areas of Significance: Commerce (*local level of significance*)

Period of Significance: 1927-1975

Significant Dates: 1927, 1928, 1950 (construction of office), 1957 (renovations and lobby addition), 1969 (addition of office guest wing).

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: Alpine Lumber Company (builder)

Narrative Statement of Significance (see continuation sheets xx-xx)

9. Major Bibliographic References

Bibliography (see continuation sheets xx-xx)

Previous documentation on file (NPS):

☒ preliminary determination of individual listing (36 CFR 67) has been requested. Part 1 approved on 12/08/2023, Project #47193)

- ☐ 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 #

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other – Archives of the Big Bend-Sul Ross State University Library

Historic Resources Survey Number (if assigned): NA

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

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10. Geographical Data

Acreage of Property: 1.23 Acres

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 30.360765°N Longitude: -103.650599°W
2. Latitude: 30.361023°N Longitude: -103.649748°W
3. Latitude: 30.360550°N Longitude: -103.649578°W
4. Latitude: 30.360375°N Longitude: -103.650139°W
5. Latitude: 30.360305°N Longitude: -103.650112°W
6. Latitude: 30.360218°N Longitude: -103.650391°W

Verbal Boundary Description: HANCOCK, BLOCK 23, LOT 1-10 277.8' X 138.89' OF LTS: 6 THRU 10 ANDPTS OF 1,2 MAVERICK INN, INCLUDING BPP (Property ID: 10725), Alpine, Brewster County, Texas. Brewster County Appraisal Data accessed August 20, 2024 (Map 2).

Boundary Justification: The boundary includes all the land historically associated with the nominated property. The boundary reflected on Map 2 matches the legal description in the Brewster County Appraisal District.

11. Form Prepared By

Name/title: Megan Warley McDonald, Architectural Historian
Organization: Post Oak Preservation Solutions
Street & number: 2506 Little John Lane
City or Town: Austin State: Texas Zip Code: 78704
Email: Megan@postoakpreservation.com
Telephone: 814-397-2359
Date: January 18, 2024

Additional Documentation

Maps (see continuation sheets MAP-24 through MAP-27)

Additional items (see continuation sheets FIGURE-28 through FIGURE-41)

Photographs (see continuation sheets PHOTO-42 through PHOTO-62)

Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photograph Log

Name of Property: Grandview Courts-Siesta Motel
City or Vicinity: Alpine
County: Brewster
State: Texas
Photographer: Megan Warley McDonald
Date: April 26, 2023

All photographs accurately depict property conditions. No changes nor significant deterioration has occurred since the photos were taken in April 2023.

Photo 1 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0001)
View of Grandview Courts-Siesta Motel from across E. Holland Avenue (US-90), facing southwest.

Photo 2 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0002)
View of Grandview Courts-Siesta Motel along S. Harmon Street, facing west.

Photo 3 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0003)
General site view, facing southeast.

Photo 4 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0004)
General site view, facing west.

Photo 5 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0005)
Building A (North Guest Wing) facing northeast.

Photo 6 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0006)
Building B (West Guest Wing) facing west.

Photo 7 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0007)
Building C (South Guest Wing) facing southwest.

Photo 8 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0008)
Building D (Center Building) facing southeast.

Photo 9 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0009)
Building E (Lobby, Office, and Guest Wing) facing south.

Photo 10 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0010)
Ca. 1969 guest wing appended to Building E, facing southeast.

Photo 11 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0011)
Courtyard at rear of Building E. Rear, ca. 1950 portion of Building E (now a guest room) is just left of the pergola. View northeast.

Photo 12 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0012)
Building F (Maintenance Shed, former guest wing) facing southeast.

Photo 13 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0013)
1957 Swimming Pool, facing east.

Photo 14 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0014)
Room 26 (Building A) interior, facing east.

Photo 15 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0015)
Room 41 (Building B) interior facing north.

Photo 16 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0016)
Room 53 (Building C) interior, facing southeast.

Photo 17 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0017)
Room 31 (Building D) interior, facing northwest.

Photo 18 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0018)
Interior of Lobby (Building E) showing former exterior wall of ca. 1950 building. Facing south.

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Photo 19 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0019)

Room 11 (Building E) interior, facing southeast.

Photo 20 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0020)

Interior of Maintenance Shed (Building F): southern half of building, facing west.

Photo 21 (TX_BrewsterCounty_GrandviewCourts-SiestaMotel_0021)

Interior of Maintenance Shed (Building F): northern half of building (enclosed covered parking) facing east.

Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Narrative Description

The Grandview Courts-Siesta Motel, located at 1200 E. Holland Avenue (US 90/US 67) in Alpine, Brewster County, Texas, was originally constructed in 1927 as a rustic tourist camp known as “Camp Grandview” and later rebranded as a motel in the 1950s. The property consists of seven contributing resources, including six buildings and a swimming pool arranged to face inward towards the center of the property. A wide internal driveway provides parking alongside each of the units. A non-contributing shed and a non-contributing camper trailer are also located near the rear (south) of the property. While the oldest buildings (Buildings A, B, C, D, F) were originally designed in 1927-1928 with modest Pueblo Revival elements including stucco walls and shaped parapets, they were renovated in 1957 to give the appearance of a modern motel. The motel lobby (Building E) and a kidney-shaped pool were also constructed during the 1957 renovations. The new lobby featured a minimalist, rustic design that was both reflective of mid-century architectural trends and complemented the original buildings. The buildings were renovated in 2006 and several of the 1957 alterations were reversed. Changes included the construction of shaped parapets and beige paint applied to the exterior stucco, all compatible with the original design. Today, the Grandview Courts-Siesta Motel embodies elements of both the property’s early history as a tourist camp as well as its mid-century rebranding as a motel. As such, it represents the rapid evolution of automobile tourism in the United States during the twentieth century, as well as the changing tastes and lodging preferences of American tourists. Despite alterations, the property retains excellent integrity to convey its historic function as a roadside lodging facility for automobile tourists.

Setting

The Grandview Courts-Siesta Motel (presently known as the Maverick Inn) is located at 1200 E. Holland Avenue (US 90/US 67), the main commercial thoroughfare in Alpine, Texas. Alpine is a relatively remote town nestled in the Alpine Valley, characterized by the surrounding mountains and a desert landscape with minimal vegetation. Grandview Courts-Siesta Motel is located directly across from the Sul Ross State University campus on the south side of E. Holland Ave., less than a mile east of downtown Alpine. Other buildings along the south side of E. Holland Ave. near the subject property are commercial in nature and relatively spread out between blocks with large surface parking lots.

Site

The Grandview Courts-Siesta Motel property is largely rectangular, bound by E. Holland Avenue to the north, S. Harmon Street to the east, a largely vacant property to the south, and S. Neville Haynes Street to the west (Maps 2, 4). The property consists of six contributing buildings arranged to face inward towards the center of the property as well as a pool (Figures 1-2, Map 5). A grassy courtyard with stone pavers and a seating area is located near the southeast corner of the property behind Building E. Originally built to cater to automobile tourists, parking is located throughout the property alongside the buildings. Sidewalks are located along the north and west borders of the property.

Landscaping features prominently throughout the site, with stucco-clad site walls surrounding most of the buildings to create planters and garden beds. Several mature trees line the north side of the property along E. Holland Avenue, dating to at least the 1940s. Historic photographs show clusters of trees and shrubs planted around the perimeter of each of the buildings, and simple concrete garden beds and planters lined the primary building elevations by the 1950s (Figures 2, 5-8). Original plantings consisted of trees and shrubs that leant a rustic, wooded appearance to the property. In recent years, however, native Chihuahuan Desert plants less dependent upon water have been planted, including prickly pear cactus, sotol, agave, yucca, and cenizo.

Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Exterior

Building A (North Guest Wing) (Contributing)

Building A (Map 5, Photo 5) is a 1927 one-story, beige, stucco-clad frame building originally constructed by Alpine Lumber Company for W.A. "Adolph" Daugherty's "Camp Grandview." Located on a slight incline, the building is split into three sections, each elevated slightly higher than the next with overlapping shed rooflines. Building A houses six guest rooms, with guest room entrances located along the primary (south) elevation of the building. Wood-frame windows are placed at uneven intervals and feature multiple window types and sizes. The original 4/4 wood-frame windows on the south elevation were replaced with aluminum frame windows of varying configurations at an unknown date. A concrete walkway runs the length of the south elevation, with concrete steps leading into each guest room. The walkway and guest room entrances are sheltered by the overhanging shed roof, which is supported by wood posts. The west elevation of Building A features a "Maverick Inn" welcome sign and a single through-wall air conditioning unit. It does not contain any windows or doors. The north elevation of Building A faces US-90 and is separated from the highway by a sidewalk and a small section of grass. This elevation does not contain any doors and is largely characterized by small wood frame windows and through-wall air conditioning units. The historic configuration of the windows on the north elevation is unknown, but currently features faux-divided light windows. The roof extends several feet from the exterior wall, supported by wood posts, and provides shade to the windows below. On the east elevation, the roofline of Building A extends eastward beyond the exterior wall of the guest room wing to create an open-air covered patio adjacent to the pool.

Building B (West Guest Wing) (Contributing)

Building B (Photo 6) is a 1927 one-story, beige, stucco-clad frame building originally constructed by Alpine Lumber Company for W.A. "Adolph" Daugherty's "Camp Grandview." Located on a slight incline, the building rises in elevation from the south end of the building to the north. A decorative shaped parapet has been placed on top of the shed roof (added ca. 2006), compatible with the original 1927 roofline. Building B contains three guest rooms, which are accessed via separate entrances on the east (primary) elevation. Irregularly spaced windows of varying sizes and types are located on either side of the guest room entrances, including 2/2 and 6/6 wood frame windows that appear to be historic. The shed roof shelters a concrete walkway along the east elevation with concrete planters between the walkway and the parking lot. The north elevation of the building is characterized by a stucco wall that does not have any doors or windows. The west elevation of Building B faces S. Neville Haynes Street and with the exception of two small wood frame windows and two through-wall air conditioning units, is a flat expanse of stucco.

Building C (South Guest Wing) (Contributing)

Building C (Photo 7) is a ca. 1927-1928 one-story, beige, stucco-clad frame building. The building features a shaped parapet (added ca. 2006) along the west, north, and east walls, with the building's shed roof visible on the south elevation. Stucco-clad site walls surround the building and serve as a planter for plants and trees. Building C contains five guest rooms. Room 55 is accessed on the east wall of Building C, which features a single door and window. Rooms 52, 53 and 54 are accessed along the north (primary) elevation of the building. Four irregularly spaced windows of varying types and sizes are located on this elevation. The windows do not appear to be historic. Room 51 is located on the west elevation of Building C. Elevated several feet above the ground, room 51 is accessed via a small wooden staircase and porch. The south (rear) elevation of Building C is not accessible to the public and is cordoned off by a corrugated sheet metal fence. The shed roof is only visible on this elevation and features a slight overhang to provide shade to the rear windows.

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Building D (Center Building) (Contributing)

Building D (Photo 8) is a ca. 1927-28 one-story, beige, stucco-clad frame building. The building is at the center of the Grandview Courts-Siesta Motel property, surrounded by Buildings A, B, C, and E. Each of Building D's elevations feature an entrance to a guest room, and the building does not have an easily discernible "primary" elevation. Except for the south elevation, the building features a shaped parapet along the roofline. A small stucco-clad site wall surrounds much of the building, creating a planter for plants, shrubs, and trees. The south elevation features a shed roof with a slight overhang. Room 32 is accessed on the south elevation via a small flight of concrete steps. A row of three historic double-hung windows is located to the left of the room 32 entrance, and a small historic window is located to the right. Room 31 (Photo 17) is accessed by a small set of concrete stairs on the west facade of the building. The doorway is sheltered by a small shed roof awning with a sheet metal covering. A non-historic rustic stick railing is located along the steps, likely added during the 2006 renovation. Room 34 is located slightly below ground level and is accessed by concrete steps. A small wood frame window is located to the left of the door and a larger window to the right. Room 33 and a small storage closet are accessed along the east elevation of the building.

Building E (Lobby, Office, and Guest Wing) (Contributing)

Building E (Map 5, Photo 9-11) is a one-story building that houses the lobby and office as well as a guest wing. The building consists of three parts that were constructed at different periods of time. The southernmost section of the building (currently a kitchen, private office, and guest room 10) was constructed ca. 1950. It was originally a native stone building that subsequently had stucco applied on the east and west exterior walls during the 1957 renovation, and on the south elevation sometime after 2008. A wood-frame lobby addition was appended to the north elevation in 1957. The flared gable roof of the lobby overlaps the gable roof of the south, 1950 office building. A perpendicular guest wing addition with shed roof was added ca. 1969, extending westward from the center of the 1950 building and 1957 addition along the west elevation, creating a T-plan building. The entire building has a beige stucco exterior. Standalone ornamental stepped stucco walls were constructed to create courtyard spaces on the north and south sides of the 1969 addition of Building E in 2006.

The north elevation of the building contains the main entrance to the lobby, with a large, multi-lite glass window and an inset angled porch supported by wood posts. The angled entryway features a wood door with multi-lite sidelights. The north elevation of the 1969 guest wing contains the entrances to rooms 11 and 12, which are accessed through an enclosed courtyard formed by ornamental stepped stucco walls. The west elevation of Building E does not feature any windows or doors. The south elevation of Building E is characterized by a large expanse of stucco without any windows or doors. The west end of this wall, however, features a small, partially enclosed space where electrical equipment for the property is housed. The rear of the 1950 office building is also visible on this elevation, with guest room 10 located at the south end of the building. This guest room features a small, elevated stone patio with a metal railing and the patio is partially shaded by the roof overhang. The rear (east) elevation of Building E is largely obscured from public view. A small, enclosed patio is along this elevation, likely enclosed during the 2006 renovation, between the east wall of the building and a stucco-clad wall along S. Harmon Street. A metal arbor extends from the roof of the building to the top of the wall, with vegetation growing on top of the arbor. The floor of the enclosed patio is made of flagstone pavers and gravel.

Building F (Maintenance Shed, Former Guest Wing) (Contributing)

Building F (Photo 12) is largely inaccessible to the public and is located to the south of Building C behind a corrugated sheet metal fence. Constructed ca. 1927-1928, Building F was originally a wing of guest rooms with rear covered parking, but is currently used for storage and maintenance. The building is wood frame construction with stucco applied to lathe on the exterior walls. Historic aerial photographs indicate that the building originally had a shaped parapet on at least the north elevation, but the parapet was lost at an unknown date. The north elevation of the building

Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

maintains a configuration of openings consistent with that of a motel, with guest room doors interspersed with non-historic wood frame windows. The west, south, and east walls of the building are largely obscured by vegetation. The west wall features one window. The south elevation, originally the site of covered parking for guests, was partially enclosed during the period of significance to form an additional room that features a long row of 4-over-4 wood frame windows along the south wall. The east elevation features a row of three 4-over-4 windows at the south end of the wall.

Camper Trailer (Non-Contributing)

A ca. 1950s blue and silver Ironwood Coach camper trailer is located along the southern property line and was moved to the property in approximately 2006. It is rectangular in shape with curved corners. The north side of the trailer contains a row of four aluminum frame windows, two doors with circular porthole windows, and a horizontal siding window. The south side also features a row of four aluminum frame windows and a horizontal sliding window, though it lacks doors. The west and east ends of the trailer have no openings.

Shed (Non-Contributing)

A non-contributing shed is just northeast of Building F. It is a small, rectangular building clad with vertical board siding. It features a shed roof with a slight overhang on the north elevation. Access to the interior was not permitted on the site visit.

Swimming Pool (Contributing)

The kidney shaped pool (Photo 13) was constructed in 1957 as a part of larger renovations to the property. The pool is approximately 20x60 feet and varies from 3-feet- to 9-feet-deep. It is surrounded by a concrete deck, which is covered with a layer of artificial grass. The pool area was enclosed with a curved, stucco-clad privacy wall in 2006. The north section of this enclosed space features a stacked stone wall and landscaping. A covered patio is located immediately west of the pool.

Interior

Building A (North Guest Wing)

Building A contains six guest rooms and a housekeeping closet. Rooms 25 and 26 (Figure 12, Photo 14) are located on the west end of the building and are larger rooms with two beds and a central bathroom, while rooms 21, 22, 23, and 24 are small rooms with one bed. All of the guest rooms in Building A feature wood paneled walls and Saltillo tile floors. The wood paneling in room 21 has been painted white. Bathrooms have plaster walls and decorative Talavera accent tiles throughout. All of the rooms are air-conditioned using through-wall HVAC units. Non-historic ceiling fans with lighting are located in all guest rooms.

Building B (West Guest Wing)

Building B contains three guest rooms of varying sizes: rooms 41 (Figure 13, Photo 15) and 43 are larger than room 42. Each guest room in Building B features gypsum board walls and Saltillo tile floors. Through-wall HVAC units provide air conditioning to the rooms. Bathrooms consist of plaster walls with decorative tiles throughout. Non-historic ceiling fans with lighting are located in all guest rooms.

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Building C (South Guest Wing)

Five guest rooms of uniform size are in Building C. Each room features plaster walls, Saltillo tile flooring, and wood paneled ceilings. Bathrooms have gypsum board walls and Saltillo tile floors. The bathroom in room 53 (Figure 14, Photo 16) also features a shower built of native stone. Air conditioning is provided through a combination of through-wall HVAC units and ductless, wall-mounted air conditioning units. Non-historic ceiling fans with lighting are located in all guest rooms.

Building D (Center Building)

At one time occupied by the owners of the property, Building D was subdivided into four rooms in 1957. Each room is a different size and configuration, but each room contains plaster walls and wood panel ceilings. Room 31 (Figure 15, Photo 17) is the largest and features wood floors and wood door surrounds. A large wood beam is also located on the ceiling. The bathroom consists of plaster walls, wood panel ceiling, and a combination of cement and tile flooring. Decorative tiles adorn the shower wall. Room 32 is the smallest room in Building D and has wood floors and wood door surrounds. The room is air conditioned using a ductless, wall-mounted air conditioning unit. The bathroom features plaster walls inlaid with decorative tiles. Room 33 is a small room with a cement floor and wood door surrounds. The bathroom has plaster walls and a Saltillo tile floor. Room 34 has a wood floor and a large wood ceiling beam runs the length of the room. The bathroom features a Saltillo tile floor.

Building E (Lobby, Office, and Guest Wing)

Building E consists of three main spaces: the lobby, office, and guest wing. The lobby is a 1957 wood frame addition that was appended to the north side of the circa 1950 native stone office building. The north wall of the native stone building remains exposed and makes up the south wall of the lobby (Figure 16, Photo 18). The wall consists of stones of various sizes and colors that appear to have been carefully selected for their contrast. The west and east walls of the lobby are either plaster or gypsum board. Much of the north wall is made up of windows, as is a portion of the west wall. The lobby features Saltillo tile flooring and a wood panel ceiling. A simple, stucco-clad, stepped fireplace is located along the east wall of the room.

A door in the south wall of the lobby leads to a kitchen and private office. The kitchen has a Saltillo tile floor, plaster walls, and wood panel ceiling. The east wall of the kitchen contains two small one-over-one, wood frame windows, and a door near the southeast corner of the room leads to a covered patio. A door on the west wall of the kitchen leads to an office with a wood floor covered with linoleum tiles. A bathroom is in the south end of the office and features Saltillo tile flooring and wood panel ceiling. A closet on the west wall of the room historically contained a doorway that led to room 11 in the guest wing, constructed ca. 1969 but has since been covered over.

Guest room 10 is located to the rear of the kitchen and is only accessible via a separate entrance at the south side of the building. Room 10 has a wood floor, wood plank ceiling, and either plaster or gypsum board walls. The room is air conditioned using a wall-mounted air conditioning unit. Double doors on the south wall of the room lead to a small porch. The bathroom features a Saltillo tile floor and wood panel ceiling.

Guest rooms 11 (Photo 19) and 12 are in the guest wing of this building, and room 11 is slightly larger than room 12. Both rooms 11 and 12 have Saltillo tile floors, plaster walls and wood panel ceilings. The rooms are air conditioned using wall-mounted air conditioning units and feature non-historic ceiling fans with lighting. The bathrooms have Saltillo tile floor, a combination of plaster and wood panel walls, and wood panel ceilings.

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Building F (Maintenance Shed, Former Guest Wing)

Building F was originally built as a wing of guest rooms ca. 1927-8 but is currently used for storage and as a maintenance shed. The building is largely divided into two large spaces, a large open room running the length of the north wall (originally subdivided into multiple guest rooms) (Photo 20), and an enclosed space at the rear (south) of the building (Photo 21). The north room features a wood floor, and all the interior walls are unfinished wood framing as the interior cladding (likely plaster) has been removed. Similarly, the wood roof structure is exposed without an interior ceiling. The southern half of the building was originally a covered carport for guests and the room's north wall was originally the exterior wall and retains its stucco cladding. The south wall is dominated by a row of four-over-four wood frame windows.

Camper Trailer

The interior consists of wood panel walls and linoleum flooring. The west end contains upholstered seating lining the walls. A kitchen occupies the center of the trailer and a bedroom occupies the east end.

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Inventory

Building	Construction Date	1957 Renovation	2006 Renovation	Status
Building A (North Guest Wing)	1927	Shaped parapets removed, replaced by overhanging shed roof. Pool patio constructed on east end of the building.	Possible extension of roofline and installation of wood porch supports. Present guest room doors likely installed at this time.	C
Building B (West Guest Wing)	1927	Adjoining filling station demolished. Shaped parapets removed, replaced by overhanging shed roof.	New shaped parapet appended to the shed roof. Though no clear historic photos show the original roofline, the updated parapets are consistent with known historic features that existed on the other buildings. Present guest room doors likely installed at this time.	C
Building C (South Guest Wing)	Ca. 1927-8	Original shaped parapet removed, replaced with overhanging shed roof.	Partial restoration of the parapet: a shaped parapet comparable to the original was appended to the shed roof. Present guest room doors likely installed at this time.	C
Building D (Center Building)	Ca. 1927-8	No known exterior alterations.	Present guest room doors likely installed at this time.	C
Building E (Lobby, Office, Guest Wing)	Office: a. 1950 Lobby: 1957 Guest Wing: ca. 1969	Wood frame lobby appended to the front of the ca. 1950 native stone building. Stucco possibly applied to west and east exterior elevations at this time.	Standing seam metal roof possibly added to office at this time. Enclosed courtyard on front (north elevation) of guest wing possibly constructed at this time. Present guest room doors likely installed at this time.	C
Building F (Maintenance Shed, Former Guest Wing)	Ca. 1927-1928	Unclear if it was renovated in 1957.	Building appears to be used as a storage/maintenance shed by 2006.	C
Camper Trailer	Ca. 1950s	N/A	Moved to the property in 2006.	NC
Shed	Ca. 1980s	N/A	N/A	NC
Swimming Pool	1956-7	N/A	Construction of stucco-clad site wall around pool (replacing original chain link fence). Artificial grass added to pool deck at unknown date.	C

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Though few historic photographs depict the property's earliest years of operation, descriptions in local newspapers, historic postcards, and aerial photographs indicate that Buildings A, B, C, D, and F remain in their original 1927-1928 configuration with their historic building footprints (Figures 1-2). Though several buildings of unknown function were constructed between 1942 and 1951, except for Building E, all were subsequently demolished during the 1956-7 renovations. Building E remains in its original location, with a north lobby addition (1957) and a guest room wing addition (ca. 1969) that contribute to the significance of the property.¹

While the original shaped parapets on Building D have survived to present day (albeit, in deteriorated condition), the original shaped parapets on Buildings A, B, C, and F have been lost. Historic photographs indicate that the parapets on Buildings A, B, and C had been replaced with shed roofs by 1957, but it is unclear when the parapets on Building F were lost. New parapets were added to Buildings B and C in 2006 that mimic the 1927 design of the buildings.

Between 1956 and 1957, the property was renovated and renamed the "Siesta Motel" (Figures 10-11). This renovation included several site improvements, including the construction of the kidney shaped swimming pool and adjacent shaded patio. On the interior of the guest rooms, knotty pine paneling was installed on the walls, bathrooms were tiled, and some of the rooms were enlarged. The rooms in Building B were likely among those enlarged at this time: in 1927 the building was described as having six single rooms with shared restrooms and showers on one end of the building, but today has three rooms, each with its own bathroom.² The filling station and original office building at the northwest corner of the property were torn down, and the east entrance of Building E was remodeled for a new office. During this renovation, Building D at the center of the property (which had formerly been occupied by the owners) was remodeled into four apartments.³

In 2006, a number of ornamental stucco-clad walls were added to outdoor spaces of the property, including a small courtyard in front of rooms 11 and 12 in Building E, a large courtyard at the rear of Building E, and a curved wall surrounding the pool. These walls were designed to match the existing stucco exterior walls of each of the buildings. In addition, the present guest room doors appear to have all been replaced during the 2006 renovation.

Integrity

The property retains sufficient integrity to convey its historic function as a tourist court and later a motel catering to automobile tourists. The contributing buildings and pool remain in their original **Location** and retain their historic **Setting** along US 90/US 67, the major transportation corridor through Alpine, and across from Sul Ross State University. The property retains integrity of **Design** through the retention of the historic spatial organization surrounded by parking spaces to cater to auto tourists. The building's simple, one-story forms and original stucco exteriors have also been retained as a part of their original design. Building D retains its original shaped parapets, while Buildings B and C both feature modern parapets that emulate the originals. Many windows on the buildings retain their original openings, and some retain their historic windows. The Grandview Courts-Siesta Motel retains integrity of **Materials**, including historic stucco cladding on the exterior, historic wood floors, Saltillo tile floors, and plaster walls on the interior. Applied in 1957 during the period of significance, knotty pine paneling still lines the walls and ceilings of many of the guest rooms. The Grandview Courts-Siesta Motel was originally constructed as a simple, rustic tourist camp, with **Workmanship** largely expressed through the application of stucco and interior wood paneling. The north, native stone wall inside the lobby is also an excellent expression of workmanship. Finally, the property retains integrity of **Feeling** and **Association** as it continues to operate as a lodging facility along a major roadway, and maintains the form, massing, and interior configuration that clearly demonstrate its historic use as a roadside motel catering to automobile tourists.

¹ 1969 Aerial Image, Courtesy of Archives of the Big Bend, Sul Ross State University Library.

² "Start Work on Tourist Camp Here," *Alpine Avalanche*, Aug 12, 1927, 1.

³ "Swimming Pool is Being Built at Grandview," *Alpine Avalanche*, December 14, 1956, 1.

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Statement of Significance

The Grandview Courts-Siesta Motel located at 1200 E. Holland Avenue (US 90/US 67) in Alpine, Texas was originally constructed in 1927 as an automobile tourist camp known as “Camp Grandview.” It was constructed by the Alpine Lumber Company for local rancher W.A. “Adolph” Daugherty. Though two rustic tourist camps pre-dated it, Camp Grandview was the first tourist camp in Alpine to offer lodging in permanent structures with modern amenities such as electricity. Established in response to the rising popularity of automobile tourism in Alpine following the paving of major highways through town, Camp Grandview remained a steady business for several years. It was renamed “Grandview Courts” during the 1930s, reflecting a national trend away from rustic tourist camps toward “tourist courts” with more amenities. Under new ownership in 1956-1957, Grandview Courts was remodeled and rebranded as the “Siesta Motel.” Motels were at the height of their popularity in the United States during the mid-twentieth century, while older, smaller tourist courts largely declined.⁴ The shift from tourist court to motel modernized the thirty-year-old property allowing it to compete with the growing number of motels open to tourists in Alpine. It has operated as the Maverick Inn since 2006. The property is nominated to the National Register of Historic Places under Criterion A for Commerce at the local level of significance as a remarkable example of a 1920s tourist camp that was regularly updated over the course of a century to meet rapidly evolving tourist preferences for lodging. The Grandview Courts-Siesta Motel has remained in continuous operation from 1927 until the present day and is the oldest known extant tourist camp/tourist court in Alpine. The period of significance begins in 1927, the earliest construction date, and spans through 1975, the current 50-year point.

Brief History of Alpine

The town of Alpine is in the Alpine Valley at the foot of “A” Mountain and Hancock Hill. A spring located in the valley served as an important water source to Native Americans, and later attracted Spanish explorers to the area during the seventeenth century. During the 1850s and 1860s, traders and freighters traveling between Chihuahua, Mexico and San Antonio, Texas began using the spring as a watering hole.⁵ By the 1880s, ranchers began grazing their herds in the valley, camping alongside their herds. Permanent settlement in the Alpine Valley, however, did not take place until the Southern Pacific railroad was constructed through the valley in 1883.⁶

Some of the earliest permanent residents of what would become Alpine were Mexican Americans who followed their family members working on the railroad construction crews. These families settled along Alpine Creek, southwest of the railroad. Originally camping in tents, they later replaced them with small adobe houses, which were some of the first permanent residences in the valley.⁷ Following completion of the railroad and station, the Southern Pacific Railroad named the station “Osborne.” The name lasted approximately one year, until Thomas O. Murphy gave the railroad the right to build a pump station on his land in exchange for renaming the town “Murphyville.” Murphy had acquired considerable landholdings in the valley, including a section that the railroad passed through. On November 10, 1883, Murphy registered a plat for Murphyville, calling for fifty blocks north of the railroad and thirty to the south. In 1887, Murphyville became the county seat of the newly created Brewster County. The following year, the citizens of Murphyville voted to rename the town “Alpine,” in large part because Thomas O. Murphy did not reside in the town and was generally not well liked by its citizens.⁸

Alpine’s earliest economic driver was the ranching industry. Even prior to the arrival of the railroad, the Alpine Valley was used by sheep and cattle ranchers as grazing land. While early ranchers in the area primarily raised sheep, the

⁴ John A. Jakle, Keith A. Sculle, Jefferson S. Rogers, *The Motel in America*, (Baltimore: Johns Hopkins University Press, 1996), 20.

⁵ Clifford B. Casey, *Alpine, Texas Then and Now*, (Pioneer Book Publishers, 1981), 12; Martin Donell Kohout, “Kokernot Spring,” *Handbook of Texas Online*, accessed April 19, 2023, <https://www.tshaonline.org/handbook/entries/kokernot-spring>.

⁶ Casey, *Alpine, Texas Then and Now*, 16.

⁷ Casey, *Alpine, Texas Then and Now*, 18.

⁸ Casey, *Alpine, Texas Then and Now*, 20.

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price of wool during the 1890s became unstable, leading many ranchers to shift to cattle raising, which maintained more stable prices. This trend would later be reversed in the 1930s.⁹

The discovery of mercury in the Big Bend region in 1884 set off a mining boom in Brewster County that would continue for decades. By the early twentieth century, several large-scale mining companies were in operation including the Chisos Mining Company, which supplied twenty percent of the mercury in the United States by 1905. Mercury mines were largely concentrated in the Terlingua Mining District and the mercury was shipped north in mule-drawn wagons to the railroad towns of Brewster County including Marfa, Alpine, and Marathon, where it was further distributed by rail. Located approximately ninety miles north of the mining district, Alpine was the nearest railroad point. The mercury mining industry impacted the economy and development of Alpine, where much of the mercury was shipped for distribution and where mining companies also purchased supplies for their workers and operations.¹⁰

Sul Ross Normal College was established in Alpine in 1917, following extensive lobbying by local residents and the Alpine Commercial Club. Prior to the establishment of Sul Ross Normal College, there were no normal schools between San Antonio and El Paso. Located on Hancock Hill east of downtown Alpine, Sul Ross Normal College initially provided training and certification for teachers but would later expand its curriculum to include other degree programs. The college grew steadily during the 1920s and 1930s, drawing students from throughout West Texas to the Alpine campus. As the college expanded and increased enrollment over the course of the twentieth century, it proved to be an important economic driver in the town of Alpine.¹¹ Sul Ross also impacted local tourism by drawing relatives and friends of students to the area.¹²

Auto Tourism in Alpine

While the mild climate had drawn some travelers to Alpine during the early twentieth century, it wasn't until the rise of automobile tourism that Alpine truly became a tourist destination. During the 1920s, several highways that passed through town were paved, including US-90, US-67, US-385, TX-118, and TX-223.¹³ As automobiles became more affordable and paved highways more common throughout the United States, many travelers packed tents and cooking supplies in their vehicles and camped along the roadside. This form of tourism was inexpensive and afforded the travelers more freedom than had previously been possible when traveling by rail.¹⁴

Many communities responded to the popularity of automobile tourism by establishing free camps for tourists, both as a way to discourage roadside camping and also as a means of attracting tourists to local businesses.¹⁵ Inspired by the recent construction of the Pecos Bridge, which would open the highway through Alpine, the Alpine Chamber of Commerce advocated for the creation of Alpine's first tourist camp (which they called a "tourist park") in 1922.¹⁶ The property was owned by the city, and a great deal of volunteer labor went into developing, beautifying, and maintaining

⁹ Clifford B. Casey, *Mirages, Mysteries, and Reality, Brewster County, Texas, The Big Bend of the Rio Grande*, (Texas Pioneer Book Publishing, 1972), 153-6.

¹⁰ W. D. Burcham and Harris S. Smith, "Mercury Mining," *Handbook of Texas Online*, accessed April 21, 2023, <https://www.tshaonline.org/handbook/entries/mercury-mining>; Kenneth B. Ragsdale, "Chisos Mining Company," *Handbook of Texas Online*, accessed April 21, 2023, <https://www.tshaonline.org/handbook/entries/chisos-mining-company>. "Brewster County History," Brewster County, Texas, <http://www.brewstercountytexas.com/news-information/county-history/>, Accessed April 21, 2023.

¹¹ Casey, *Alpine, Texas Then and Now*, 113-115; Earl H. Elam, "Sul Ross State University," *Handbook of Texas Online*, accessed April 24, 2023, <https://www.tshaonline.org/handbook/entries/sul-ross-state-university>.

¹² Casey, *Mirages, Mysteries, and Reality, Brewster County, Texas, The Big Bend of the Rio Grande*, 70-71.

¹³ Casey, *Mirages, Mysteries, and Reality, Brewster County, Texas, The Big Bend of the Rio Grande*, 275.

¹⁴ Jakle, Sculle, and Rogers, *The Motel in America*, 15; Warren James Belasco, *Americans on the Road: From Autocamp to Motel, 1910-1945*, (Cambridge, Massachusetts: The MIT Press, 1981), 4.

¹⁵ Belasco, *Americans on the Road*, 76-7.

¹⁶ "Sul Ross Normal College of Alpine Counted Among City's Great Assets," *Alpine Avalanche*, April 6, 1922, 2; "Chamber of Commerce Activities," *Alpine Avalanche*, October 8, 1922; "Local Tourist Park is to be Improved," *Alpine Avalanche*, May 21, 1926, 8.

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the site.¹⁷ As free tourist camps throughout the United States became more established and the costs of ongoing maintenance became apparent, many towns and cities began to institute fees. This change ushered in the possibility of privately owned camps, which had largely been deterred because they couldn't compete with the free camps. In fact, many municipalities began to encourage the establishment of private camps to eliminate the need for a city-owned camp.¹⁸ This appears to have been the case in Alpine. A number of privately owned tourist camps emerged in Alpine during the late 1920s, and newspapers cited an "urgent need" for more.¹⁹ The first privately owned tourist camp in Alpine was Camp Brewster, which was established in July of 1927 and consisted of semi-permanent "tent-houses."²⁰

Tourist camps quickly rose in popularity in Texas, rising from 174 camps in 1924 to 1,100 in 1931.²¹ As was a common trend throughout the United States, many Texas tourist camp operators began to construct small rental cabins to provide guests with an alternative to camping. The cabins or "cottages" as they were often called, quickly became popular and many automobile tourists chose to leave their tents at home. While automobile-driven tourism would continue to rise in popularity, the camping aspect was largely a short-lived fad. As more tourists rented cabins or cottages in lieu of tent camping, tourist camp owners expanded upon the conveniences offered, equipping cottages with furniture and basic supplies. By staying in cabins or cottages stocked with supplies, travelers saved valuable time otherwise spent setting up and tearing down their campsite and could leave much of their equipment at home. As evidence of the new traveler preference for cabins and cottages, tent sales plummeted from their peak in 1923-4 to pre-1916 numbers by 1929.²² While many of the earliest automobile tourists embraced the rustic nature of traveling by car and sleeping in tents, as tourist camps improved their cabins and courts with increasing amenities, they attracted travelers who previously would have chosen the comforts of a hotel. As cabins and cottages sold out night after night, tourist camp owners used the profits to build additional units and more amenities.²³

Though Camp Brewster was the first privately owned tourist camp established in Alpine, it consisted of semi-permanent "tent-houses" with few amenities. The first tourist camp to build permanent structures in Alpine was Camp Grandview.

Grandview Courts (1927-1957)

W.A. "Adolph" Daugherty announced the construction of Camp Grandview, a modern automobile tourist camp, in July of 1927. A local rancher who specialized in raising Hereford bulls, Daugherty was also involved in local government, serving terms as Alpine city secretary and city treasurer.²⁴ Together with his wife, Bertha, the Daugherty family appears to have owned several rental properties in Alpine, including cottages for Sul Ross students.²⁵ Daugherty purchased land for Camp Grandview specifically for the purpose of constructing a tourist camp. The name "Grandview" was a reference to the property's location on the side of a hill, which afforded a view of the town of Alpine and the surrounding mountains. Constructed directly alongside the recently paved "Border Highway" (US-90) and across the street from Sul Ross State Teachers College, the tourist camp was ideally located to take advantage of both passing automobile tourists and students and their families.²⁶

¹⁷ "Now for a Tourist Park," *Alpine Avalanche*, June 22, 1922; "Personal and Local News," *Alpine Avalanche*, February 12, 1925.

¹⁸ Belasco, *Americans on the Road*, 4, 126.

¹⁹ "Will Build Camp Here For Tourist," *Alpine Avalanche*, July 22, 1927, 1.

²⁰ "Many Tourists Stopping at New Camp Brewster," *Alpine Avalanche*, July 22, 1927, 4. The camp was later moved in 1931 to the corner of West Avenue C and North 14th Street (it is no longer extant).

²¹ "Texas Leads in Tourist Camps," *Alpine Avalanche*, September 18, 1931, 3; Belasco, *Americans on the Road*, 73.

²² Belasco, *Americans on the Road*, 131.

²³ Belasco, *Americans on the Road*, 135.

²⁴ "Daugherty Sells Twenty Fine Hereford Bulls," *Alpine Avalanche*, March 4, 1927, 4, "Financial Statement," *Alpine Avalanche*, February 11, 1927; "W.A. Daugherty, Pioneer Resident of Alpine, Dies in Georgia Last Monday," *Alpine Avalanche*, January 9, 1948, 1.

²⁵ "For Rent," *Alpine Avalanche*, February 25, 1927, 8; "For Rent," *Alpine Avalanche*, April 1, 1927, 8.

²⁶ "Will Build Camp Here For Tourist," *Alpine Avalanche*, July 22, 1927, 1.

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Daugherty planned to spend an initial \$5,000 on the construction of the camp, with the intention of improving and beautifying the property over time. He hired Alpine Lumber Company to construct the buildings and the camp opened to tourists on October 1, 1927.²⁷ While Daugherty appears to have gone through several preliminary designs for the camp, he settled on two main wings along the northern and western boundaries of the property (Figures 1-2, Map 5). The wing along the northern border of the property (Building A) consisted of six rooms grouped into pairs, each with its own “shower bath and sink and two double beds.” A second wing (Building B) was constructed along the western border of the property and consisted of six single rooms with shared restrooms and showers at one end of the building. All of the buildings were wood frame construction with stucco exterior walls. Initial plans also called for camping space to the rear of the buildings, though documentation confirming this came to fruition has not yet been found.²⁸ While “Camp” Grandview may have sounded rustic, the property was wired for electricity, provided hot and cold water, and rooms had kitchen sinks.²⁹ The lot was apparently bare at the time that Daugherty purchased it, as he expressed his intention to plant trees and grass “as soon as possible.”³⁰ In addition to Camp Grandview’s lodging facilities, a filling station and store (no longer extant) were constructed at the northwest corner of the property, where tourists could purchase food and supplies for their vehicles. Filling stations had become a common fixture of tourist camps by the late 1920s, offering camp owners a supplemental source of income that was less affected by the weather and fluctuating tourist seasons.³¹

Daugherty devoted considerable resources to advertising Camp Grandview, including road signs on the highways outside of Alpine (Figures 3-5). He also advertised in local newspapers, including the student publication of Sul Ross State Teachers College (later Sul Ross State University), in which he advertised candies, cold drinks, groceries, cigarettes, and cigars available at the filling station store.³² The following spring, Daugherty constructed several small apartments to accommodate longer-term visitors.³³ While newspaper details and early photographs are scarce, it is very likely that the “small apartments” under construction in May of 1928 were Building C (South Guest Wing) and/or Building F (Maintenance Building).

In October of 1927, just weeks after opening, Camp Grandview reported “a very satisfactory business” and anticipated an increase in patrons during the upcoming hunting season. Camp Brewster, too, reported a healthy business.³⁴ Newspaper articles from the 1930s regularly described Alpine’s tourist courts as being sold out weeks in advance. This was due to several factors, including the continued growth and influence of Sul Ross and the establishment of Big Bend State Park in 1933 (later, Big Bend National Park) in southern Brewster County. Capitalizing on its proximity to the park, the Alpine Chamber of Commerce extensively promoted Alpine as a tourist destination alongside Big Bend. As visitors to the park increased during the mid-twentieth century, visitors to Alpine increased steadily.³⁵

Despite the onset of the Great Depression during the 1930s, Alpine’s tourist camps appear to have maintained a healthy business. Many travelers were drawn to tourist camps during the hard economic times because they were less expensive than hotels. Recognizing this shift, many tourist court owners continued to upgrade their properties in an effort to lure hotel patrons to their establishments. Reflecting changing lodging preferences, in 1939 the American Automobile Association (AAA) conducted a survey and found that while 75% of its members stayed in hotels while traveling in 1929, only 32% stayed in hotels ten years later. In addition, hotel occupancy rates dropped from 70% in

²⁷ “Announces Opening of Modern Tourist Camp,” *Alpine Avalanche*, September 30, 1927, 1; “Start Work on Tourist Camp Here,” *Alpine Avalanche*, Aug 12, 1927, 1.

²⁸ “Start Work on Tourist Camp Here,” *Alpine Avalanche*, Aug 12, 1927, 1.

²⁹ “Announcing,” *Alpine Avalanche*, September 30, 1927, 5.

³⁰ “Will Build Camp Here For Tourist,” *Alpine Avalanche*, July 22, 1927, 1.

³¹ Belasco, *Americans on the Road*, 131.

³² “Camp Grandview,” *Alpine Sul Ross Skyline*, January 18, 1928, 8; “Camp Grandview,” *Alpine Sul Ross Skyline*, February 6, 1929, 4.

³³ “Tourist Camps Get Ready for Visitors,” *Alpine Avalanche*, May 18, 1928, 1.

³⁴ “Alpine Tourist Camps Report Good Business,” *Alpine Avalanche*, October 7, 1927, 7.

³⁵ Casey, *Mirages, Mysteries, and Reality, Brewster County, Texas, The Big Bend of the Rio Grande*, 70-71, 275.

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1929 to 51% in 1932.³⁶ As tourist camps continued to rise in popularity and continuously improved their facilities and amenities, many camp owners exchanged the word “camp” for less rustic terms including cottage, court, or lodge.³⁷ Camp Grandview followed many of these national trends; Daugherty continued to upgrade the property during the 1930s and changed the name of the property to Grandview Courts sometime prior to 1934 (Figures 7, 9).³⁸ In 1939, Daugherty undertook some renovations, including the construction of a new “native stone” entrance on the east side of the property to make it more accessible for westbound tourists. The new entrance featured a neon sign that read “Grandview Courts.”³⁹

Grandview Courts gained a notable temporary resident during the 1930s: Texas photographer Wilfred Dudley (W.D.) Smithers. Smithers took thousands of photos in the Big Bend Region and the greater southwest during the twentieth century and is considered a pioneer in aerial photography. During the 1920s, Smithers worked as a news correspondent and freelance photographer for San Antonio newspapers while also operating a photography studio. He photographed Mount Rushmore for sculptor John Gutzon Borglum and worked as a photographer for several movies filmed in Texas. He traveled to the Big Bend region regularly, taking photographs from Army Air Corps planes. From 1933-34, Smithers photographed the construction of McDonald Observatory near Fort Davis and then spent three months photographing the U.S. and Mexico border for the United States Immigration Service and Border Patrol in 1935. After traveling throughout Mexico creating lantern slides (a precursor to the slide projector) for a German professor, Smithers relocated to Alpine, initially residing at Grandview Courts. Smithers opened a store at 207 East Holland Drive, where he established a lucrative business producing photo postcards and lantern slides. Over the course of his career, Smithers took over 9,000 photographs all with notes to accompany the photos. Frequently referred to as a photographer-historian, Smithers published numerous essays and articles, as well as his autobiography *Chronicles of the Big Bend: A Photographic Memoir of Life on the Border*, in 1976. His photographs were purchased by the University of Texas at Austin in the 1960s and continue to be an invaluable resource to countless researchers today.⁴⁰

Though the 1930 census listed W.A. Daugherty as the manager of Grandview Courts, by 1940, it appears that Mrs. Daugherty (Bertha) had taken over management of the business while her husband focused on ranching.⁴¹ As the United States entered World War II, tourist courts were impacted by several factors. While hotels experienced a brief resurgence during WWII as gasoline rationing limited auto travel, many tourist courts remained occupied with longer-term residents thanks to housing shortages throughout the nation.⁴² Grandview Courts, in particular, benefited from its close proximity to Sul Ross and its ready supply of students in need of housing. Business was apparently so steady that the Daughertys saw a need for more rental units: in 1941 Mrs. Daugherty oversaw the construction of Alto Lodge just east of the Grandview Courts property (no longer extant). The two-story “tourist apartment” featured four-bedroom apartments equipped with kitchenettes (including electric stoves and refrigerators), bathrooms, steam heat, air conditioning, and a radio in each room.⁴³

³⁶ Belasco, *Americans on the Road*, 168, 142.-3

³⁷ Belasco, *Americans on the Road*, 149.

³⁸ “For Sale,” *Alpine Avalanche*, March 16, 1934, 4.

³⁹ “Grandview Courts is Making Improvements,” *Alpine Avalanche*, September 8, 1939, 6.

⁴⁰ Kenneth Baxter Ragdale, *Big Bend Country: Land of the Unexpected*, (Texas A&M University Press, 1998), 196; Kendall Curlee, “Smithers, Wilfred Dudley,” *Handbook of Texas Online*, accessed January 16, 2024, <https://www.tshaonline.org/handbook/entries/smithers-wilfred-dudley>

⁴¹ William A. Daugherty, 1930 census, Alpine, Brewster County, Texas. Available on Ancestry.com; W.A. and Bertha Daugherty, 1940 census, Alpine, Brewster County, Texas. Available on Ancestry.com.

⁴² Belasco, *Americans on the Road*, 170.

⁴³ “New Tourist Apartments on East Holland Avenue are Open for Business,” *Alpine Avalanche*, March 14, 1941, 5.

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Postwar Tourism and the Emergence of the Motel in Alpine

Between 1939 and 1948, the number of tourist courts in the United States had doubled, reaching 26,000 tourist courts throughout the nation. The prosperity of the postwar years only furthered their proliferation; between 1949 and 1952 an additional 15,000 tourist courts were constructed.⁴⁴ While few (if any) new tourist lodging facilities were built in Alpine during World War II, construction resumed as tourism revived in the postwar years. The completion of Highway 118 to Big Bend National Park in 1954 made Alpine a primary gateway to the park and therefore a popular destination.⁴⁵ A number of new tourist lodging facilities opened in town, several of which identified themselves as “motels.” The term “Motel” (a portmanteau of “motor” and “hotel”) first emerged sometime during the late 1920s and become a popular descriptor of lodging facilities that catered to motor tourists, typically located along a highway.⁴⁶ In Alpine, several motels emerged in the post-war years. In 1946, Motel Bien Venido was constructed three blocks west of Grandview Courts, originally as individual buildings whose stucco exteriors looked similar to Grandview Courts. In 1957, most of the buildings were demolished, and a large, modern, two-story motel was built in its place.⁴⁷ The construction of larger motels was a common trend in the postwar era, in large part due to their profitability. Tourist courts typically had far fewer units than were possible in larger motels and required a higher occupancy rate (70% or more) to break even. Meanwhile, motels with fifty units or more could afford lower occupancy rates to break even (as low as 50% occupancy).⁴⁸ In addition to Motel Bien Venido, by the early 1950s another motel, White’s Highland Village (which would later become the Ramada Inn) was built just east of Grandview Courts along US-90. As new, “modern” motels were established in Alpine during the 1950s, the older Grandview Courts faced increasing competition for tourist traffic.

Following the death of W.A. Daugherty in 1948, ownership of Grandview Courts passed to his son, Frank.⁴⁹ Frank Daugherty appears to have made further improvements to the property, including the construction of a water tower, a native stone building near the northeast corner of the property (part of Building E), and a small two-story building directly behind it (no longer extant). The property passed out of the Daugherty family in 1954, when Frank sold the property to Mr. and Mrs. W.J. Davis.⁵⁰ The Davis family’s ownership was short lived, and in 1956 they sold Grandview Courts to Mr. and Mrs. C.D. McCollister.⁵¹

Siesta Motel (1957-2006)

Shortly after acquiring the property, the McCollisters undertook numerous improvements including the construction of a kidney shaped swimming pool and an adjacent shaded patio. The exterior stucco walls of the Courts were painted “moss green” and mahogany overhangs were added. Historic photographs indicate that the shaped parapets on Buildings A, B, and C were removed and replaced with overhanging shed roofs (Figures 10-11). The shaped parapets were left intact on Building D. On the interior of the buildings, all twenty guest rooms were remodeled to include knotty pine paneling on the walls, acoustical tile ceilings, carpeted floors, and tiled bathrooms. Several of the guest rooms were enlarged, and air conditioning was installed. The original office and service station at the northwest corner of the property were torn down, and a new office building featuring a “large glass front” was constructed at the east entrance. Building D, where the McCollisters were living prior to the renovations, was remodeled into four

⁴⁴ Belasco, *Americans on the Road*, 170.

⁴⁵ David W. Keller, *Images of America: Alpine*, (Arcadia Publishing, 2011), 101.

⁴⁶ Jakle, Sculle, and Rogers, *The Motel in America*, 18-22.

⁴⁷ Casey, *Alpine, Texas Then and Now*, 71-2.

⁴⁸ Belasco, *Americans on the Road*, 170.

⁴⁹ “Grandview Court Sold This Week,” *Alpine Avalanche*, April 9, 1954, 1; “W.A. Daugherty, Pioneer Resident of Alpine, Dies in Georgia Last Monday,” *Alpine Avalanche*, January 9, 1948, 1.

⁵⁰ “Grandview Court Sold This Week,” *Alpine Avalanche*, April 9, 1954, 1.

⁵¹ “New Grandview Courts Owners Due in the Fall,” *Alpine Avalanche*, July 13, 1956, 10; “Davises Sell to Grandview Courts to McCollister,” *Alpine Avalanche*, June 22, 1956, 4.

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apartments.⁵² Based on historic photographs, the McCollisters also removed the native stone pillars that flanked the east entrance and removed some of the trees and vegetation on the property. The 1957 renovations were intended to modernize the property's appearance to compete with the modern roadside motels cropping up in Alpine. However, the property retained many of its rustic features (including Building D's original shaped parapets and the prevalence of native landscaping throughout the property) pointing to its origins as a rustic tourist court. Following the renovations, the McCollisters renamed the property the Siesta Motel.⁵³

Advertisements for the Siesta Motel in the years that followed highlighted its modern amenities, in particular the heated pool and refrigerated air conditioning.⁵⁴ In addition to advertising to tourists, the McCollisters also advertised to Sul Ross students, emphasizing that the motel was located across the street from campus and that furnished kitchenette apartments at the Siesta Motel were "ideal for married couples."⁵⁵

The McCollister family sold the property to Mr. and Mrs. Alonzo "Joe" Love in the late 1960s. The Loves further expanded the property when they established the "Siesta Trailer Park" (no longer extant) on the largely vacant southern portion of the property in 1968.⁵⁶ The Loves sold the Siesta Motel and Siesta Trailer Park to Ellen Wood in 1978, who operated the property with her husband Lee for ten years. In approximately 1986, the Wood family renamed the motel the "Siesta Country Inn."⁵⁷ In 1988, the property was sold to Larry and Jeanne Novak.⁵⁸

Maverick Inn (2006-Present)

The Novak family continued to operate the Siesta Country Inn until 2006, when the property was purchased by Charles Maxwell, who renovated the property and renamed it the Maverick Inn. The 2006 renovation included several site improvements, including the creation of outdoor courtyards on either side of the office building with decorative stucco walls, and a stucco wall surrounding the pool.

Conclusion

Alpine continues to be a tourist destination within the Big Bend region of West Texas in the twenty-first century. In addition to its role as a gateway to Big Bend National Park, Alpine is within an hour of the Fort Davis National Historic Site, Fort Davis State Park, McDonald Observatory, as well as the City of Marfa, known for its art scene. The Grandview Courts-Siesta Motel's prominent location along US-90 (E. Holland Avenue) continues to draw the attention of travelers arriving in Alpine. With its low-profile cottages, rustic design, and thoughtful desert landscaping, the property reflects the heyday of auto tourism in the American West in the 1920s. Renovations in the mid-century, including the kidney shaped pool, air conditioning, interior wall paneling, and landscaped courtyards reflect the increased amenities expected of mid-century motels. The property is nominated to the National Register of Historic Places under Criterion A in the area of Commerce at the local level of significance. It is a significant example of a 1920s tourist camp that evolved to meet changing traveler lodging preferences, a strategy that has allowed it to survive into the twenty-first century. After nearly a century of continuous operation, the Grandview Courts-Siesta Motel property is the oldest remaining tourist camp/tourist court in Alpine. The period of significance is 1927-1975.

⁵² "Swimming Pool is Being Built at Grandview." *Alpine Avalanche*, December 14, 1956, 1.

⁵³ "Sean's Sottings," *Alpine Avalanche*, July 25, 1957, 4.

⁵⁴ 1957 Southwestern Bell Telephone Company Directory

⁵⁵ "Furnished Kitchenette Apartments," *Alpine Avalanche*, August 21, 1958, 6; 1957 Southwestern Bell Telephone Company.

⁵⁶ "Announcing the Opening of Siesta Trailer Park," *Alpine Avalanche*, September 1, 1968, 7.

⁵⁷ Brewster County Deed Index, 1976-1981, <https://kofilequicklinks.com/Brewster/Default.aspx>; 1986 Southwestern Bell Telephone Company directory.

⁵⁸ "Siesta Country Inn," *Alpine Sul Ross Skyline*, September 29, 1988, 4.

Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

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—Circa 1960 photograph of Siesta Motel

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Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

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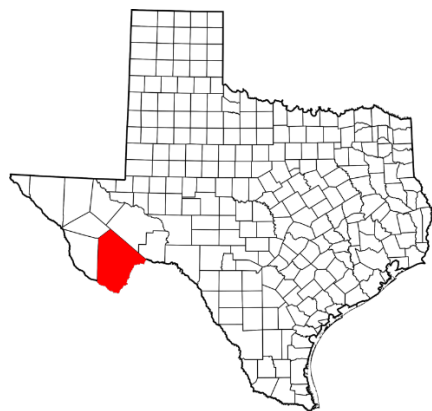
Alpine Avalanche

- “Swimming Pool is Being Built at Grandview.” December 14, 1956, 1.
- “Sul Ross Normal College of Alpine Counted Among City’s Great Assets.” Alpine Avalanche, April 6, 1922, 2.
- “Chamber of Commerce Activities.” October 8, 1922.
- “Local Tourist Park is to be Improved.” May 21, 1926, 8.
- “Now for a Tourist Park.” June 22, 1922.
- “Personal and Local News.” February 12, 1925.
- “Texas Leads in Tourist Camps.” September 18, 1931, 3.
- “Will Build Camp Here For Tourist.” July 22, 1927, 1.
- “Many Tourists Stopping at New Camp Brewster.” July 22, 1927, 4.
- “Camp Brewster in New Location.” October 30, 1931, 3.
- “Announces Opening of Modern Tourist Camp.” September 30, 1927, 1.
- “Start Work on Tourist Camp Here.” Aug 12, 1927, 1.
- “Announcing.” September 30, 1927, 5.
- “Will Build Camp Here For Tourist.” July 22, 1927, 1.
- “For Rent.” January 20, 1928, 10.
- “Tourist Camps Get Ready for Visitors.” May 18, 1928, 1.
- “Alpine Tourist Camps Report Good Business.” October 7, 1927, 7.
- “For Sale.” March 16, 1934, 4.
- “Grandview Courts is Making Improvements.” September 8, 1939, 6.
- “Grandview Court Sold This Week.” April 9, 1954, 1.
- “W.A. Daugherty, Pioneer Resident of Alpine, Dies in Georgia Last Monday.” January 9, 1948, 1.
- “New Grandview Courts Owners Due in the Fall.” July 13, 1956, 10.
- “Davises Sell to Grandview Courts to McCollister.” June 22, 1956, 4.
- “Swimming Pool is Being Built at Grandview.” December 14, 1956, 1.
- “Sean’s Sottings.” July 25, 1957, 4.
- “Furnished Kitchenette Apartments.” August 21, 1958, 6.
- “Announcing the Opening of Siesta Trailer Park.” September 1, 1968, 7.

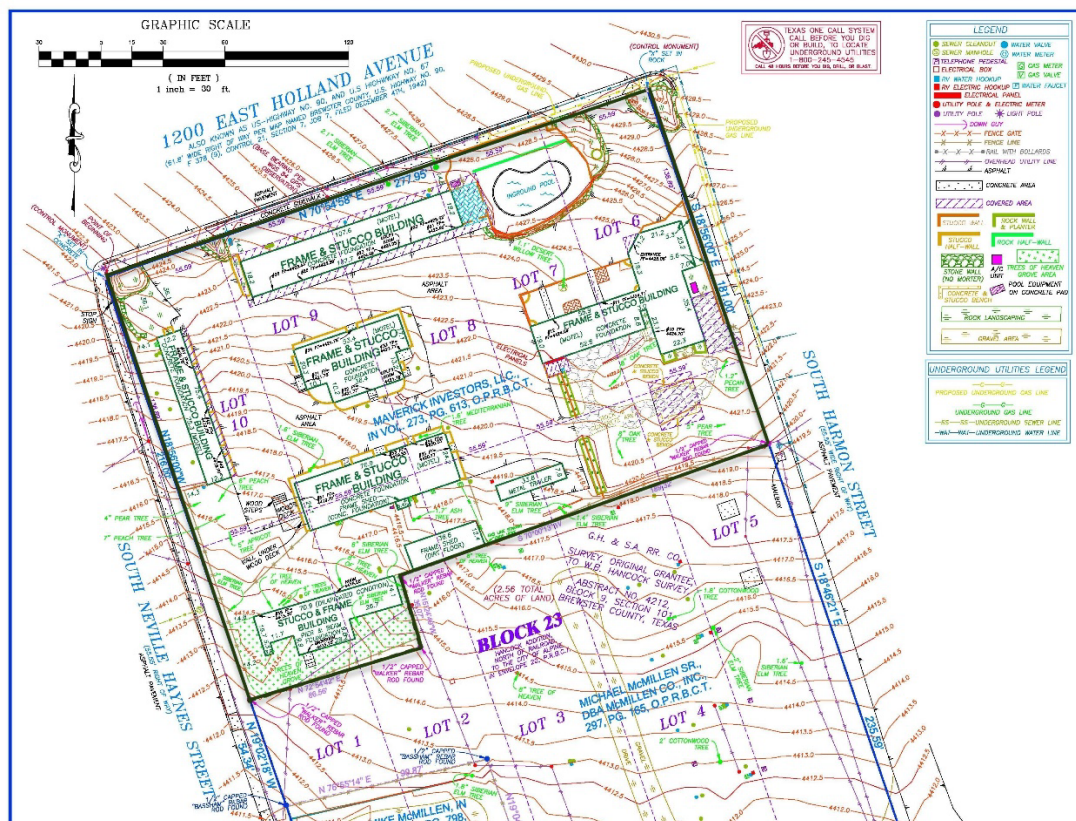
Alpine Sul Ross Skyline

- “Camp Grandview.” January 18, 1928, 8.
- “Camp Grandview.” February 6, 1929, 4.
- “Siesta Country Inn.” September 29, 1988, 4.

Map 1: Brewster County, Texas

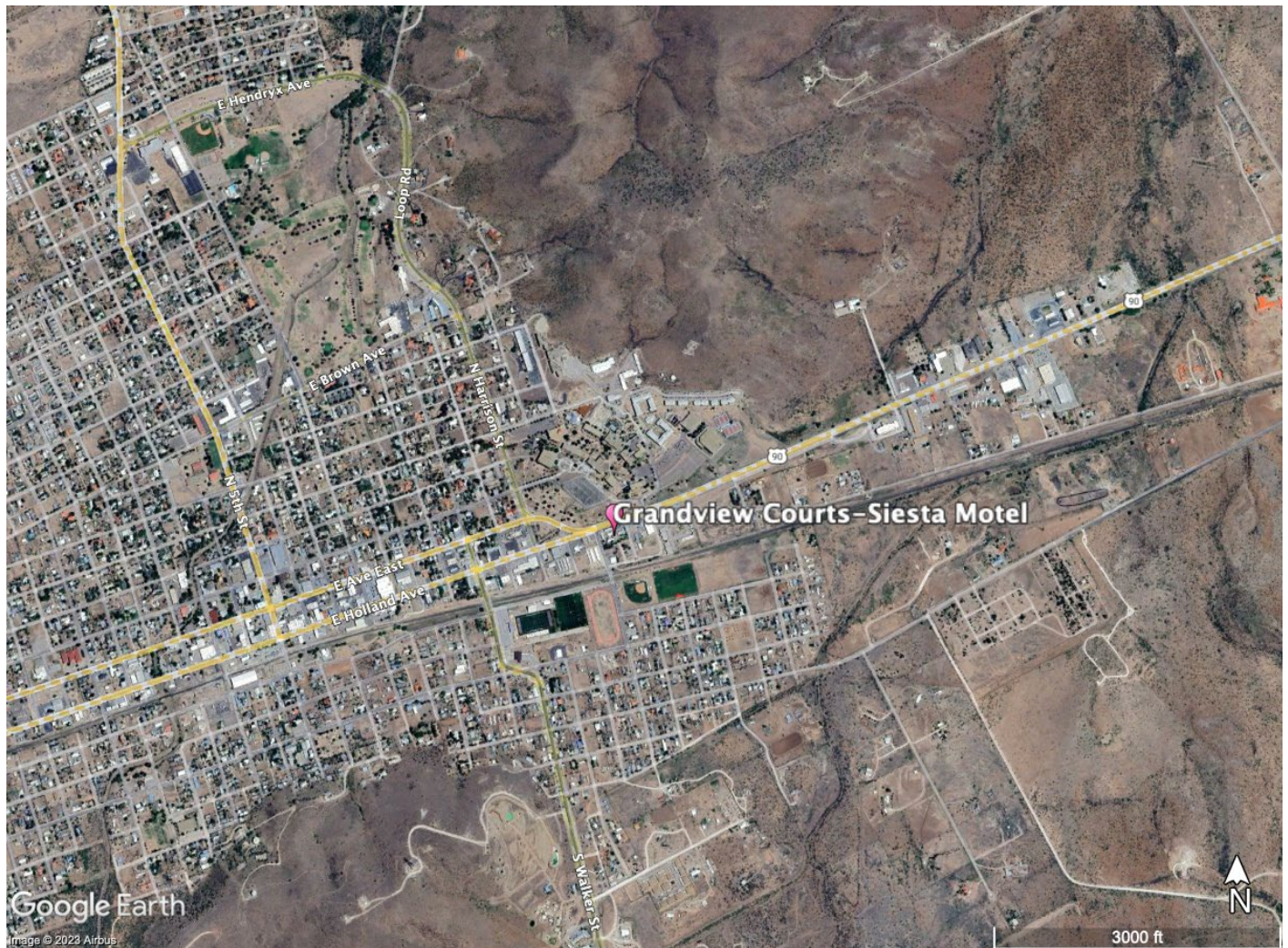


Map 2: Nominated boundary shown in black. HANCOCK, BLOCK 23, LOT 1-10 277.8' X 138.89' OF LTS: 6 THRU 10 ANDPTS OF 1,2 MAVERICK INN, INCLUDING BPP (Property ID: 10725), Alpine, Brewster County, Texas. Brewster County Appraisal Data accessed August 20, 2024. The boundary includes all the land historically associated with the nominated property. The boundary reflected on the survey map below matches the legal description in the Brewster CAD.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Map 3: Grandview Courts-Siesta Motel within context of Alpine, Texas. Google Earth (2023). Accessed January 18, 2024.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Map 4: Google Earth Map accessed August 21, 2024.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

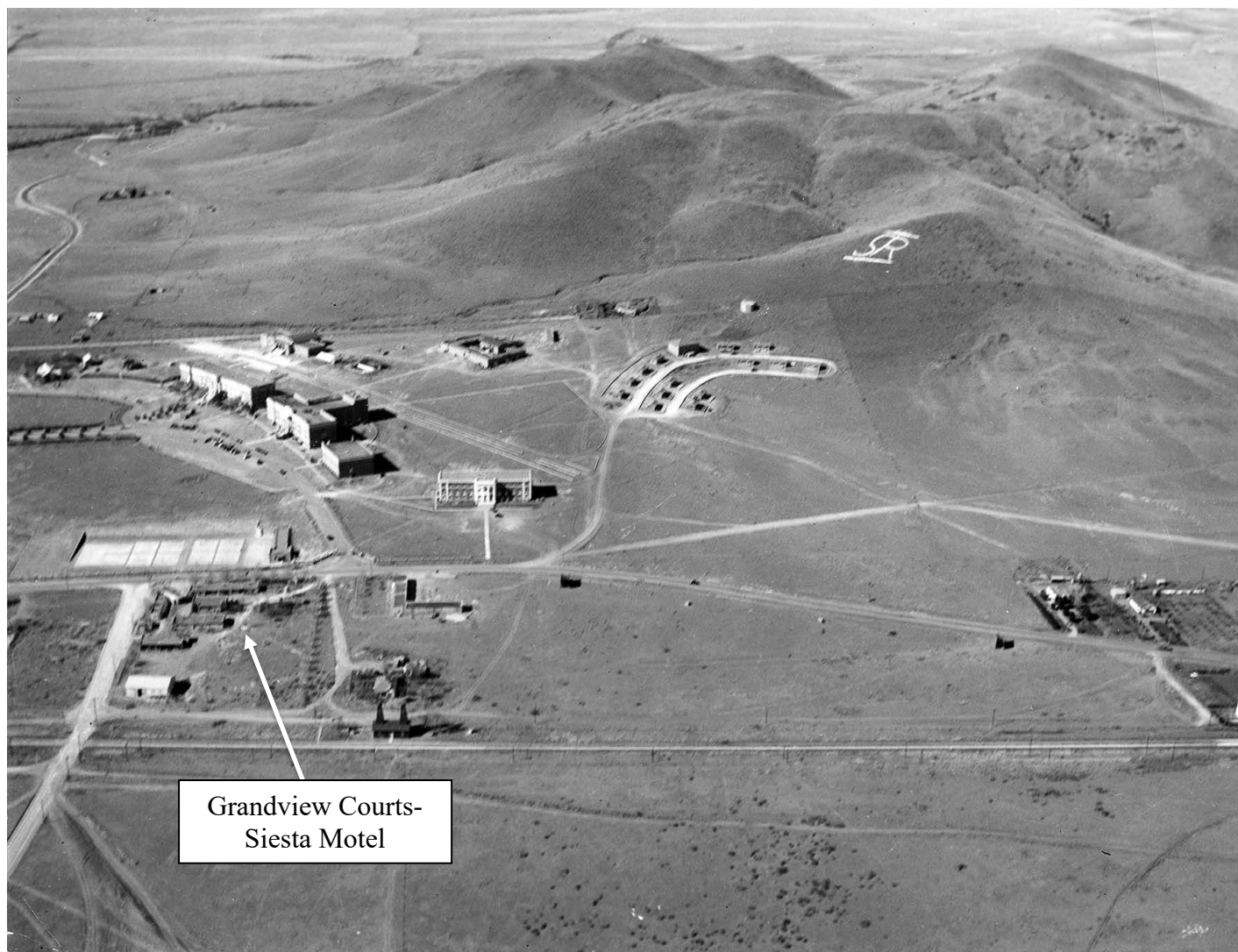
Map 5: Map showing contributing and non-contributing resources, Google Earth (2023). Accessed April 13, 2024.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Figures

Figure 1. Ca. 1942 aerial image depicting Grandview Courts (later Siesta Motel) near bottom left, immediately south of Sul Ross Normal College (now Sul Ross State University). The original five buildings (Buildings A, B, C, D, F) are clustered around the northwest corner of the property, as is the filling station (no longer extant). Courtesy of the Big Bend Archives at Sul Ross State University.

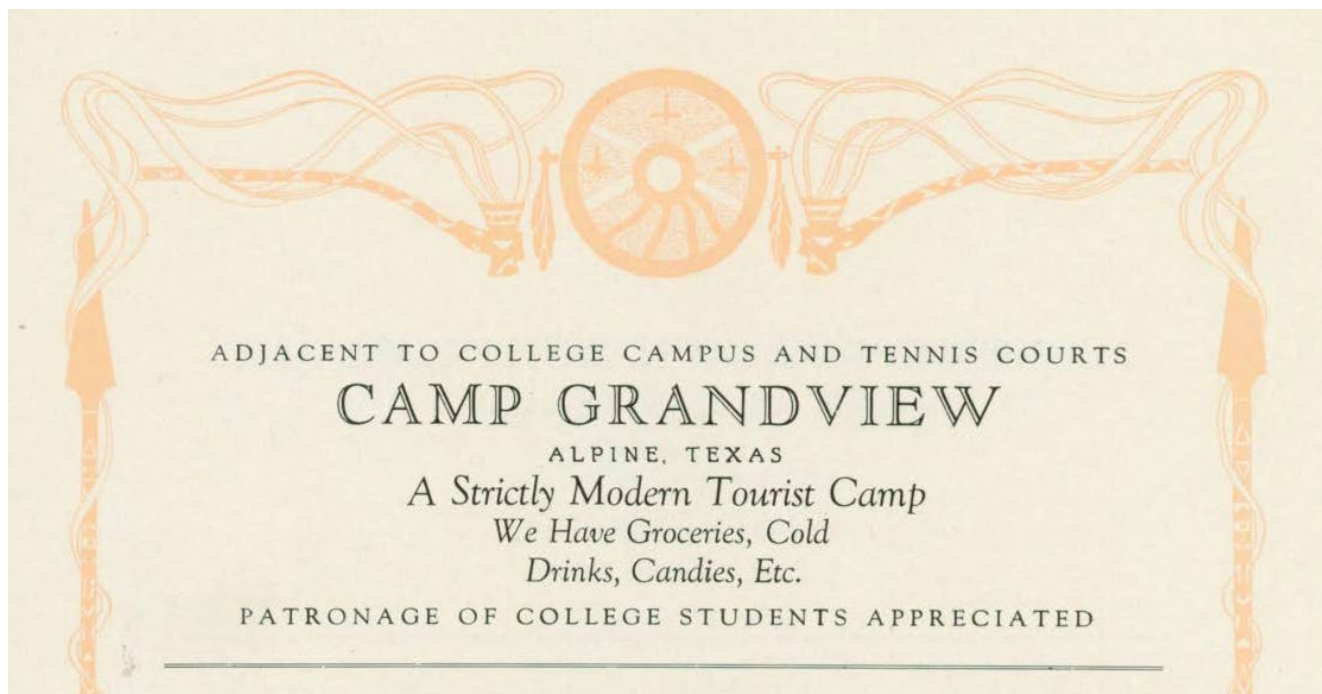


Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Figure 3: Circa 1928, unidentified women and children at Camp Grandview. Automobiles are visible in the background. Courtesy of the Maverick Inn.



Figure 4: Advertisement for Camp Grandview in The Brand, the yearbook of the Sul Ross State Teachers College (now Sul Ross State University). Courtesy of the Big Bend Archives at Sul Ross State University.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Figure 5: Circa 1930. Camp Grandview. Northwest entrance, including the filling station, and north and west wings. Courtesy of the Big Bend Archives at Sul Ross State University.

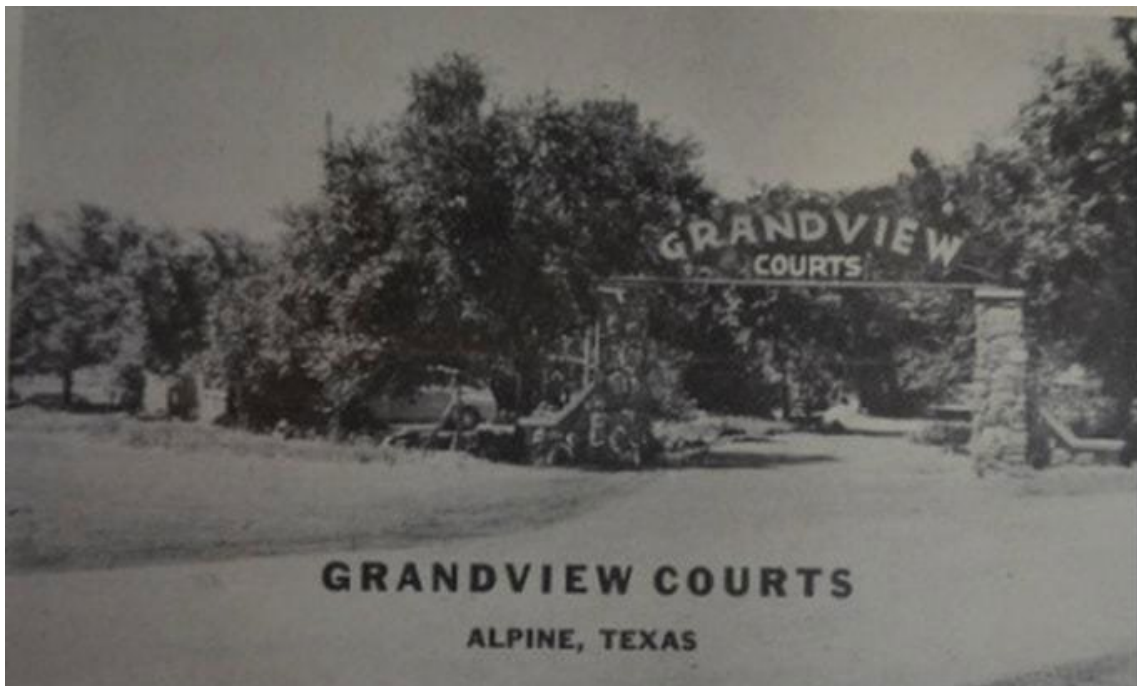


Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Figure 6: Circa 1930s, Building A (right) and original Service Station/Office building (no longer extant, left). Facing northwest. Courtesy of the Maverick Inn.



Figure 7: Circa 1939 photograph of Grandview Courts showing newly constructed east entrance.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Figure 8: Circa 1950. The native stone building is now the rear portion of the present-day office building (Building E). The exposed stone wall of the north elevation of the building is visible inside of the lobby. Courtesy of the Maverick Inn.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Figure 9: 1956 Alpine, Texas telephone directory page advertising Grandview Courts (bottom right) alongside advertisements for nearby competing businesses Motel Bien Venido (1946) and Highland Motel (ca. 1950). Grandview Courts was renovated and rebranded as the Siesta Motel the following year. Courtesy of the Big Bend Archives at Sul Ross State University.

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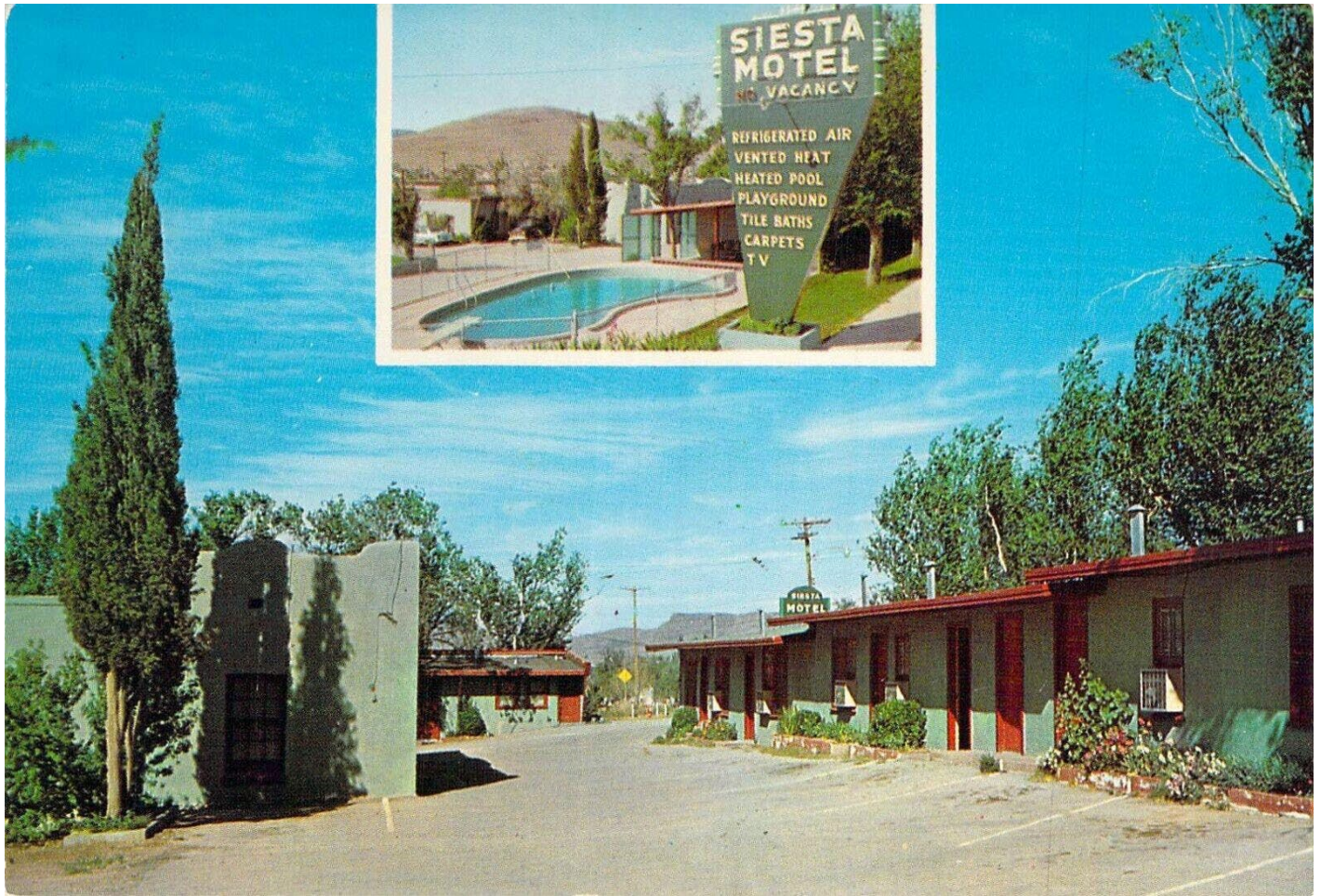
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Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Figure 10: Circa 1957. Siesta Motel following renovations. Courtesy of the Maverick Inn.



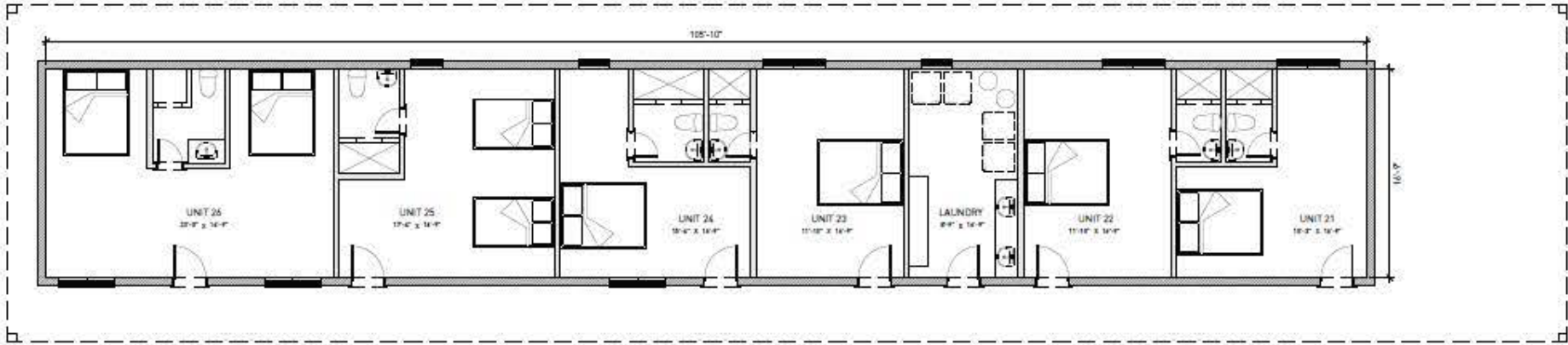
Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Figure 11: 1960. Siesta Motel, facing west. 1957 lobby (Building E), pool, and patio visible in foreground. (Courtesy of the Big Bend Archives at Sul Ross State University).



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Figure 12: Grandview Courts-Siesta Motel As-Built Plans (Baldrige Architects, 2023): Building A.



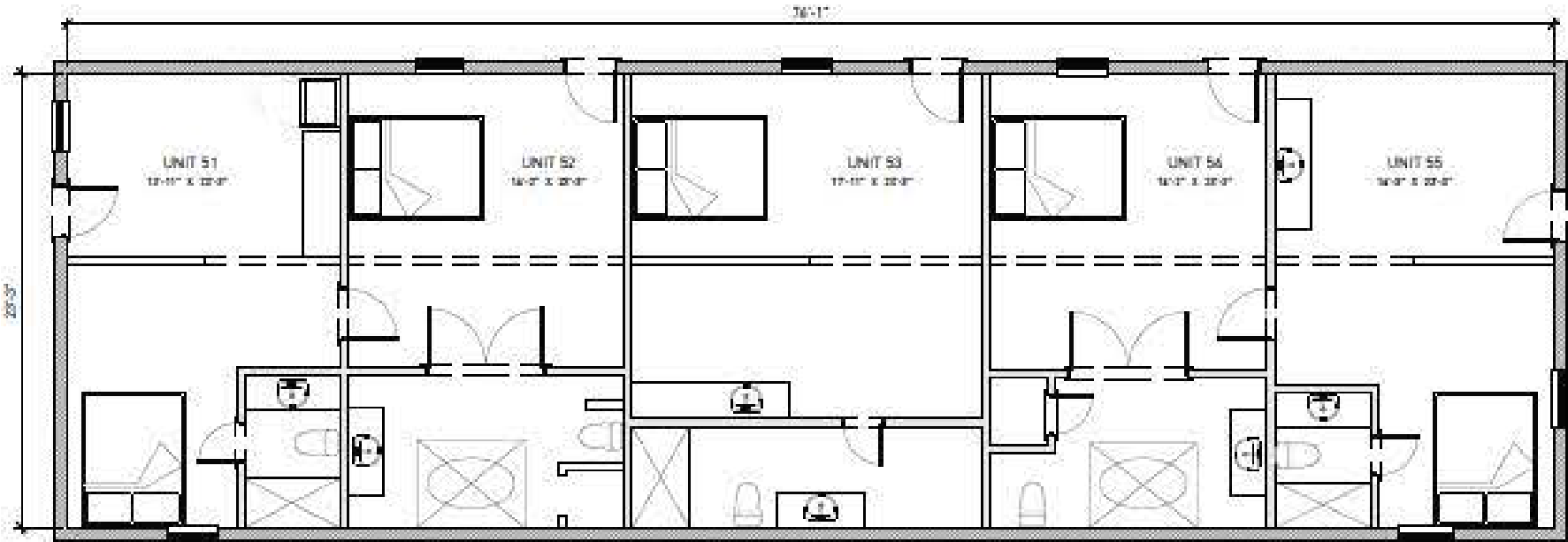
Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Figure 13: Grandview Courts-Siesta Motel As-Built Plans (Baldrige Architects, 2023): Building B.



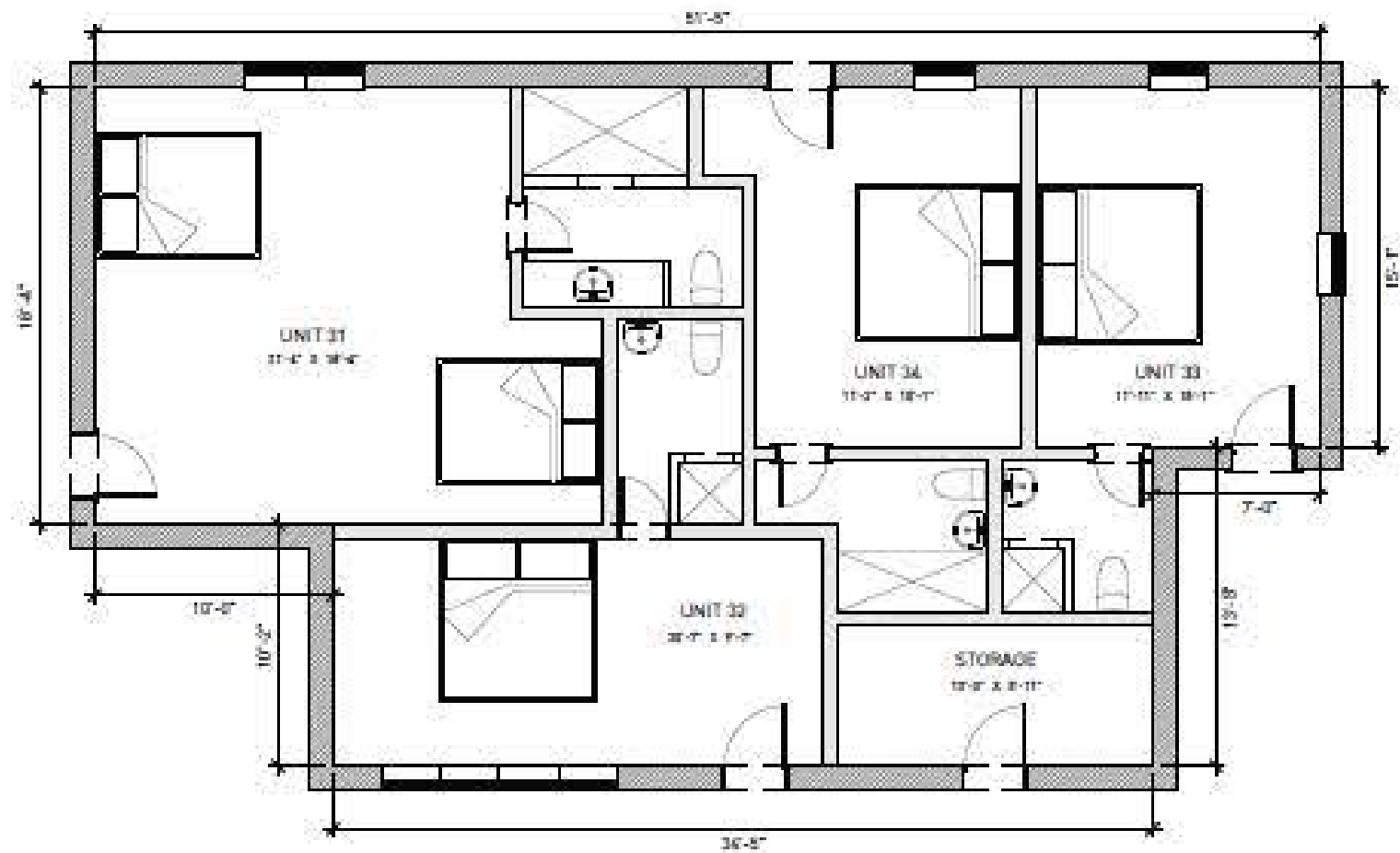
Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Figure 14: Grandview Courts-Siesta Motel As-Built Plans (Baldrige Architects, 2023): Building C.



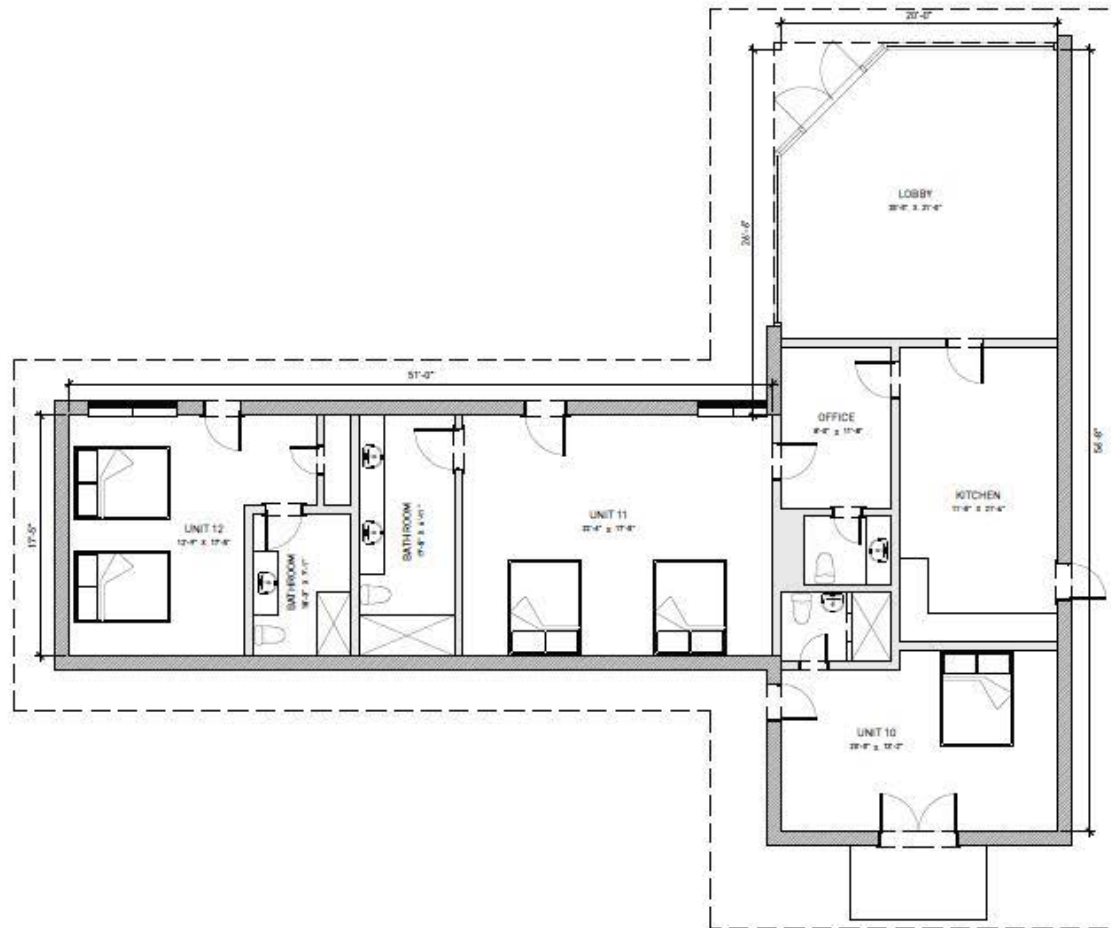
Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Figure 15: Grandview Courts-Siesta Motel As-Built Plans (Baldrige Architects, 2023): Building D.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Figure 16: Grandview Courts-Siesta Motel As-Built Plans (Baldrige Architects, 2023): Building E.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photographs

Photo 1: View of Grandview Courts-Siesta Motel from across E. Holland Avenue (US-90), facing southwest.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 2: View of Grandview Courts-Siesta Motel along S. Harmon Street, facing west.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 3: General site view, facing southeast.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 4: General site view, facing west.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 5: Building A (North Guest Wing) facing northeast.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 6: Building B (West Guest Wing) facing west.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 7: Building C (South Guest Wing) facing southwest.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 8: Building D (Center Building) facing southeast.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 9: Building E (Lobby, Office, and Guest Wing) facing south.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 10: Ca. 1969 guest wing appended to Building E, facing southeast.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 11: Courtyard at rear of Building E. Rear, ca. 1950 portion of Building E (now a guest room) is just left of the pergola. View northeast.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 12: Building F (Maintenance Shed, former guest wing) facing southeast.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 13: 1957 Swimming Pool, facing east.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 14: Room 26 (Building A) interior, facing east.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 15: Room 41 (Building B) interior facing north.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 16: Room 53 (Building C) interior, facing southeast.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 17: Room 31 (Building D) interior, facing northwest.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 18: Interior of Lobby (Building E) showing former exterior wall of ca. 1950 building, facing south.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 19: Room 11 (Building E) interior, facing southeast.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 20: Interior of Maintenance Shed (Building F): southern half of building, facing west.



Grandview Courts-Siesta Motel, Alpine, Brewster County, Texas

Photo 21: Interior of Maintenance Shed (Building F): northern half of building (enclosed covered parking) facing east.

