



**MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD  
BOULDER COUNTY, COLORADO  
AGENDA**

**Thursday, June 1, 2023, 6:00 p.m.**

**Virtual HPAB Meeting**

Please note: this hearing will be held virtually. Information regarding how to participate will be available on the Historic Preservation Advisory Board webpage approximately one week prior to the hearing at [www.boco.org/HPAB](http://www.boco.org/HPAB). To join the meeting by phone, dial 1-833-568-8864 (toll free) and enter the Meeting ID: 160 439 3612.

This agenda is subject to change. Please call ahead (303-441-3930) or check the Historic Preservation Advisory Board webpage to confirm an item of interest. For special assistance, contact our ADA Coordinator (303-441-3525) at least 72 hours in advance.

There will be opportunity to provide public comment remotely on the subject items during the respective virtual Public Hearing portion for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to [historic@bouldercounty.org](mailto:historic@bouldercounty.org). Please reference the docket number of the subject item in your communication. Call 303-441-3930 or email [historic@bouldercounty.org](mailto:historic@bouldercounty.org) for more information

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. CITIZEN PARTICIPATION FOR ITEMS NOT OTHERWISE ON THE AGENDA**

**4. APPROVAL OF MINUTES**

**4.1 Approval of Meeting Minutes from April 6, 2023**

**5. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS OF AGE AND OLDER**

**6. LANDMARKS**

**6.1 Docket HP-23-0003: Chesebro House**

*Public testimony will be taken.*

Request: Boulder County Historic Landmark Designation of the house

Location: 59 Eldorado Springs Drive, in Section 30, T1S, R70W of the 6th Principal Meridian

Zoning: Estate Residential (ER) Zoning District

Owner/Applicant: Christian Griffith

Website: <https://boco.org/HP-23-0003>

Action Requested: Recommendation to BOCC

**7. REFERRALS**

**7.1 Addition to Chesebro House**

*Public testimony will be taken.*

Request: The removal of 412 sq ft and the addition of 495 sq ft

Location: 59 Eldorado Springs Drive, in Section 30, T1S, R70W of the 6th Principal Meridian

Zoning: Estate Residential (ER) Zoning District  
Owner/Applicant: Christian Griffith  
Action Requested: Preliminary Review and Feedback

8. **OTHER BUSINESS**
9. **ADJOURNMENT**



## MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD BOULDER COUNTY, COLORADO

### Regular Meeting Minutes

April 6, 2023, 6:00 p.m.  
Virtual HPAB Meeting

Board Members Present: Chuck Gray  
Don Burd  
Jason Emery  
Marissa Ferreira  
Elizabeth Gehring  
David Hawes  
Terry Walters  
Rachel Gart

Board Members      Larry Powers  
Excused:

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#### 1. **CALL TO ORDER**

The meeting was called to order at approximately 6:03 p.m. by Chair Marissa Ferreira.

#### 2. **ROLL CALL**

#### 3. **CITIZEN PARTICIPATION FOR ITEMS NOT OTHERWISE ON THE AGENDA**

#### 4. **APPROVAL OF MINUTES**

##### 4.1 **Approval of meeting minutes from March 2, 2023**

**MOTION:** Chuck Gray **MOVED** that the Boulder County Historic Preservation Advisory Board **APPROVE** the meeting minutes from March 2, 2023.

**SECOND:** Terry Walters

**VOTE:** Motion **PASSED** {7:0, with David Hawes abstaining}

#### 5. **BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS OF AGE AND OLDER**

## 6. **LANDMARKS / REFERRALS**

### 6.1 **Docket HP-23-0002: Middle Fork Ranch and Docket LU-22-0020/SPR-22-0068: Gayl-Logan Historic ADUs and Addition**

Denise Grimm, Principal Planner, gave the staff presentation.

An application for landmark designation of the site has been submitted by Michael Daley on behalf of the owners, Ilse Gayl and James Logan. The landmark site is approximately .66 acres on a parcel just over 225 acres. The site encompasses four historic buildings – Cabin 1, Cabin 2, Cabin 3, and the milkhouse.

The property was homesteaded by Volney and Emma Rowley in the 1890s, and they raised six children on the ranch. Volney was a skilled carpenter and built the three cabins between 1890 and 1900. Additionally, he helped build the Bunce and Copeland Lake schools. The Middle Fork Ranch became known locally as the site of dances for the community. The dances continued after the Rowleys sold the ranch in 1912 and gained popularity in the 1920s. The ranch changed hands a couple of times before B.P. Bailey bought it in 1927. He quickly built the stone barn and the milkhouse, and dances continued in the new barn into at least the early 1930s. The property changed owners several more times over the decades, and the current owners, Ilse Gayl and James Logan, bought it in 2018.

The three cabins are all great examples of traditional pioneer log cabin construction. The logs of Cabins 1 and 2 have been hand-hewn, while Cabin 3 has unhewn logs. The logs of the northeast section of Cabin 1 are notably large. A second-story addition was added to the southwest section of Cabin 1 as well as large dormers to both the front and rear of the cabin. Cabin 2 has a balcony with alpine-style embellishments added in the 1950s or early 60s. Cabin 3 seems to have the best integrity. The stone milkhouse had a second story added between 1949 and 1962, but it was removed and relocated elsewhere on the property in 1990, returning the building to its more original form.

On January 9, 2023, a subcommittee of the HPAB reviewed the landmark application and draft proposal for two historic ADUs and an addition to Cabin 3. The subcommittee agreed that the four structures – Cabins 1, 2, and 3, and the milkhouse – are eligible for landmark status under Criteria 1 and 4. They asked that the proposal for an addition be heard by the full HPAB as they were concerned that the proposed addition is too large for the cabin.

### **SIGNIFICANCE**

The property qualifies for landmark designation under Criteria 1 and 4.

*Criterion 15-501(A)(1) The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;*

The ranch site is significant for its association with the development of early high-altitude ranching in Boulder County, and as the location of local dances for

several decades.

*Criterion 15-501(A)(4) The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;*

The ranch site is architecturally significant for having excellent and intact examples of three pioneer log cabins and associated milkhouse.

#### **RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket HP-23-0002: Middle Fork Ranch under Criteria 1 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the structures or construction within the site area will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Community Planning & Permitting Director has determined that the repair is minor in nature and will not damage any existing features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)

#### **LU/SPR REFERRAL**

HPAB is being asked to provide referral comments on the proposal for the designation of Cabins 1 and 2 as historic accessory dwelling units (ADUs), and on the addition to Cabin 3. The project narrative and addition plans are included in the packet.

Historical ADUs are within a landmarked structure whose purpose is to contribute to the preservation of the landmark.

The code requires additional provisions for Historic ADUs:

- a. The accessory dwelling must occupy an existing historic structure that has been designated as a historic landmark by Boulder County.
- b. The Boulder County Commissioners (BOCC), considering a recommendation from the Historic Preservation Advisory Board (HPAB), must determine that the proposed accessory dwelling is necessary for the preservation of the landmark.
- c. The accessory dwelling is limited to the existing size of the landmarked structure except for minor additions that may be necessary for health and safety purposes and which are approved by the BOCC, considering a recommendation from the HPAB.
- d. Construction of new structures on the property cannot cause a significant negative impact on the landmark.
- e. The unit may only be used as approved through the review. If unapproved

changes occur the approval will be terminated and the unit must be removed or decommissioned. Rescission of the landmark designation will automatically rescind the approval of the unit.

f. A notice of these provisions will be recorded in the real property records of the Clerk and Recorder's Office.

The applicants, Ilse Gayl and James Logan, and their agent, Mike Daley, commented on the proposal and were available for questions.

#### **OPEN PUBLIC COMMENT**

1. John Gilburt - 1440 Riverside Drive

#### **CLOSE PUBLIC COMMENT**

**MOTION:** Chuck Gray **MOVED** that HPAB **APPROVE** and recommend that the Board of County Commissioners **APPROVE** Docket HP-23-0002: Middle Fork Ranch for landmark status under Criteria 1 and 4, subject to the two standard conditions in the Staff Recommendation.

**SECOND:** Jason Emery

**VOTE:** Motion Passed {8:0}

**MOTION:** Chuck Gray **MOVED** that HPAB support the designation of Cabins 1 and 2 as Historic Accessory Dwelling Units and support the addition to Cabin 3, provided that staff review the drainage plan and ensure the structures will not be damaged.

**SECOND:** Jason Emery

**VOTE:** Motion Passed {8:0}

#### **7. OTHER BUSINESS**

Denise Grimm invited board members to attend the annual Archaeology and Historic Preservation Month Awards Ceremony at Chautauqua Community House on May 15, 2023 at 6:30 p.m.

Denise also mentioned that staff had begun working on updates to Article 15 of the Land Use Code, which discusses historic preservation. As the process continues further, staff will ask HPAB for concerns and suggestions and share updated code language for input.

#### **8. ADJOURNMENT**

The Boulder County Historic Preservation Advisory Board meeting was adjourned at approximately 7:30 p.m.



# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302  
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306  
303-441-3930 • [www.BoulderCounty.gov](http://www.BoulderCounty.gov)

## HISTORIC PRESERVATION ADVISORY BOARD

**Thursday, June 1, 2023 – 6:00 p.m.**

Due to COVID-19, Public Hearing to be Held Virtually

### PUBLIC HEARING

**STAFF PLANNER:** Denise Grimm

### STAFF RECOMMENDATION RE:

#### **Docket HP-23-0003: Chesebro House**

Request:	Boulder County Historic Landmark Designation of the house
Location:	59 Eldorado Springs Drive, in Section 30, T1S, R70W of the 6th Principal Meridian
Zoning:	Estate Residential (ER) Zoning District
Owner/ Applicant:	Christian Griffith

### PURPOSE

To determine if the nominated property qualifies for landmark designation, determine if the landmark application is complete, and formulate recommendations for the Board of County Commissioners.

### BACKGROUND

An application for landmark designation of the house has been submitted by the owner, Christian Griffith. The house is located on a .067-acre parcel that was recently created through the approval of docket SE-22-0010. The other new parcel has an associated garage with an apartment that is over 50 years old.

From approximately 1904 until the United States' entry into World War II in 1941, Eldorado Springs was a destination resort for both local vacationers and those from points across the country. Lodging options available to visitors included hotel and cottage accommodations.

Bert Chesebro relocated to Boulder County from Michigan in 1902 for health reasons. A year later, he was joined by his wife and a daughter, Elizabeth. Within a few years, they were able to build their own home and then purchase several more cottages to start a summer cottage rental business. In 1908, the Chesebros started volunteering for the U. S. Department of Agriculture Water Bureau and recorded daily precipitations from a weather gauge in their front yard.

After Bert and Mary passed away, the house transferred to their daughter, Laura Chesebro. Laura

**Claire Levy** County Commissioner   **Marta Loachamin** County Commissioner   **Ashley Stolzmann** County Commissioner

had graduated from CU Boulder in 1929 and went on to teach school for 41 years, including at the Hawthorne schoolhouse near Eldorado Springs where she had attended herself as a girl. She also continued to rent out local cottages. In 1970, Laura was awarded a bronze Weather Services Centennial medal for her family's long service of weather recordings. The state climatologist noted, "more than 61 years of record at one location is unusual and a highly valuable contribution to our knowledge of the climate in Colorado." Laura went on to record the weather for another 6 years.

The house transferred to Laura's nephew when she passed away in 1989, and was sold to current owner, Christian Griffith, in 2021, after being in the Chesebro family for 115 years.

The house dates to 1906 and was built in the popular post-railroad, National, pyramidal-roof style. The pyramidal roofs were cheaper to build because they used fewer pieces of long-spanning lumber. The front porch of the house was enclosed in the 1920s, and at least two additions were added to the back of the house over the years.

On April 10, 2023, a subcommittee of the HPAB reviewed the property at 59 Eldorado Springs Drive. The subcommittee unanimously agreed that the front house is eligible for landmark status under Criteria 1 and 4. However, they did not find the associated garage/apartment eligible and instead agreed that its eligibility should be determined by the full HPAB if a landmark application is submitted. They then gave their support for docket SE-22-0010: Griffith Subdivision Exemption which includes the landmarking of eligible historic resources.

## **SIGNIFICANCE**

Staff believes the house qualifies for landmark designation under Criteria 1, 2, and 4.

Criterion 15-501(A)(1) The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;

The house is significant for its association with the development of Eldorado Springs as a tourist resort.

Criterion 15-501(A)(2) The proposed landmark as a location of a significant local, county, state, or national event;

The property is significant as the location of 67 years of daily weather recordings that have contributed to Colorado climate knowledge.

Criterion 15-501(A)(4) The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

The house is architecturally significant as a good example of the Late 19<sup>th</sup>/Early 20<sup>th</sup> Century American Movement.

## **RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-23-0003: Chesebro House** under Criteria 1, 2, and 4 and subject to the following conditions:



1. Alteration of any exterior feature of the structure will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Community Planning & Permitting Director has determined that the repair is minor in nature and will not damage any existing features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)

#### **REFERRAL TBD**

HPAB is being asked to provide comments on the proposal for the removal of 412 sq ft off the rear of the existing house, and the addition of 495 sq ft as a replacement. A narrative, materials list, and plans are included in the packet.



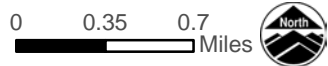
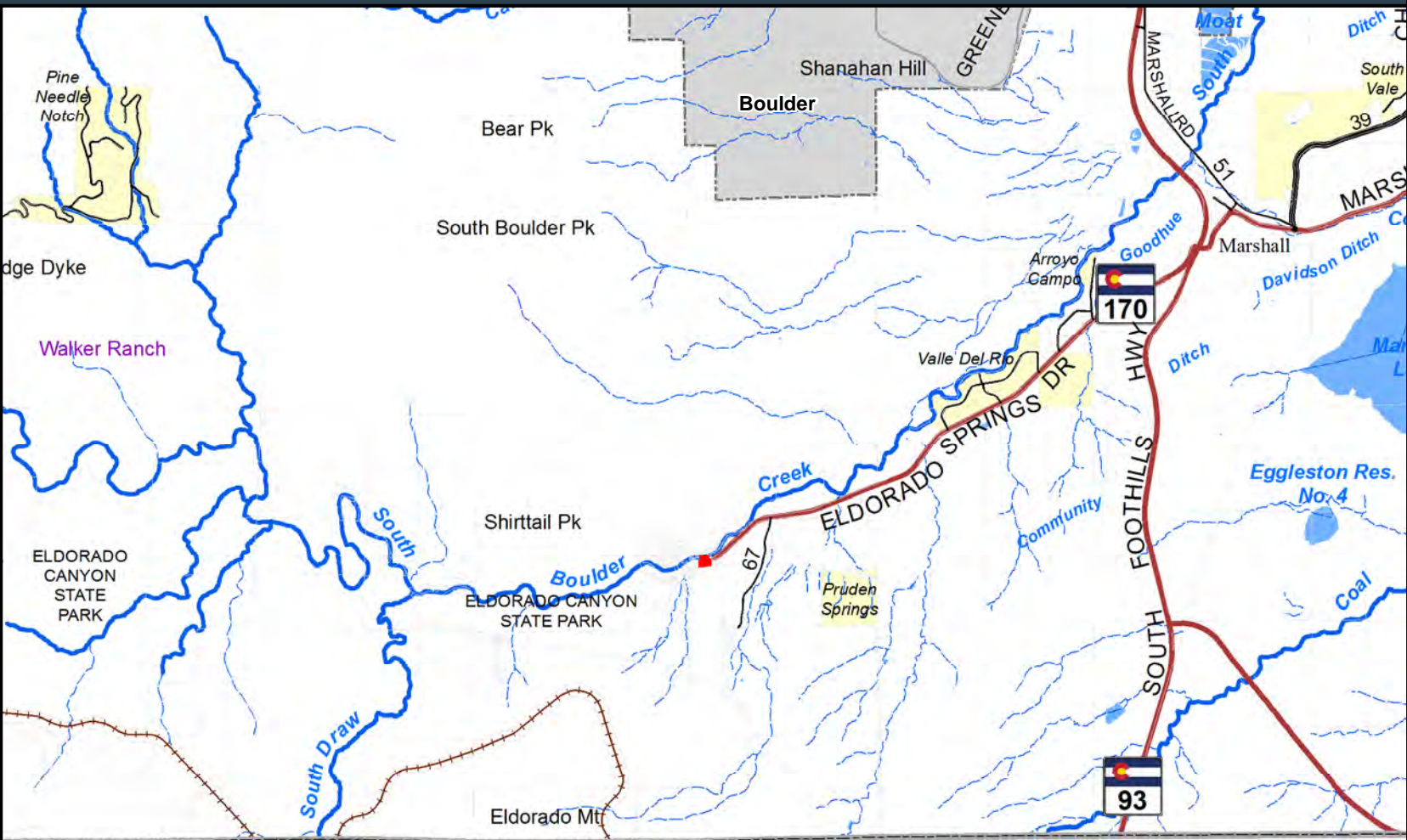
# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

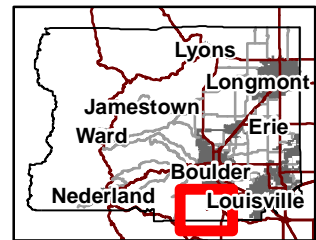
Vicinity

59 ELDORADO SPRINGS

- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 4/11/2022



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# Community Planning & Permitting

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Aerial

59 ELDORADO SPRINGS

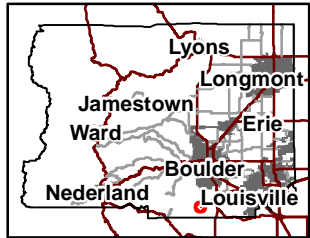
 Subject Parcel



0 0.015 0.03  
Miles



Area of Detail Date: 4/11/2022



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Boulder County Land Use Department  
Annex Building - 13th and Spruce Streets - Boulder  
PO Box 471 - Boulder, Colorado 80306  
(303) 441-3930 / Fax (303) 441-4856

Docket Number

## Boulder County Historic Landmark - Nomination Form

<b>1. Name of Property</b>	
Historic Name: <i>Chesebro House.</i>	
Other Names:	
Historical Narrative (Continuation Sheet) <input checked="" type="checkbox"/>	
<b>2. Location</b>	
Address: <i>59 Eldorado Springs Drive.</i>	
Continuation Sheet (For Multiple Properties) <input type="checkbox"/> <i>Eldorado Springs CO 80025</i>	
<b>3. Classification</b>	
Property Ownership: Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Category of Property: Structure <input checked="" type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/>	
Number of Resources Within Property: <i>1</i> Contributing _____ Non-Contributing _____	
Continuation Sheet <input type="checkbox"/>	
<b>4. Function or Use</b>	
Historic Functions: <i>Single family Residence</i>	Current Functions: <i>Single family Residence</i>
Continuation Sheet <input type="checkbox"/>	
<b>5. Description</b>	
Continuation Sheet <input checked="" type="checkbox"/>	
<b>6. Statement of Significance</b>	
Boulder County Criteria for Designation: <i>Criteria one, Criteria four</i> and Criterion 2 at the request of staff	
Areas of Significance: <i>Entertainment/Recreation and architecture.</i>	Period of Significance:
Significant Dates: <i>1906</i>	Significant Persons: <i>Bert &amp; Laura Chesebro.</i>
Statement of Significance (Continuation Sheet) <input checked="" type="checkbox"/>	

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7. Bibliographical References

Continuation Sheet ☐

8. Geographical Data

Legal Description of Property:

E 20 feet Lot 13 & Lots 14  
& 15, Block I Moffat Lakes 1st & Apr 30 X 150 ft S. of  
Boundary Description: Block I

// //

Boundary Justification:

// //

Continuation Sheet ☒

9. Property Owner(s)

Name(s): Christian Griffith

Address(es): P.O. Box 428 Eldorado Springs  
Colorado. 80025.

Continuation Sheet ☐

10. Form Prepared By (Name and Address)

Christian Griffith  
P.O. Box 428 Eldorado Springs, Co.  
80025. 70.660.0211

Directions for Attachments

Continuation Sheets

For each continuation sheet used, clearly identify the section of this form to which the sheet applies. For example, the Historical Narrative in Section 1 will need to have a continuation sheet. At the top of this sheet, type "Continuation Sheet - Section 1". Remember to number each page of the application, including all attachments.

Maps

This form will be considered incomplete unless a map(s) identifying the location of the structure or site, or the boundary of a district is included.

Photos

Photos or slides of the property should be included with this application. The photos should include captions identifying the photo as well as the date it was taken, if possible. These photos will become part of the file for the property and won't be returned unless requested by the applicant.



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Continuation Sheet: Chesebro House, 59 Eldorado Springs Drive  
**Section one, Historical Narrative**

Boulder County is 740 square miles and includes the western plains and the Rocky Mountains. Over time, the entire Boulder Valley area has been the ancestral homeland of numerous indigenous peoples. The United States acknowledged the Arapaho and Cheyenne peoples in the Fort Laramie Treaty of 1851 as their traditional territory.

From approximately 1904 until the outbreak of World War II in 1941, Eldorado Springs was a destination resort for both local vacationers and those from points across the country. A few lodging options were available to visitors, including hotel and cottage accommodations. As the resort grew into one of the most fashionable in the West, the town expanded into a collection of small summer cottages and tent cities based

around the hot springs resort complex, which consisted of a hotel, ballroom, swimming pool, and related structures. The town of Eldorado Springs stands today as a symbol of changing recreational values in Colorado. Eldorado Springs was first marketed based on the 'therapeutic' hot springs, which were likened to the finest in Europe. The marketing strategy used to promote the resort is reflective of the American Victorian- and Edwardian-era desires to compete with European trends, ideas, and luxuries. As was common practice in the era, the resort also offered spectacles designed to draw customers; people were enticed to visit Eldorado Springs with the promise that they would see Ivy Baldwin walking the tight rope high above the canyon, or that they could climb the "crazy stairs" for an unparalleled view and an unforgettable experience. Although the Victorian preoccupation with European-style luxury and thrilling exhibitions faded, vacationers were still lured to Eldorado Springs and the resort by activities such as swimming, ice skating, picnicking, hiking, and camping. In the Swing era of the 1930s and 1940s, patrons were drawn to big band music and dancing in the resort ballroom. Summer cabins near the resort were popular to own or rent, a trend reflected in other seasonal communities throughout the state and the rest of the country. The United States' victory in World War II brought a new optimism to the country and again changed recreational values; postwar marketing materials were directed at young families looking for

wholesome recreation. The 1960s and 1970s saw a decline in resort recreation and an increase in visits by rock climbers. Today, the popularity of the Eldorado Springs area is based on its proximity to hiking, rock climbing, and other outdoor activities in Eldorado Canyon State Park.

Bert Chesebro and Mary Steven married in 1899 in Greenbush, Michigan. Bert came to Colorado in the fall

of 1902 from St. Johns, Michigan, for relief from asthma or tuberculosis. Once in Colorado, he met Mark Barber in his store in Marshall, Colorado. Bert was hired as a carpenter and farmer on Barber's ranch. Mary

came to Colorado in February 1903 with their 9-month-old daughter Elizabeth. They later moved to West Lake, and Bert was the caretaker of Marshall Lake and Community Ditch. Denver Land Company, later renamed Farmer's Reservoir and Irrigation Company, owned the ditch and lake. Bert became a ditch rider for them. By 1906 Bert had built their house, and several years later, they bought it. Bert and Mary also bought several cabins in Eldorado Springs and started a summer cabin rental business. Mary took care of the rentals. In 1908, the Chesebro family started volunteering for the U. S. Department of Agriculture Water

Bureau. The front yard had a weather gauge, and they would record daily precipitation. Bert passed away at the house in 1937, and Mary took ownership of the property.

Their oldest daughter taught at Culver School, District 37 of Boulder County, in 1920. She married Walter

## Continuation Sheet: Section One (continued)

McDowell in 1921. They lived in Colorado Springs, and Walter was going to school. By 1924 they were living in Grove City, Pennsylvania, where Walter was a draftsman and a farmer. They had a daughter, Muriel, in 1923 and a son, James, in 1929.

Myron and Dorothy married in 1936. Myron and Dorothy lived in the Garage and 2nd Story Apartment until

moving to Boulder. It was called the Happy Ours. Myron was the son of Bert and Mary, born in Eldorado Springs in 1911. He worked with Farmers Reservoir and Irrigation Company for 30 years and 24 years with the City of Boulder water department, and Dorothy worked for Boulder County Clerk and Recorder's Office.

In 1950, Laura Chesebro took ownership after the passing of her mother. Laura went to Hawthorne for elementary school until the 9th grade, and then she moved in with her grandparents to attend high school in Boulder. She graduated from the University of Colorado in 1929 with a degree in math. After graduating, Laura went to Dixon, Wyoming, for her first teaching position. She taught American History, General Science, Physics, Algebra I, and II. She made \$150 a month for a 9-month term, and room and board were \$50 a month. Unfortunately, the school dismissed her early in the spring of 1931 because of the scarlet fever

epidemic. She returned home and started to teach at the Hawthorne school near Eldorado Springs. She taught there from 1931 until the county closed the school in 1964. It was a one-room schoolhouse built in

1890 and is now a private residence. At times, Laura taught up to nine different grades at once. She continued her parents' cottage rental business during the summer, and people would return most summers

to stay. Laura also continued to record the daily precipitation for the Water Bureau and received a bronze medal from Weather Services Centennial. She stopped in 1976, and the Chesebro family had recorded the weather for almost 70 years. The weather gauge can be seen in the postcard photo of the property circa 1940. After the closing of Hawthorne, she taught fourth grade at Paddock Elementary in Boulder for another

nine years before retiring in 1973. In 1989, Laura passed away, and James W. McDowell took ownership of

the property.

James McDowell's parents were Walter and Elizabeth (Chesebro) McDowell. James married Melva Richardson in 1952. Jim worked for Westinghouse Transformer in Sharon, Pennsylvania, manufacturing electrical transformers, for 20 years. He also worked on his family farm. Melva was a tax collector for Pine Township, Pennsylvania. Both Jim and Melva passed away in 2020. The property was sold in 2021. The Chesebro family had owned the property for 115 years.



Continuation Sheet: Chesebro House, 59 Eldorado Springs Drive  
**Section Five, Description**

**General architectural description:**

This three-part house is situated on the south side of Eldorado Springs Drive facing north. The house rests on a semi-coursed, rough stone and concrete foundation for a foundation. The exterior has horizontal wood siding, painted white. The building is rectangular in plan and sits on a roughly north-south axis, and appears to have been constructed in three phases. The north portion is an enclosed porch with a front-gabled roof that has flared eaves. Behind this is a hipped roof box-type center portion, and built onto the back of this is a low-pitched gable-roofed addition. There's rolled and 3- tab asphalt shingles for roofing finish. The enclosed porch features double 1x1 casement windows. The primary access to the house is centered on the street-facing facade of this porch and consists of a glazed 8-light wood panel door accessed by three wooden steps with a wrought-iron railing. The center and rear parts of the house feature double-hung and fixed-pane windows. Secondary access is to the back of the house with a closed-in porch with metal sliding windows and grouped fixed single-pane windows. An interior brick chimney sits on the roof ridge of the center portion of the house, and a metal stove-pipe chimney rises out of the west slope of the roof of the rear addition.

**Section Six, Statement of Significance:**

The house is historically significant for its association with the development of Eldorado Springs as a tourist resort. Therefore, it should be eligible for landmarking under criteria one under the listing of Boulder County Landmark. The building has had only minor alterations and still has its physical integrity and is good example of Late 19th/ Early 20th Century American Movements. Therefore, the property is also eligible for landmarking under criteria four under the listing of Boulder County Landmark.

**Section Eight, Geographical Data:**

P.M.: 6 Township: 1S Range: 70

SW ¼ of NW ¼ of SW ¼ of Section: 30

UTM reference

Zone: 13T 476532mE 4420096mN

USGS quad name: Eldorado Springs, CO

Year: 2022 Map scale: 7.5' @ 15' □

Lot(s): 14 & 15 & E 20 Ft Lot 13 Block: 1

Addition: Moffat Lakes 1 Year of Addition: 1905

Boundary Description and Justification:

The property is located at 59 Eldorado Springs Dr and the legal description is E 20 FT LOT 13 & LOTS 14 & 15 BLK 1 MOFFAT LAKES 1ST & APX 30X150 FT S OF BLK 1

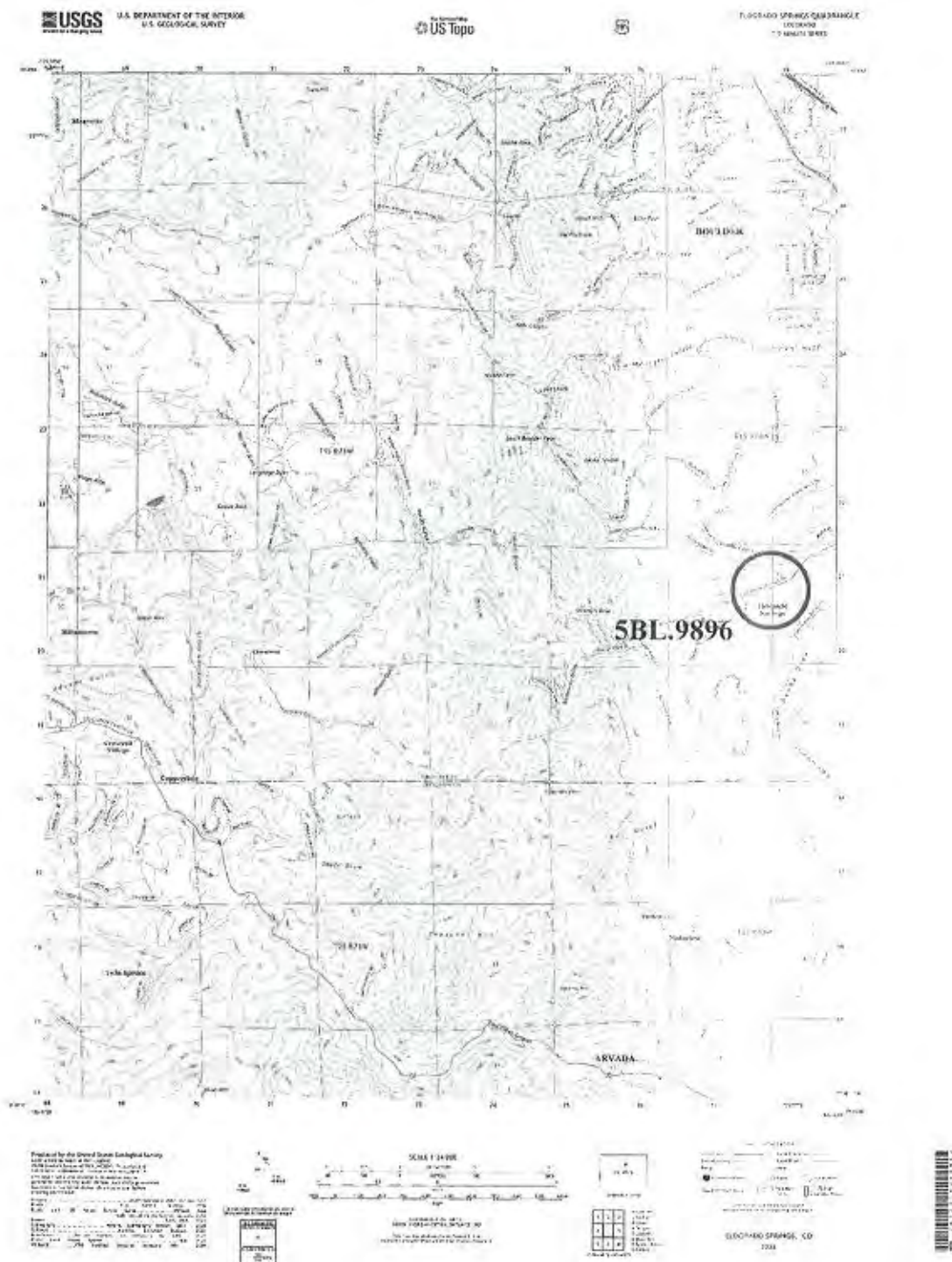


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# USGS TOPO Map





## Photographs



House North Elevation February 2023



House South Elevation February 2023

Resource Number: 5BL9896  
Parcel Number:157730306004

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
\_\_\_\_ Determined Eligible- NR  
\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_ Determined Eligible- SR  
\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_ Need Data  
\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_ Noncontributing to eligible NR District

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### I. Identification

1. Resource number: **5BL9896**  
Parcel number: **157730306004**
3. County: **Boulder**
4. City: **Eldorado Springs**
5. Historic building name: **Chesebro Residence**
6. Current building name: **Unknown**
7. Building address: **59 Eldorado Springs Dr**
8. Owner name and address:  
**Christian Griffith**  
**PO Box 428 Eldorado Springs, CO 80025**

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6** Township: **1S** Range: **70**  
**SW ¼ of NW ¼ of SW ¼ of Section: 30**
10. UTM reference  
Zone: **13T 476532mE 4420096mN**
11. USGS quad name:**Eldorado Springs,CO**  
Year: **2022** Map scale: 7.5' ☒ 15' ☐
12. Lot(s): **14 & 15 & E 20 Ft Lot 13** Block: **1**  
Addition: **Moffat Lakes 1** Year of Addition: **1905**
13. Boundary Description and Justification:  
**The property is located at 59 Eldorado Springs Dr and the legal description is E 20 FT LOT 13 & LOTS 14 & 15 BLK 1 MOFFAT LAKES 1ST & APX 30X150 FT S OF BLK 1**

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### III. Architectural Description

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: Length: **36 Feet** Width: **43 Feet**

16. Number of stories: **1**
17. Primary external wall material(s): **Wood-Horizontal Siding**
18. Roof configuration: **Gable-on-Hip Roof**
19. Primary external roof material: **Asphalt Roof**
20. Special features: **Chimney, closed in porch and roof has flared eaves**
21. General architectural description: **This three-part house is situated on the south side of Eldorado Springs Drive facing north. The house rests on a semi-coursed, rough stone and concrete foundation for a foundation. The exterior has horizontal wood siding, painted white. The building is rectangular in plan and sits on a roughly north-south axis, and appears to have been constructed in three phases. The north portion is an enclosed porch with a front-gabled roof that has flared eaves. Behind this is a hipped roof box-type center portion, and built onto the back of this is a low-pitched gable-roofed addition. There's rolled and 3- tab asphalt shingles for roofing finish. The enclosed porch features double 1x1 casement windows. The primary access to the house is centered on the street-facing facade of this porch and consists of a glazed 8-light wood panel door accessed by three wooden steps with a wrought-iron railing. The center and rear parts of the house feature double-hung and fixed-pane windows. Secondary access is to the back of the house with a closed-in porch with metal sliding windows and grouped fixed single-pane windows. An interior brick chimney sits on the roof ridge of the center portion of the house, and a metal stove-pipe chimney rises out of the west slope of the roof of the rear addition.**
22. Architectural style/building type: **Late 19<sup>th</sup>/ Early 20<sup>th</sup> Century American Movements**
23. Landscaping or special setting features:  
**This house, like others in Eldorado Springs, lies in a natural mountain setting, with natural conifers, other trees, grasses, and shrubs surrounding it. There are a few deciduous trees and shrubs near the house. A chain-link fence surrounds the property on the north and east sides. The hillside to the south, has retaining stone walls creating a terrace. There is a walkway that leads to the apartment. Above the property runs a private road reserved, and the Community Ditch.**
24. Associated buildings, features, or objects:  
Associated buildings: **Garage and 2nd Story Apartment**  
Description: **The building is irregularly shaped, two stories, and oriented towards the north. It has a concrete foundation and wood-framed construction. There is wood horizontal drop siding and vertical boards for an exterior finish. The second floor has cement asbestos siding. The north elevation has two large wood sliding doors with a six-pane fixed window. There is also a plywood double door to the northwest. The addition to the east has four-panel, four-pane wood double doors with a transom window above and a tongue and groove door next to it on the northeast elevation. The second floor has a group of three double-hung 3/6 wood windows. Lastly, a lean-to with a corrugated roof extends over the front of the main building.**

The south elevation has a variety of windows, a fixed six-pane wood window, a 1/1 vinyl window, and a hopper and fixed six-pane wood windows. To the main floor on the east elevation, there are two fixed six-pane wood windows and two fixed nine-pane wood windows to the addition. Next to the addition on the east elevation is a fixed six-pane wood window and a four-panel glazed wood door. The second floor has a two-panel, six-pane wood double doors with an off-center transom window above. During the site visit, getting a photo of the west elevation was difficult due to the close property line. The main floor has a wood four-pane window and another window next to it. The second floor has two six-pane wood windows, and to the back courtyard, there is a wood-boarded door with a transom window and a fixed wood four-pane window next to the left of the door. Lastly, the building has a gable and shed roof with rolled asphalt.

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#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1906** Actual:

Source of information: **Oral History Interview with Laura E. Chesebro and letter from Walter J McDowell**

26. Architect: **Unknown**

Source of information: **Unknown**

27. Builder/Contractor: **Bert Chesebro**

Source of information: **Oral History Interview with Laura E. Chesebro and letter from Walter J McDowell**

28. Original owner: **Bert and Mary Chesebro**

Source of information: **Oral History Interview with Laura E. Chesebro and letter from Walter J McDowell**

29. Construction history (include description and dates of major additions, alterations, or demolitions):

Building: **House**

Construction History: **According to Laura Chesebro, her parents, and older sister lived in the Unneed a Rest house while the current house was being built. Unneed a Rest house was located on the east side of the pool owned by Horace McGrew. They moved into the current house in May 1906. There were no windows and doors when they moved in, so they covered the openings with blankets and canvases. Bert added to the house by building a larger back porch and two sleeping porches on the south and east side. The small front porch was enlarged and enclosed with windows and was done sometime in the mid to late 1920s. At some point, the metal chimney flue was removed from the brick chimney. In the cellar, some of the boards have the name Henry written on them, along with the number 118. Unfortunately, the research could not find anything about the writing.**

Building: **Garage and 2nd Story Apartment**

Construction History: **Years after building the house, Bert converted the icehouse into a garage and added another garage, storage for wood and coal, and a bathroom and washroom. On top of the garage is a two-room cabin called the Happy Ours. Myron and Dorothy Chesebro lived there until moving to Boulder. Myron and Dorothy were married in 1936, so the additions were completed before then. The lean-to addition was added sometime before 2000.**

30. Original location: ☒ Moved: ☐ Date of move(s):

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**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate use(s): **Domestic/Single Dwelling**

33. Current use(s): **Domestic/Single Dwelling**

34. Site type(s): **Residential**

35. Historical background:

**Boulder County is 740 square miles and includes the western plains and the Rocky Mountains. Over time, the entire Boulder Valley area has been the ancestral homeland of numerous indigenous peoples. The United States acknowledged the Arapaho and Cheyenne peoples in the Fort Laramie Treaty of 1851 as their traditional territory.**

**From approximately 1904 until the outbreak of World War II in 1941, Eldorado Springs was a destination resort for both local vacationers and those from points across the country. A few lodging options were available to visitors, including hotel and cottage accommodations. As the resort grew into one of the most fashionable in the West, the town expanded into a collection of small summer cottages and tent cities based around the hot springs resort complex, which consisted of a hotel, ballroom, swimming pool, and related structures. The town of Eldorado Springs stands today as a symbol of changing recreational values in Colorado. Eldorado Springs was first marketed based on the 'therapeutic' hot springs, which were likened to the finest in Europe. The marketing strategy used to promote the resort is reflective of the American Victorian- and Edwardian-era desires to compete with European trends, ideas, and luxuries. As was common practice in the era, the resort also offered spectacles designed to draw customers; people were enticed to visit Eldorado Springs with the promise that they would see Ivy Baldwin walking the tight rope high above the canyon, or that they could climb the "crazy stairs" for an unparalleled view and an unforgettable experience. Although the Victorian preoccupation with European-style luxury and thrilling exhibitions faded, vacationers were still lured to Eldorado Springs and the resort by activities such as swimming, ice skating, picnicking, hiking, and camping. In the Swing era of the 1930s and 1940s, patrons were drawn to big band music and dancing in the resort ballroom. Summer cabins near the resort were popular to own or rent, a trend reflected in other seasonal communities throughout the state and the rest of**

**the country. The United States' victory in World War II brought a new optimism to the country and again changed recreational values; postwar marketing materials were directed at young families looking for wholesome recreation. The 1960s and 1970s saw a decline in resort recreation and an increase in visits by rock climbers. Today, the popularity of the Eldorado Springs area is based on its proximity to hiking, rock climbing, and other outdoor activities in Eldorado Canyon State Park.**

**Bert Chesebro and Mary Steven married in 1899 in Greenbush, Michigan. Bert came to Colorado in the fall of 1902 from St. Johns, Michigan, for relief from asthma or tuberculosis. Once in Colorado, he met Mark Barber in his store in Marshall, Colorado. Bert was hired as a carpenter and farmer on Barber's ranch. Mary came to Colorado in February 1903 with their 9-month-old daughter Elizabeth. They later moved to West Lake, and Bert was the caretaker of Marshall Lake and Community Ditch. Denver Land Company, later renamed Farmer's Reservoir and Irrigation Company, owned the ditch and lake. Bert became a ditch rider for them. By 1906 Bert had built their house, and several years later, they bought it. Bert and Mary also bought several cabins in Eldorado Springs and started a summer cabin rental business. Mary took care of the rentals. In 1908, the Chesebro family started volunteering for the U. S. Department of Agriculture Water Bureau. The front yard had a weather gauge, and they would record daily precipitation. Bert passed away at the house in 1937, and Mary took ownership of the property.**

**Their oldest daughter taught at Culver School, District 37 of Boulder County, in 1920. She married Walter McDowell in 1921. They lived in Colorado Springs, and Walter was going to school. By 1924 they were living in Grove City, Pennsylvania, where Walter was a draftsman and a farmer. They had a daughter, Muriel, in 1923 and a son, James, in 1929.**

**Myron and Dorothy married in 1936. Myron and Dorothy lived in the Garage and 2nd Story Apartment until moving to Boulder. It was called the Happy Ours. Myron was the son of Bert and Mary, born in Eldorado Springs in 1911. He worked with Farmers Reservoir and Irrigation Company for 30 years and 24 years with the City of Boulder water department, and Dorothy worked for Boulder County Clerk and Recorder's Office.**

**In 1950, Laura Chesebro took ownership after the passing of her mother. Laura went to Hawthorne for elementary school until the 9th grade, and then she moved in with her grandparents to attend high school in Boulder. She graduated from the University of Colorado in 1929 with a degree in math. After graduating, Laura went to Dixon, Wyoming, for her first teaching position. She taught American History, General Science, Physics, Algebra I, and II. She made \$150 a month for a 9-month term, and room and board were \$50 a month. Unfortunately, the school dismissed her early in the spring of 1931 because of the scarlet fever epidemic. She returned home and started to teach at the Hawthorne school near Eldorado Springs. She taught there from 1931 until the county closed the school in 1964. It was a one-room schoolhouse built in**



Resource Number: 5BL9896  
Parcel Number:157730306004

**1890 and is now a private residence. At times, Laura taught up to nine different grades at once. She continued her parents' cottage rental business during the summer, and people would return most summers to stay. Laura also continued to record the daily precipitation for the Water Bureau and received a bronze medal from Weather Services Centennial. She stopped in 1976, and the Chesebro family had recorded the weather for almost 70 years. The weather gauge can be seen in the postcard photo of the property circa 1940. After the closing of Hawthorne, she taught fourth grade at Paddock Elementary in Boulder for another nine years before retiring in 1973. In 1989, Laura passed away, and James W. McDowell took ownership of the property.**

**James McDowell's parents were Walter and Elizabeth (Chesebro) McDowell. James married Melva Richardson in 1952. Jim worked for Westinghouse Transformer in Sharon, Pennsylvania, manufacturing electrical transformers, for 20 years. He also worked on his family farm. Melva was a tax collector for Pine Township, Pennsylvania. Both Jim and Melva passed away in 2020. The property was sold in 2021, and the current owner is Christian Griffith. The Chesebro family owned the property for 115 years.**

36. Sources of information:

- Barrett, Marjorie. "Her Job: Teaching 5 Grades in 1 Room." *Rocky Mountain News Carnegie Library Newspaper Clippings*, June 2, 1963.
- Boulder Daily Camera Carnegie Library Newspaper Clippings. "Laura Chesebro Will Be Honored Here Thursday," May 7, 1973.
- Boulder Daily Camera Carnegie Library Newspaper Clippings. "Laura E. Chesebro," 1989.
- Boulder Daily Camera Carnegie Library Newspaper Clippings. "Myron Chesebro Dies Following Month's Illness," May 6, 1968.
- Boulder Daily Camera Carnegie Library Newspaper Clippings. "Nine Persons Will Receive Weather Services Centennial Medals Here," May 21, 1970.
- "Bert E Chesebro- Mary E Stevens Married." Michigan Department of Community Health, Division of Vital Records and Health Statistics; Lansing, MI, USA; Michigan, Marriage Records, 1867-1952; Film: 64; Film Description: 1898 Wayne-1899 Emmet, 1899. [www.ancestry.com](http://www.ancestry.com).
- "Chesebro B.E. Deed 90222481." Boulder County Clerk & Recorder, 1925.
- "Chesebro B.E. Warranty Deed 90331687." Boulder County Clerk & Recorder, 1936.
- "Chesebro." Census Place: Greenbush, Clinton, Michigan; Roll: 708; Page: 7; Enumeration District: 0012; FHL microfilm: 1240708, 1900. [www.ancestry.com](http://www.ancestry.com).
- "Chesebro." Census Place: Marshall, Boulder, Colorado; Page: 2B; Enumeration District: 0006; FHL microfilm: 2339965, 1930. [www.ancestry.com](http://www.ancestry.com).
- "Chesebro." Census Place: Marshall, Boulder, Colorado; Roll: T625\_156; Page: 7B; Enumeration District: 34, 1920. [www.ancestry.com](http://www.ancestry.com).
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- "Chesebro Laura Warranty Deed 90331669." Boulder County Clerk & Recorder, 1936.
- "Chesebro Laura Warranty Deed 90331671." Boulder County Clerk & Recorder, 1936.
- "Chesebro Mary E Warranty Deed 90154471." Boulder County Clerk & Recorder, 1920.
- "Chesebro Mary Last Will and Testament 90488591." Boulder County Clerk & Recorder, 1950.
- "Cottages for Rent." Laura Chesebro Business Card, n.d.
- Corbett, Kathleen, Shannon Dennison, and Lauren Frink. "59 Eldorado Springs Drive Architectural Inventory Form." SWCA Environmental, Inc, 2005.
- "Eldorado Springs as Laura Chesebro Remembers." Carnegie Library Eldorado Springs Historical Society Collection Chesebro family documents 755-2-2, 1989.  
[https://localhistory.boulderlibrary.org/islandora/object/islandora%3A44429?solr\\_nav%5Bid%5D=1ac056c3d2c26f5a6535&solr\\_nav%5Bpage%5D=0&solr\\_nav%5Boffset%5D=0&solr\\_nav%5Bquery%5D=755-2-2](https://localhistory.boulderlibrary.org/islandora/object/islandora%3A44429?solr_nav%5Bid%5D=1ac056c3d2c26f5a6535&solr_nav%5Bpage%5D=0&solr_nav%5Boffset%5D=0&solr_nav%5Bquery%5D=755-2-2).
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Parcel Number:157730306004

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“McDowell James Personal Representative’s Deed 01053640.” Boulder County Clerk & Recorder, 1990.  
McDowell, Robert. “The Compilation of Information Pertains to the Lives of Bert and Mary Chesebro,” 2021.

McDowell, Walter. “59 Eldorado Springs Drive Letter,” August 31, 2021.

“McDowell Walter B (Eliz E).” Colorado Spring, Colorado City Directory, 1922. [www.ancestry.com](http://www.ancestry.com).

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“Obituary for Melva L. McDowell at Cunningham Funeral Home.” Accessed March 21, 2023.

<https://www.cunninghamfhgc.com/obituary/melva-l-mcdowell?lud=57209A15A9F5476DCBC4CA18DDCC92FA>.

“Oral History Interview with Laura E. Chesebro.” Carnegie Library Eldorado Springs Historical Society Collection OH0459, 1989.

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*University of Colorado Year Book*. [www.ancestry.com](http://www.ancestry.com), 1929.

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<https://cumulis.epa.gov/supercpad/SiteProfiles/index.cfm?fuseaction=second.cleanup&id=0300811>.

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## VI. SIGNIFICANCE

37. Local landmark designation: Yes ☐ No ☒ Date of designation: \_\_\_\_\_  
Designating authority:

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☒ Does not meet any of the above National Register criteria

Applicable Colorado State Register criteria:

- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.

- ☐ C. Has distinctive characteristics of a type, period, method of construction, or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☒ Does not meet any of the above Colorado State Register criteria.

Applicable Boulder County landmark criteria:

- ☒ 1. The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- ☐ 2. The proposed landmark as a location of a significant local, county, state, or national event;
- ☐ 3. The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- ☒ 4. The proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
- ☐ 5. The proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influence development in the county, state, or nation;
- ☐ 6. The proposed landmark's archaeological significance;
- ☐ 7. The proposed landmark as an example of either architectural or structural innovation; and
- ☐ 8. The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.
- ☐ Does not meet any of the above Boulder County landmark criteria.

39. Area(s) of significance: **Entertainment/ Recreation and Architecture**

40. Period of significance: **1906**

41. Level of significance: National ☐ State ☐ Local ☒

42. Statement of significance:

**The house, garage, and 2nd story apartment are historically significant for their association with the development of Eldorado Springs as a tourist resort. Therefore, they should be eligible for landmarking under criteria one under the listing of Boulder County Landmark.**

**Both buildings on the property have minor alterations and still have their physical integrity and are good examples of Late 19th/ Early 20th Century American Movements. Therefore, the property is also eligible for landmarking under criteria four under the listing of Boulder County Landmark.**

43. Assessment of historic physical integrity related to significance:

**The house still has its physical integrity, with a few windows replaced on the south elevation. The garage and 2nd story apartment also have its physical integrity, even with the lean-to addition to the north elevation and a small section of altered siding on the south elevation. The south elevation also has an altered window.**

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☐ No ☒

Discuss: **This inventory was conducted as a single as-needed survey.**

If there is National Register district potential, is this building: Contributing ☐ Noncontributing ☐

46. If the building is in existing National Register district, is it: Contributing ☐ Noncontributing ☐

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## VIII. RECORDING INFORMATION

47. Photograph numbers: **Digitals at Boulder County Community Planning and Permitting**

Negatives filed at: **Boulder County Community Planning and Permitting**

48. Report title: **Chesebro Residence**

49. Date(s):

50. Recorder(s): **Scott Mueller**

51. Organization: **Boulder County Community Planning and Permitting**

52. Address: **2045 13<sup>th</sup> Street, Boulder, CO 80302**

53. Phone number(s): **720-564-2880**

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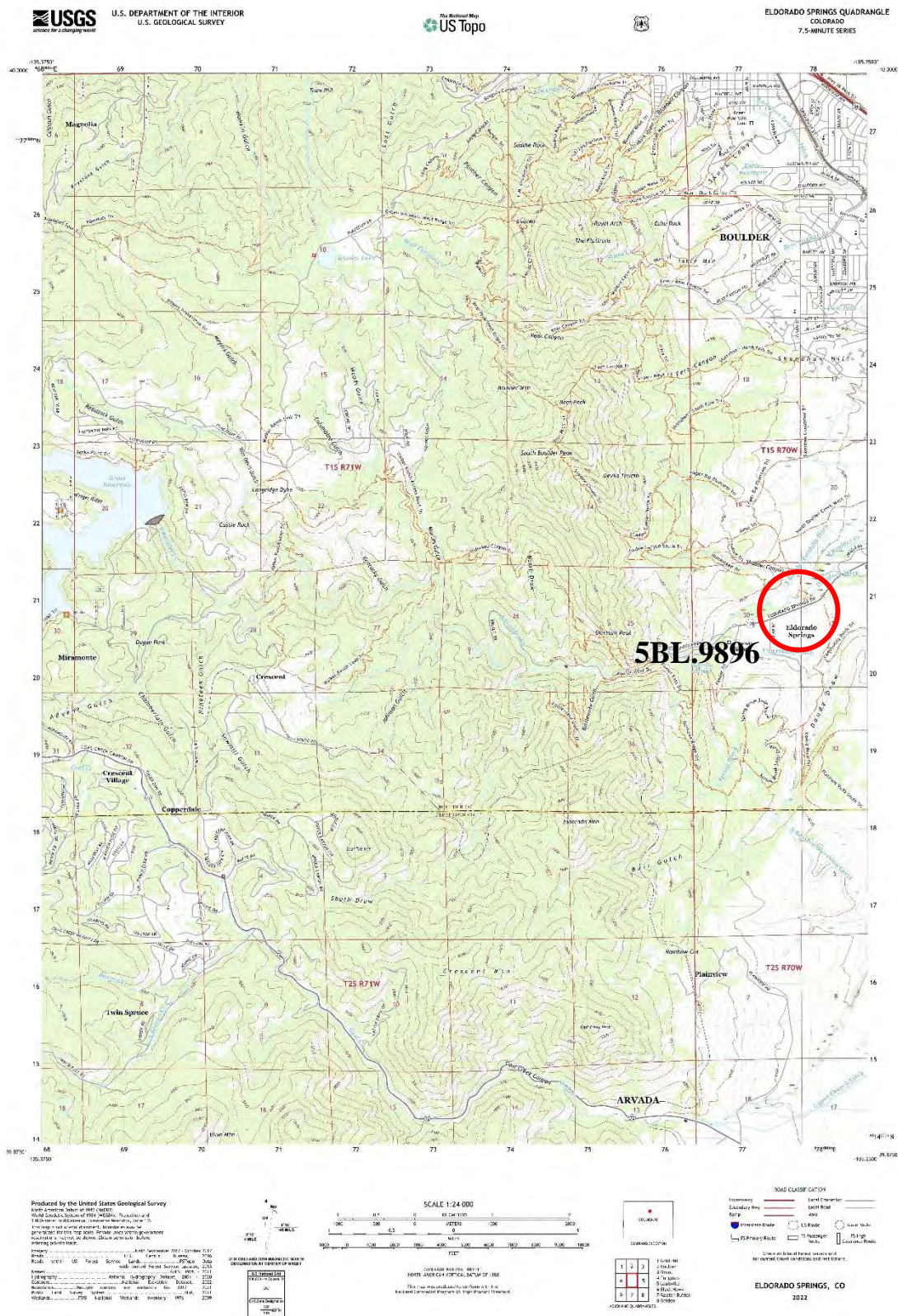
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395





USGS TOPO Map





## Photographs

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**House North Elevation February 2023**



**House South Elevation February 2023**



Resource Number: 5BL9896  
Parcel Number:157730306004



**House East Elevation February 2023**



**House East Elevation February 2023**



Resource Number: 5BL9896  
Parcel Number:157730306004



**House West Elevation February 2023**



**House Interior -North Closed in Porch February 2023**





**House Interior - Livingroom February 2023**



**House Interior – Dinning Room February 2023**



**House Interior - Kitchen February 2023**



**Garage and 2<sup>nd</sup> Story Apartment North Elevation February 2023**





**Garage and 2nd Story Apartment South Elevation February 2023**



**Garage and 2nd Story Apartment South Elevation February 2023**





**Garage and 2nd Story Apartment East Elevation February 2023**



**Garage and 2nd Story Apartment East Elevation February 2023**





**Garage and 2nd Story Apartment West Elevation February 2023**



**Garage and 2nd Story Apartment West Elevation February 2023**



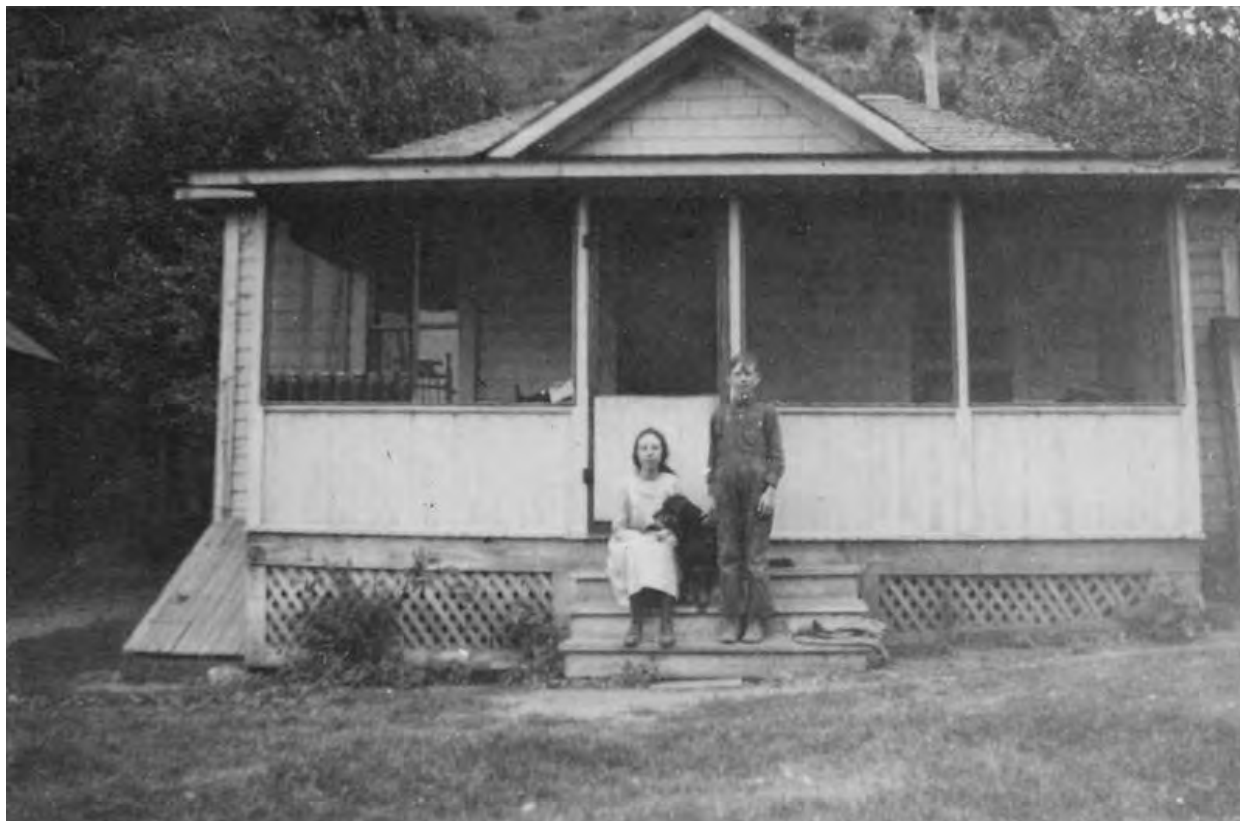


**Interior-Far Left Room Garage and 2nd Story Apartment February 2023**

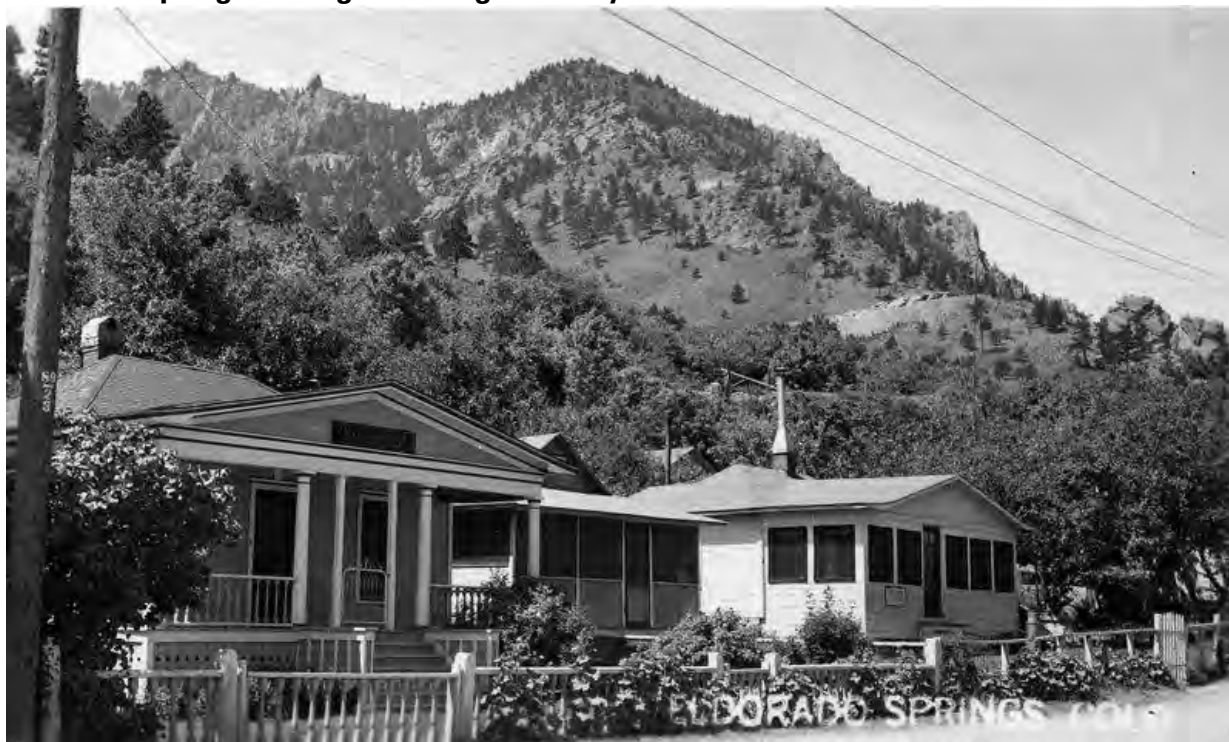


**Interior- Center Room Garage and 2nd Story Apartment February 2023**





**House North Elevation Photo may be Laura and Myron Chesebro in front of 59 Eldorado Springs. The cellar door lines up with the current access door to the cellar. The cellar door can be seen in the House Interior -North Closed in Porch photo. In front of the piano. Eldorado Springs: cottages Carnegie Library Call Number 701-2-19**



**House Northeast Elevation This postcard postmarked December 17, 1946 Eldorado Springs: homes Carnegie Library Call Number 701-2-8**

Resource Number: 5BL9896  
Parcel Number:157730306004



**House Northeast Elevation Photo 4. A Kodacolor photograph looking south and west at the Chesebro home. Dated August 1961. Note the weather gauge is in the front lawn near the fence. Eldorado Springs: Chesebro properties Carnegie Library Call Number 701-2-16**



**House North Elevation Assessor Photo 1988**



Resource Number: 5BL9896  
Parcel Number:157730306004



**Garage and 2nd Story Apartment North Elevation 1964**  
**Eldorado Springs: 59 Eldorado Springs Drive Carnegie Library Call Number 701-2-17**



**Garage and 2nd Story Apartment North Elevation Assessor Photo 1988**



**Laura Chesebro teaching at Hawthorne Rocky Mountain News Photo by Mel Schieltz June 1963  
Carnegie Library 755-2-2**



**Jim McDowell**



**Melva McDowell**

**From:** cgverve@aol.com  
**Sent:** Friday, May 12, 2023 4:27 PM  
**To:** Fasick, Jessica; CHRISTIAN GRIFFITH  
**Subject:** [EXTERNAL] 59 Eldorado Springs Drive ( Chesebro house) addition

### 59 Eldorado Springs Addition Narrative

The following is a proposal for an addition to the house at 59 Eldorado Springs Drive, Eldorado Springs, Co. This home has been attributed to the Chesebro family as their primary residence and is currently under consideration for a Historic Landmark designation in Boulder County.

The current house is 956 sq.ft. including covered and enclosed porches. The proposed addition would remove the back 412 sq. ft. and replace it with 495 sq. ft of new construction.

The intent of the proposed addition is two fold.

First, to preserve the size and scale of a historic Eldorado residence and maintain its primary visual and architectural features.

Second, To improve and modernize a house which has seen no improvement or updating in at least a half a century. The extent of the addition will include updating of all electrical and mechanical systems as well as the addition of indoor plumbing.  
( the home currently does not have an indoor bathroom or bathing facilities) Insulation will be added where possible to existing portion of the house and the new construction will be completed in accordance with the current building codes and energy requirements.

The addition itself has been designed to be as modest as possible so as not to over power or detract from the historic portion of what is itself a very modest house.

The rear portion of the house to be removed is composed of elements thought by Scott Mueller in his 3/2023 historic review of the structure to be the result of later additions to to home and were not part of the original structure built in 1906. These portions have an extremely low pitched and discontinuous roof system that has allowed significant water infiltration over the years into the back part of the house. As a result significant water damage has occurred to the portion of the house proposed to be removed.

Architecturally speaking, considerable lengths were gone to in the design process to ensure the new addition remained equal to or lower then the houses current ridge height and eve elevations. Window sizing and type ( double hung) was also matched.

While it is a common practice to design a constriction or 'hyphen' in the footprint of historic building so as to differentiate historic from modern portions, the Chesebro House sits on a extremely small lot and will have after the addition a rear yard set back of only nine feet. There simply is no room to add such a design detail without severely limiting the already small outdoor space.

Differentiation of old and new construction will instead be accomplished by multiple other design elements.



The side walls of the new portion of the structure project out equally on either side of the main house. The use of different siding materials from the original home will also add to the distinction. In this case 'Hardee' cement shingles versus the original cedar lap. The addition will also lack the decorative freeze boards found just below the eaves on the older portion.

The nature of the eaves will also be distinct in the addition. Rather than having curving eaves 'open rafter tails' the eaves of the addition will be 'straight' with the plane of the roof and will be 'boxed' as current fire code requires.

The treatment of the foundation will also be different. The original house sits on a low rough coursed fieldstone foundation and the addition will rest upon a higher stucco covered concrete stem wall.

In closing I would like to add that part of the goal behind preserving and maintaining the historic size of the Chesebro house is to preserve a small sized 'affordable' house within the township of Eldorado Springs. Too often small buildings are replaced by very large houses that consequently become unattainable financially for many Boulder County residents. The Chesebro house even after it's addition is completed is designed and will be constructed to reverse this trend and will add to the diversity of Boulder county housing stock.

## **Fasick, Jessica**

---

**From:** cgverve@aol.com  
**Sent:** Friday, May 12, 2023 4:55 PM  
**To:** Fasick, Jessica  
**Subject:** [EXTERNAL] 59 Eldorado Springs Drive (Chesebro house) Proposed Addition Materials list

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### **Materials list for 59 Eldorado Springs Drive Addition**

#### **Siding:**

James Hardie Shingle Fiber Cement Straight Siding

#### **Windows:**

Double hung, double paned. metal clad wood frame. Sierra Pacific or Marvin.

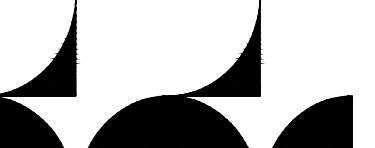
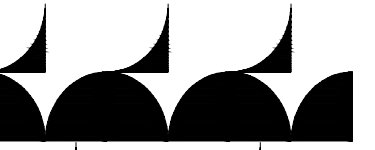
#### **Foundation**

Poured concrete with smooth stucco finish coat.

#### **Roofing**

Gaf. "Armorshield" impact resistant asphalt shingles. Color: Slate (same type/ color as on front of house currently)

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BLUE SPRUCE ROAD SOUTH  
NEEDERLAND, CO 80466  
RUBYJAR@YAHOO.COM  
(303)399-3303

## DESIGN DEVELOPMENT

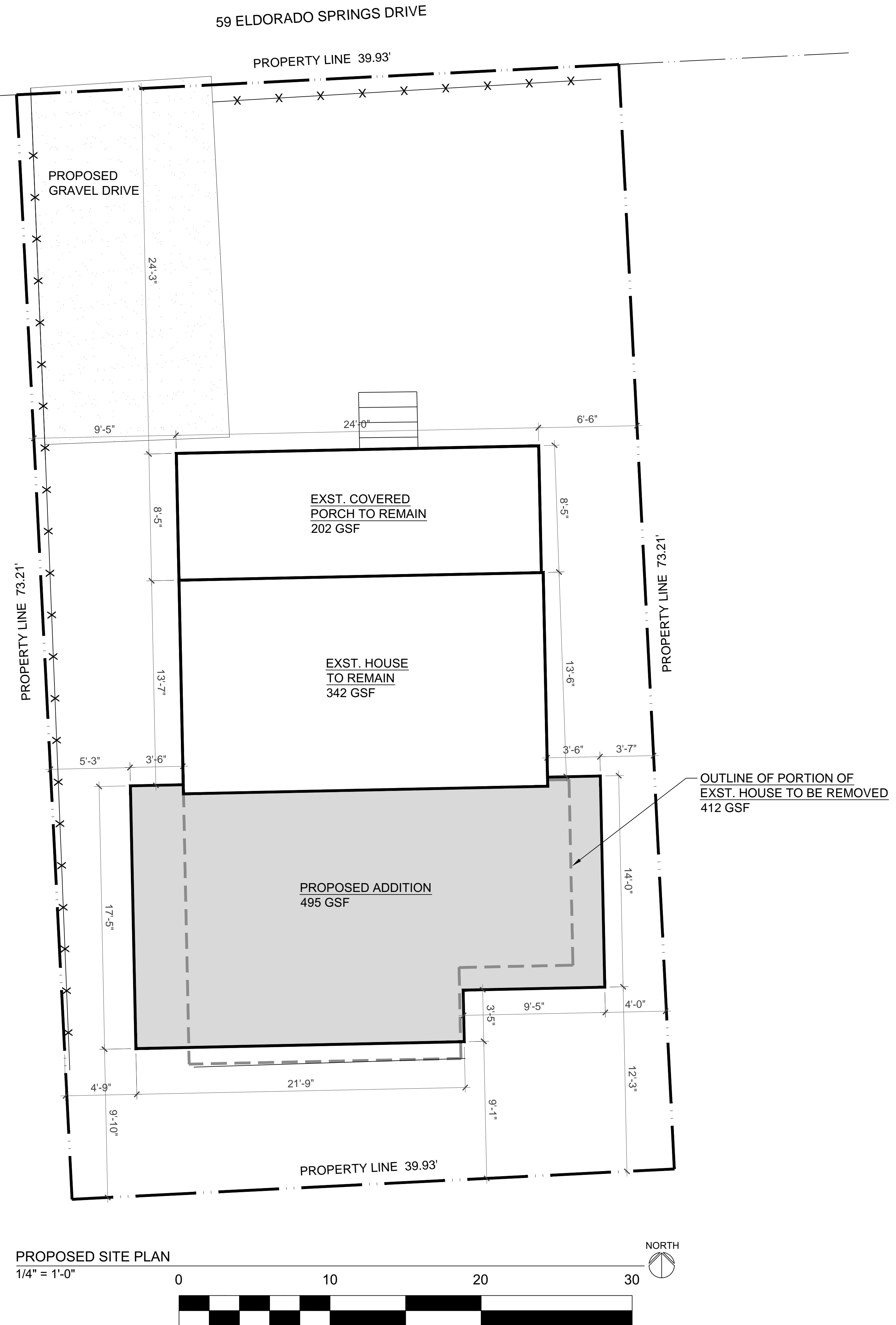
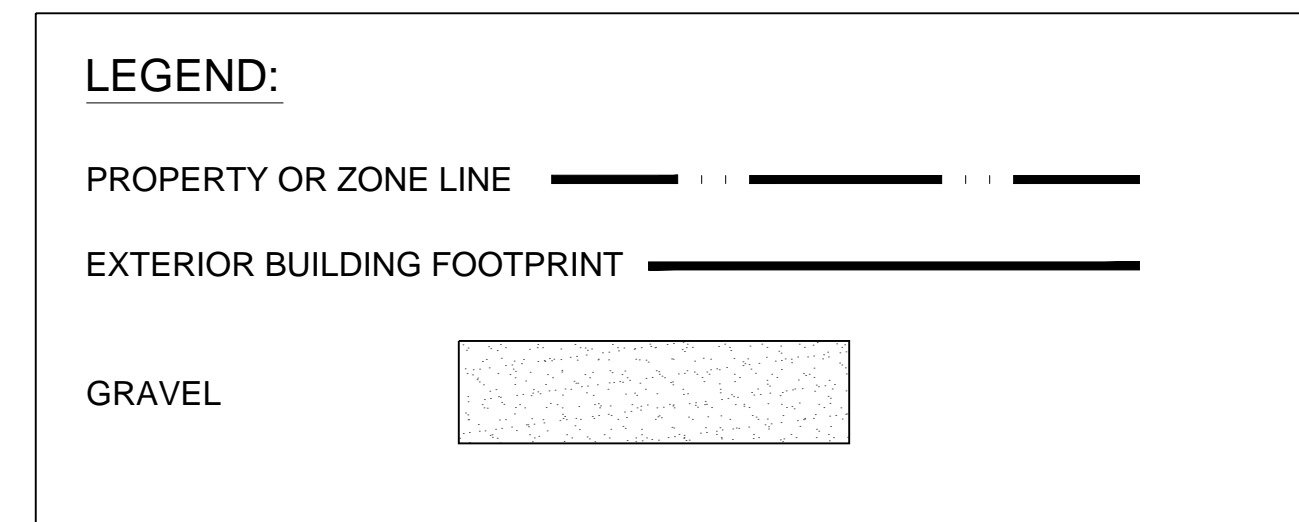
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59 ELDORADO SPRINGS DRIVE  
ELDORADO SPRINGS, CO 80025**

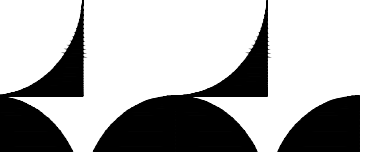
DATE:  
MAY 7, 2023

**DRAWN BY: JAR**

**PROPOSED SITE PLAN**

SP





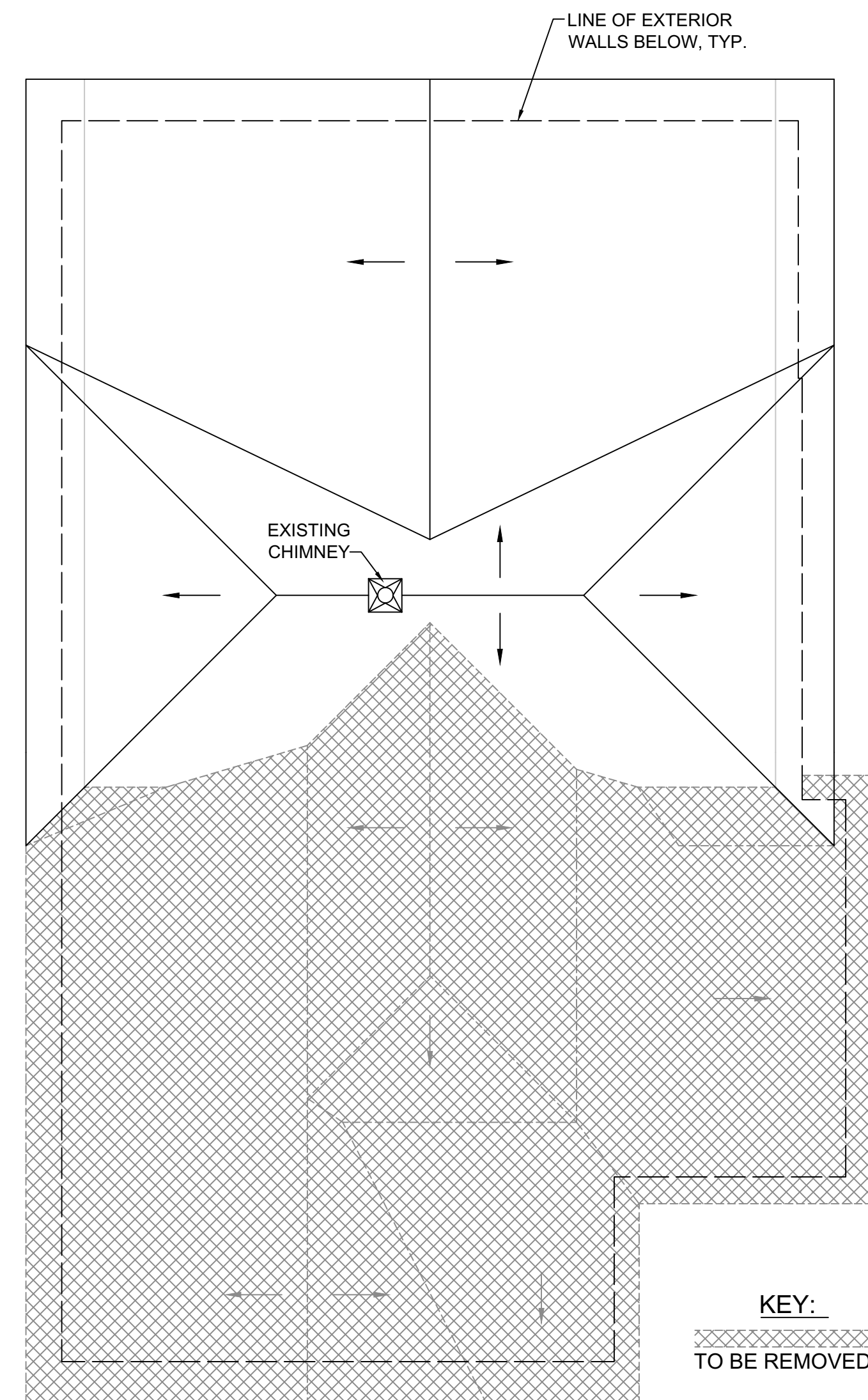
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**HISTORIC CHESEBRO ADDITION/ REMODEL  
59 ELDORADO SPRINGS DRIVE  
ELDORADO SPRINGS, CO 80025**

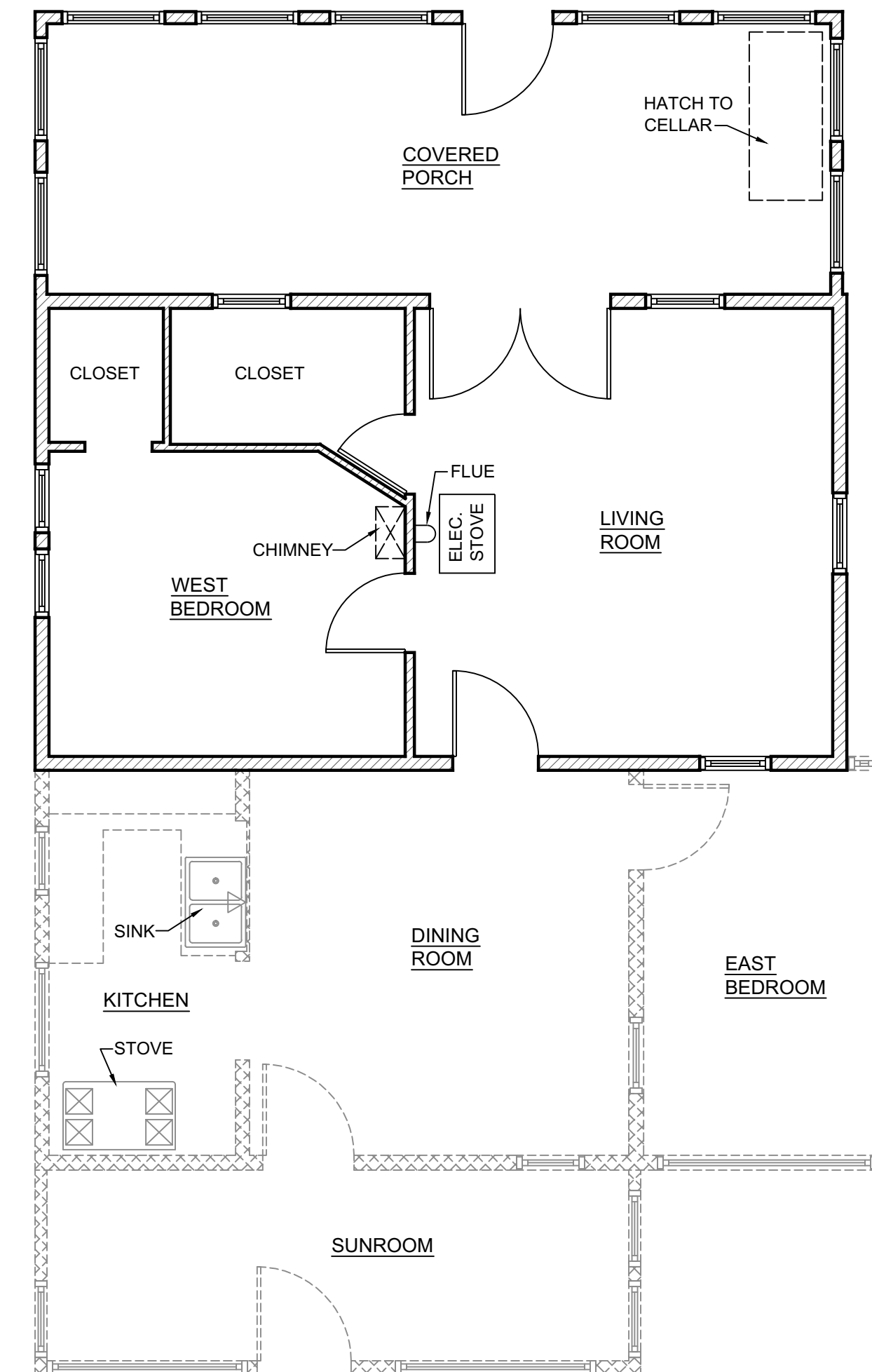
DATE:  
MAY 7, 2023

**DRAWN BY: JAR**  
**EXST./ DECONSTRUCTION**  
**PLANS**

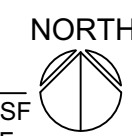
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EXISTING ROOF/ DECONSTRUCTION PLAN  
1/4" = 1'-0"



EXISTING FLOOR/ DECONSTRUCTION PLAN  
1/4" = 1'-0" EXST. COVERED PORCH AREA = 100.00  
EXST. HOUSE AREA = 754.00

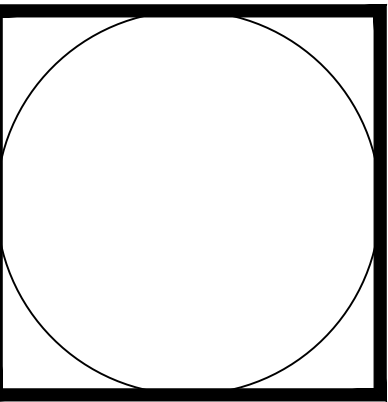


EXST. COVERED PORCH AREA = 202 GSF  
EXST. HOUSE AREA = 754 GSF (342 GSF  
TO REMAIN, 412 GSF TO BE REMOVED)

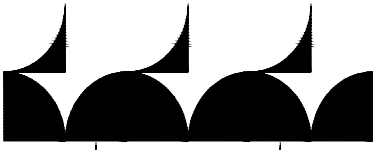
KEY:

EXISTING WALLS

TO BE REMOVED



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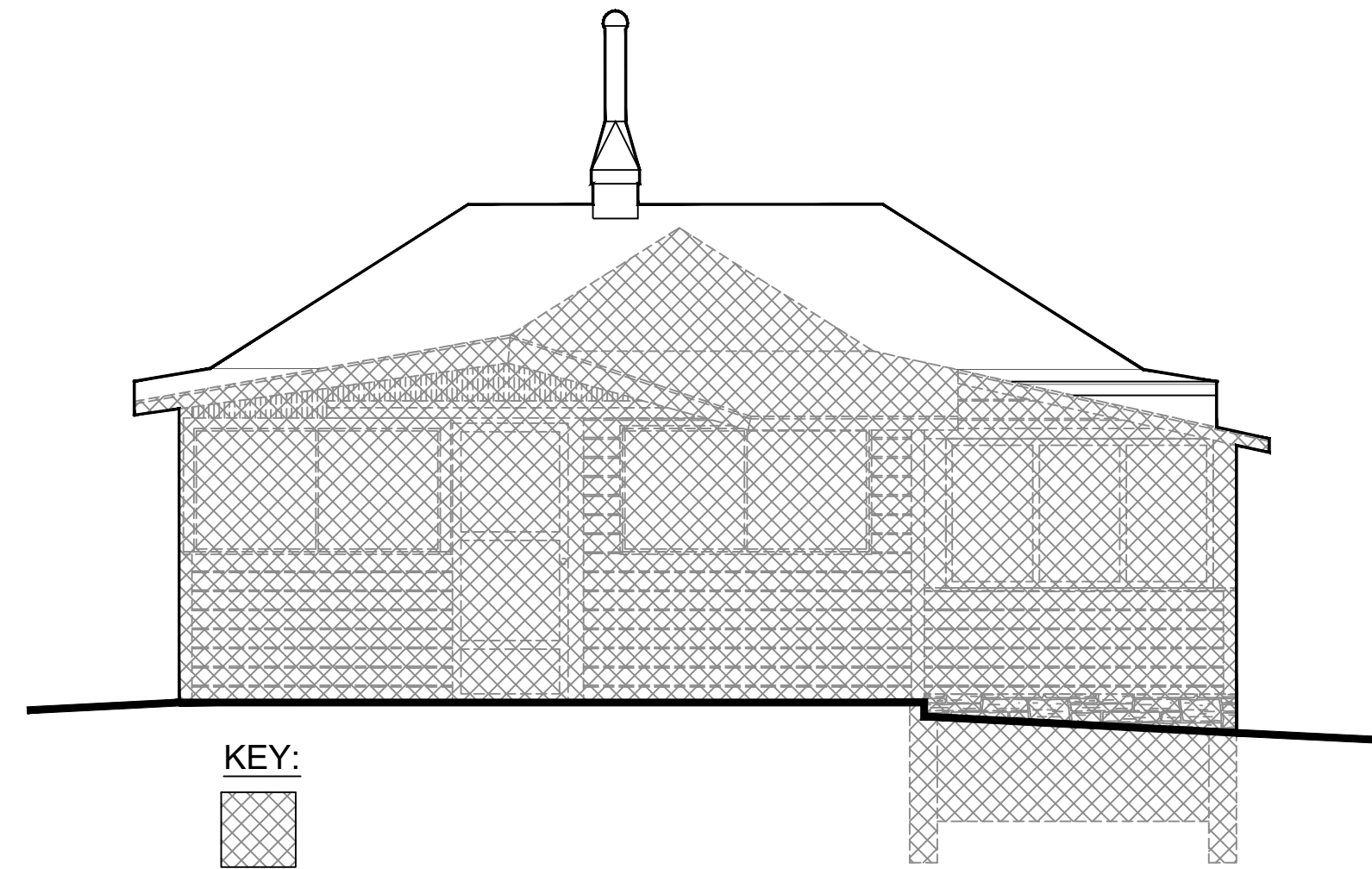
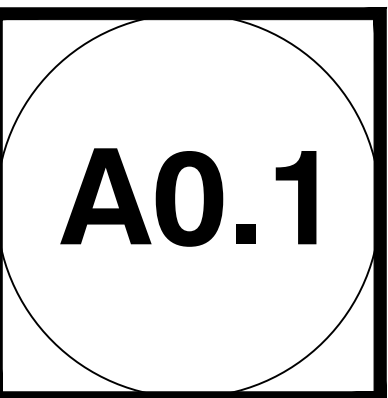
5 BLUE SPRUCE ROAD SOUTH  
NEEDHAM, CO 80455  
RUBY@JASRUBYARCH.COM  
12031399-3503

EXISTING CONDITIONS

HISTORIC CHESEBRO ADDITION/ REMODEL  
59 ELDORADO SPRINGS DRIVE  
ELDORADO SPRINGS, CO 80025

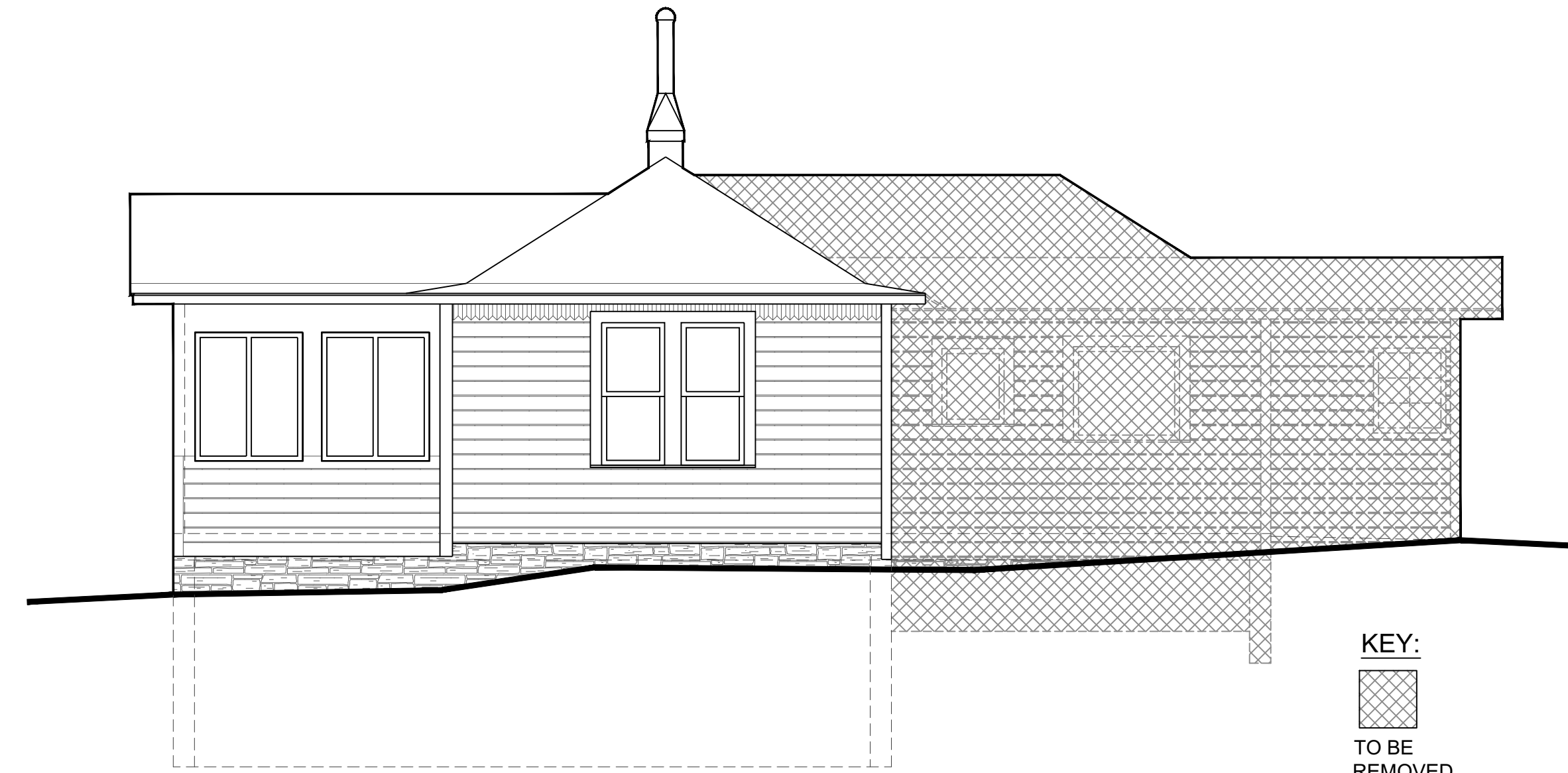
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MAY 7, 2023

DRAWN BY: JAR  
EXST./ DECONSTRUCTION  
ELEVATIONS



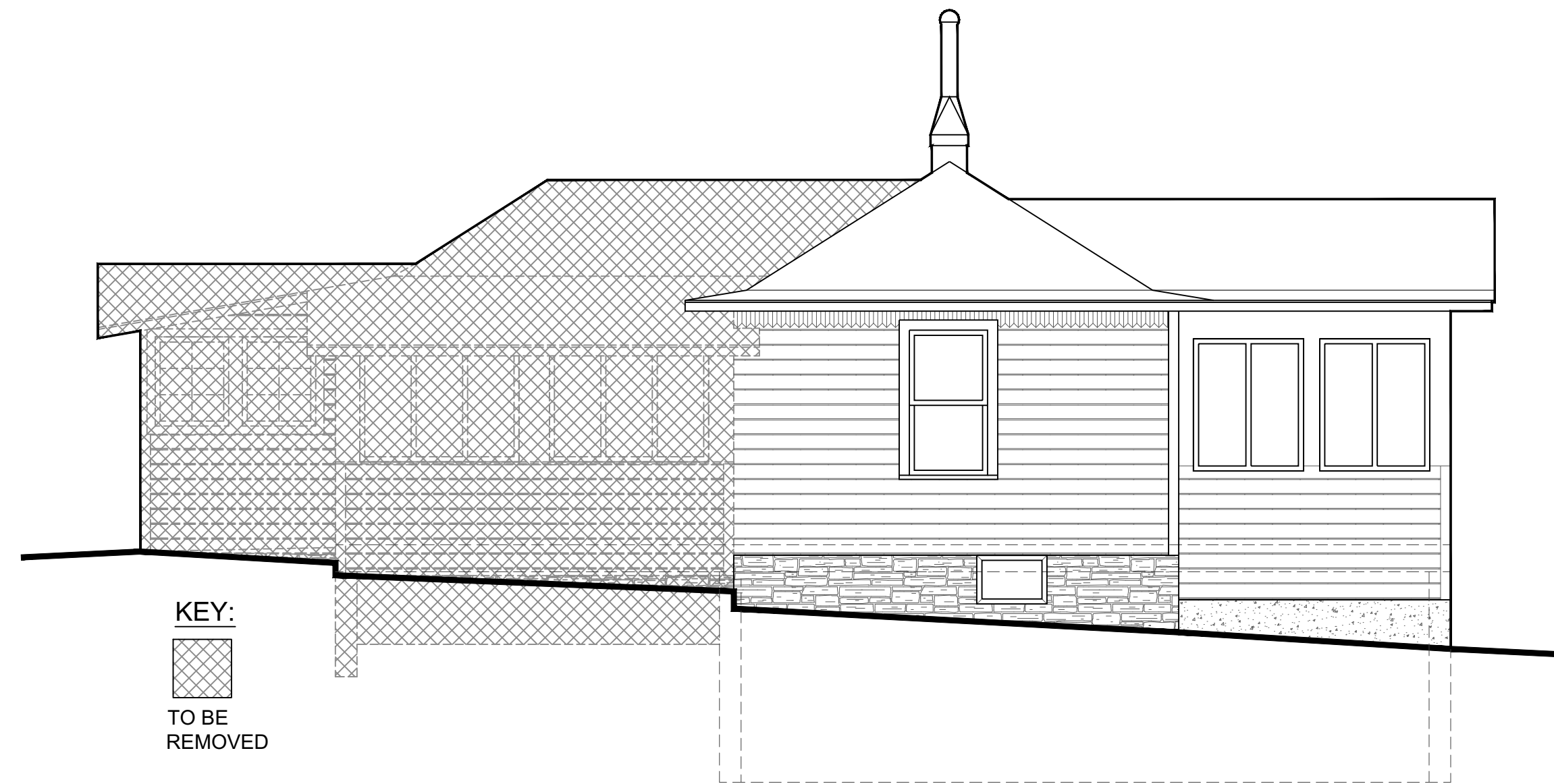
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1/4" = 1'-0"



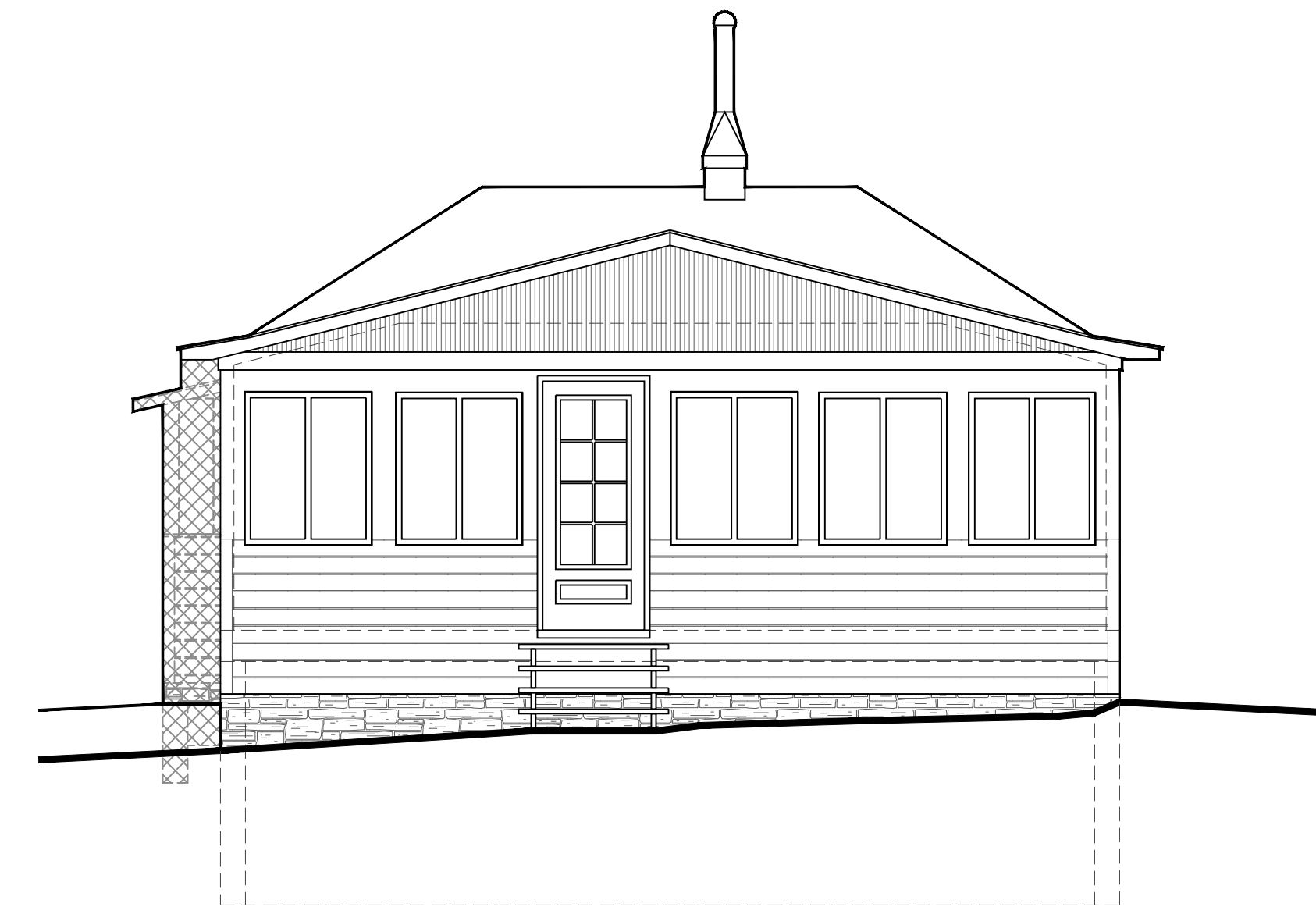
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EXISTING/ DECONSTRUCTION WEST ELEVATION  
1/4" = 1'-0"



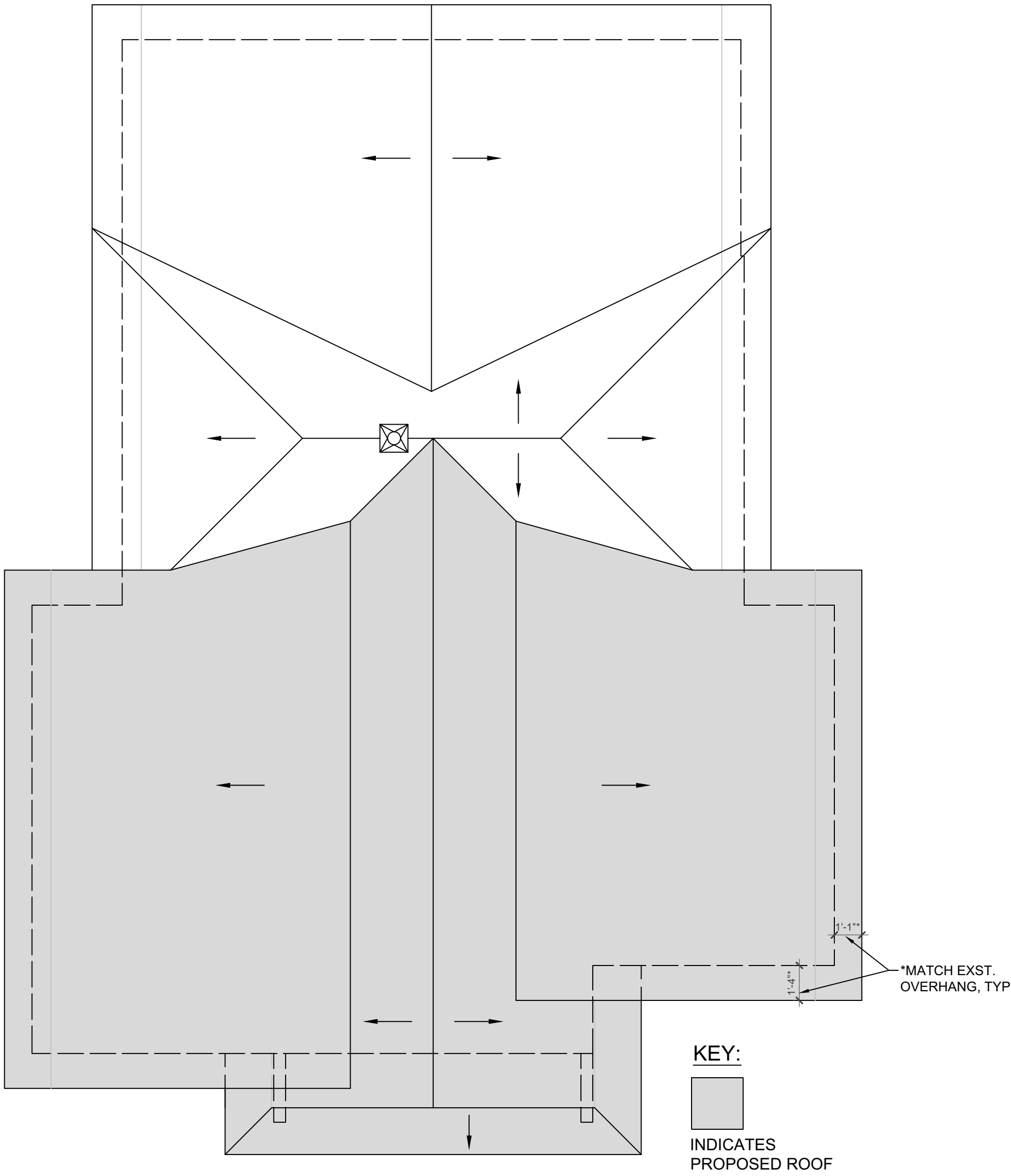
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EXISTING/ DECONSTRUCTION EAST ELEVATION  
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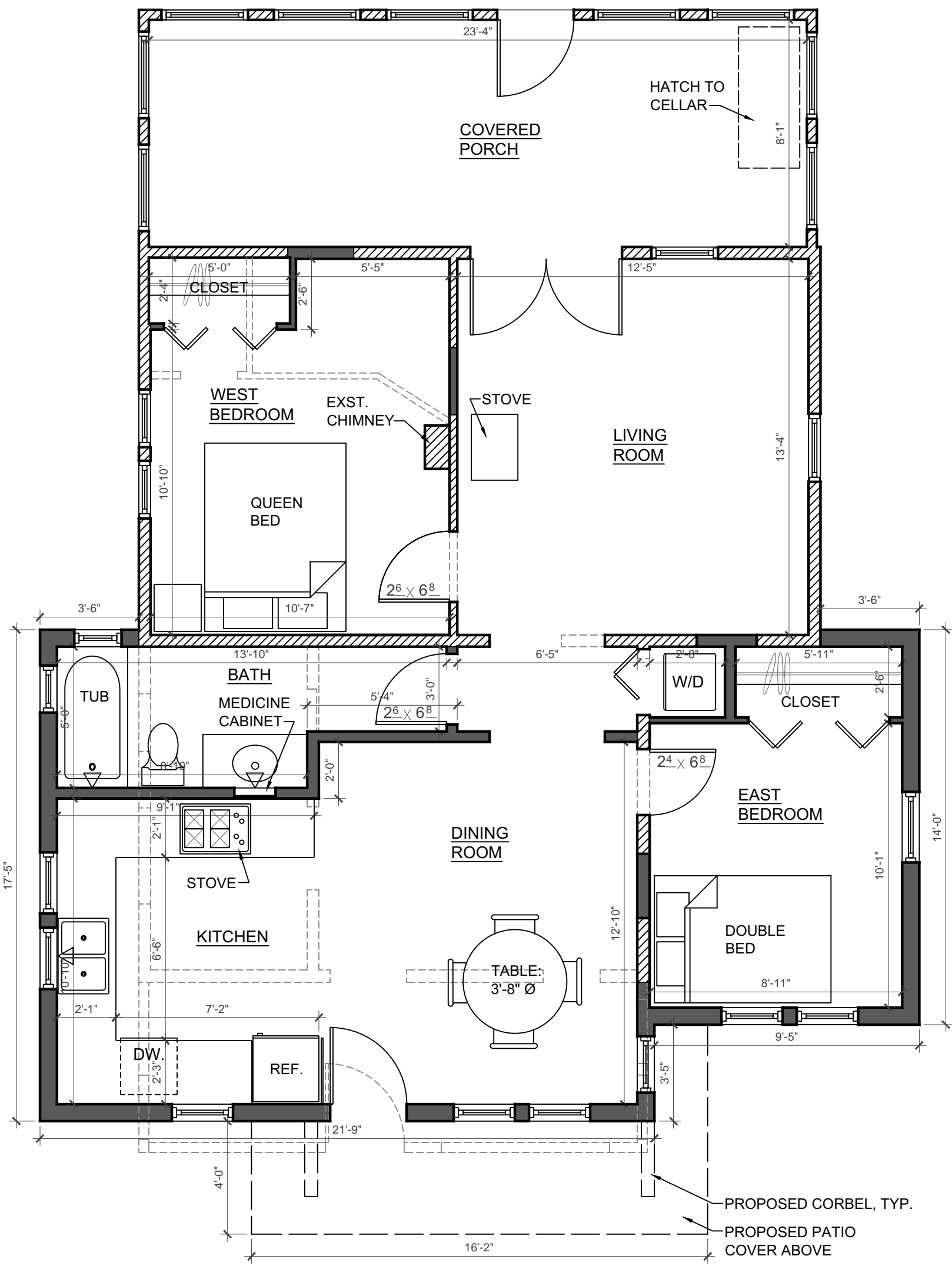


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1/4" = 1'-0"

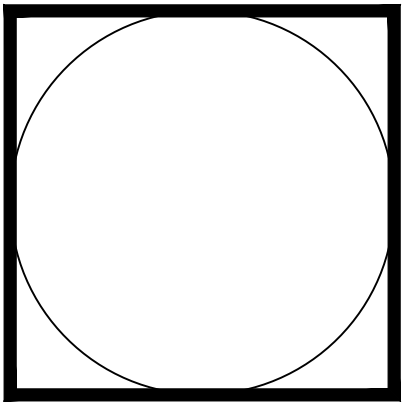




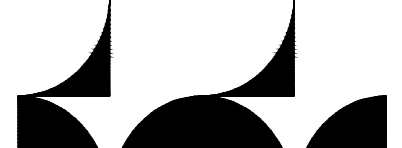
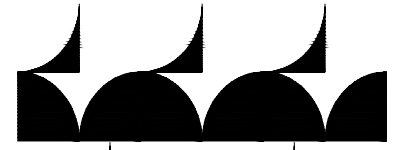
PROPOSED ROOF PLAN  
1/4" = 1'-0"



PROPOSED FLOOR PLAN  
1/4" = 1'-0"



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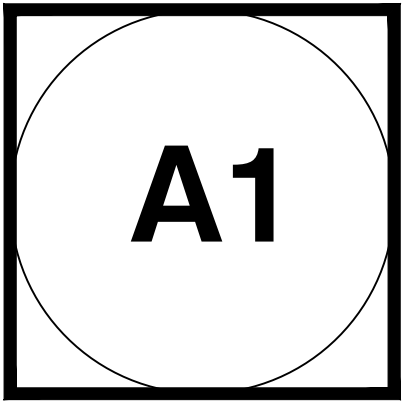
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NEEDHAM, CO 80455  
RUBY@JRWARCH.COM  
12031999-3503

DESIGN DEVELOPMENT
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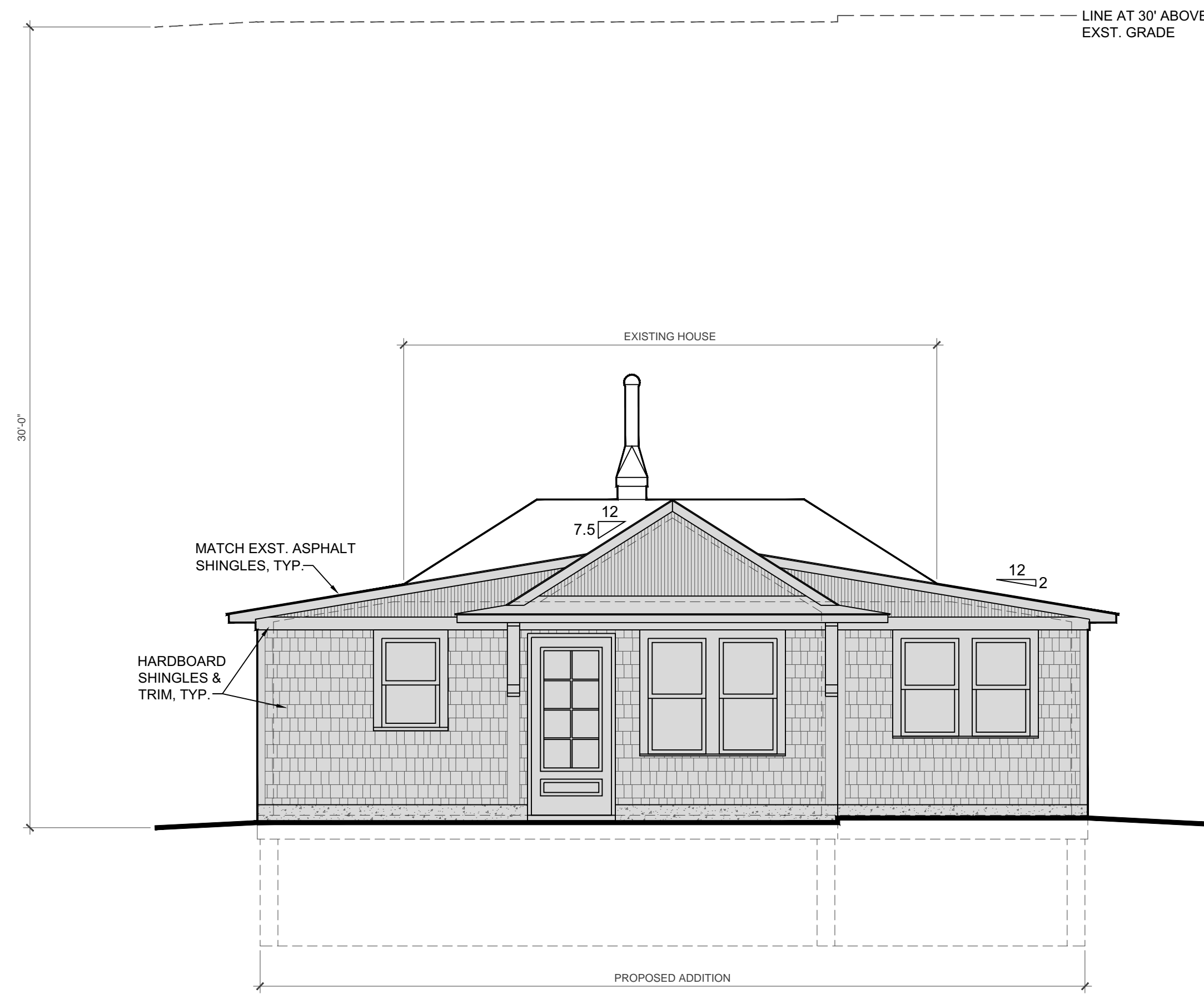
# HISTORIC CHESEBRO ADDITION/ REMODEL 59 ELDORADO SPRINGS DRIVE ELDORADO SPRINGS, CO 80025

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MAY 7, 2023

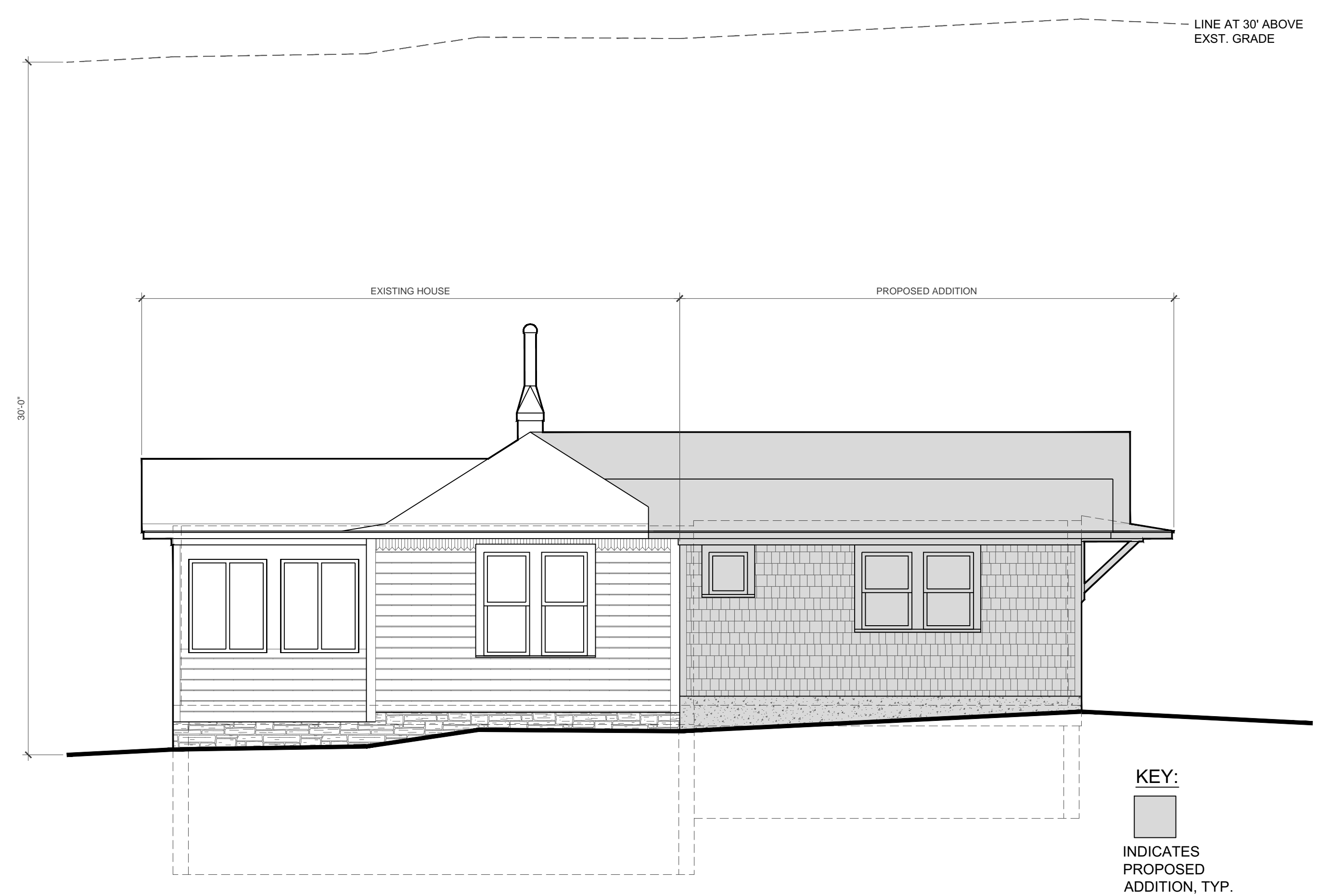
DRAWN BY: JAR  
PROPOSED PLANS



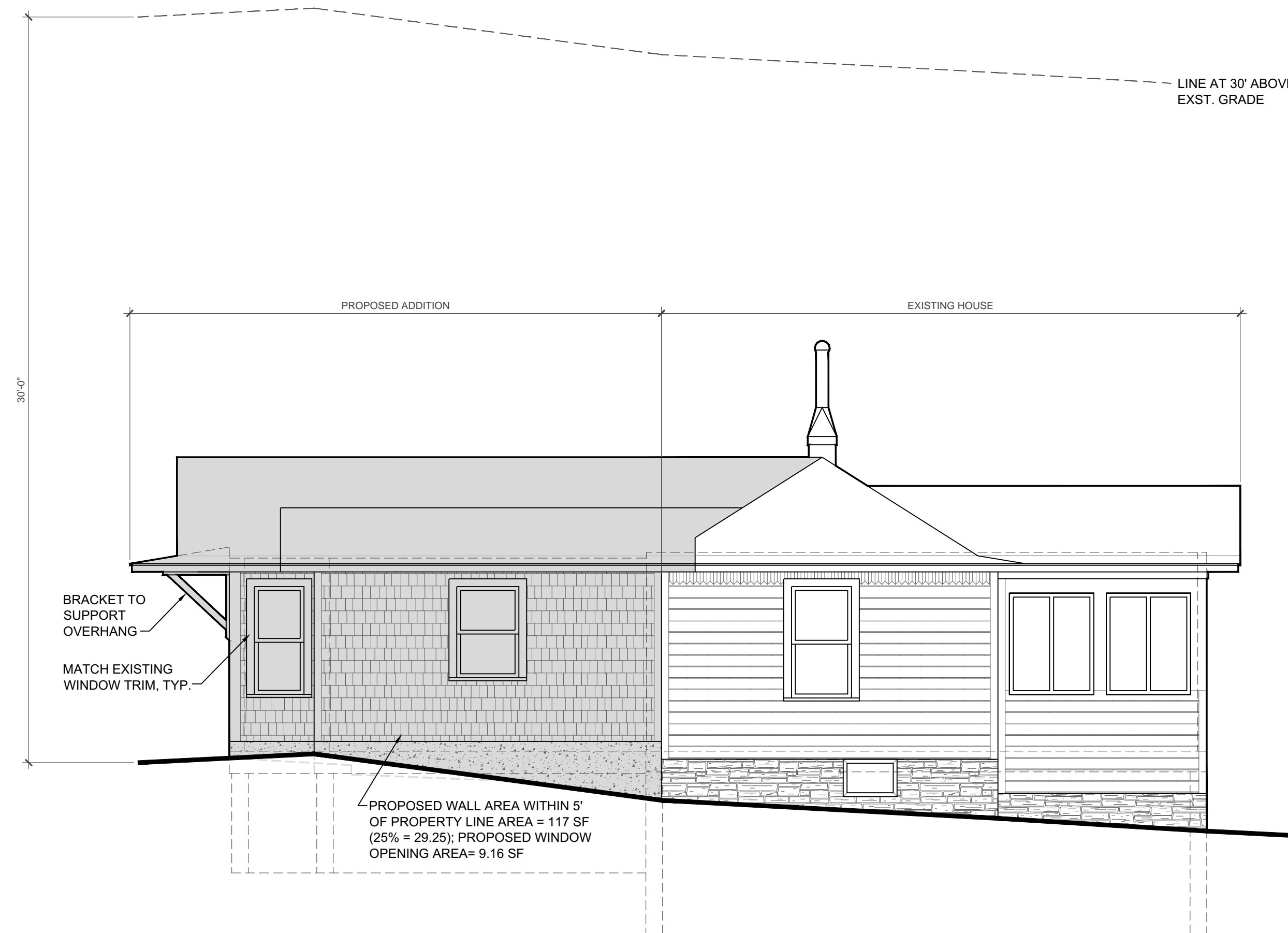
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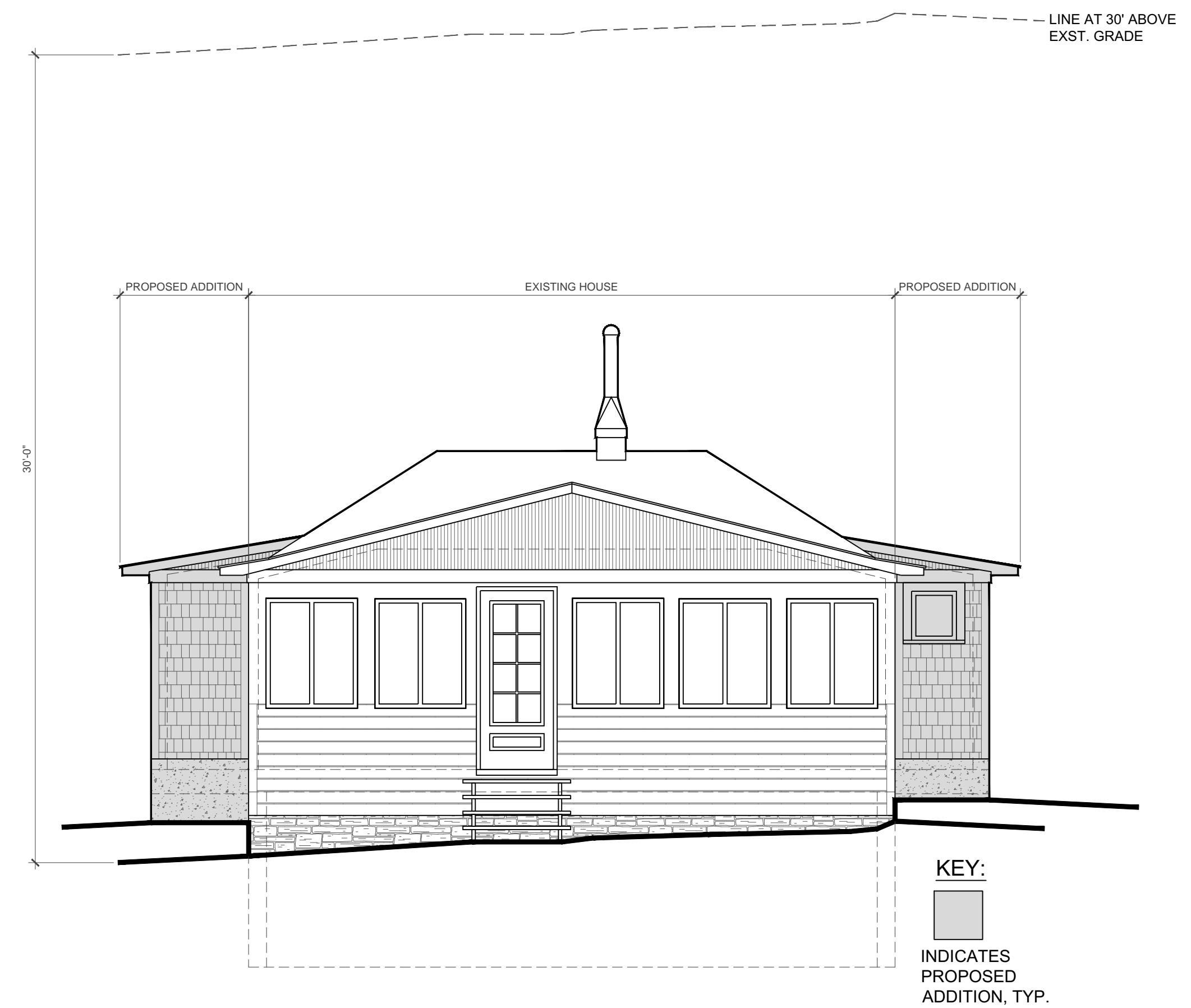
PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"



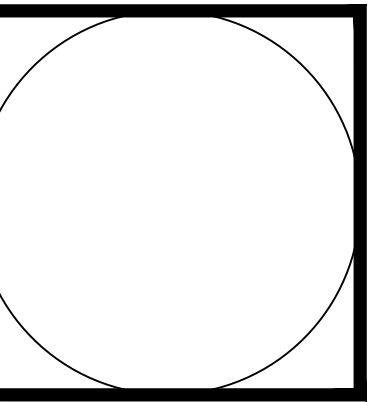
PROPOSED WEST ELEVATION  
1/4" = 1'-0"



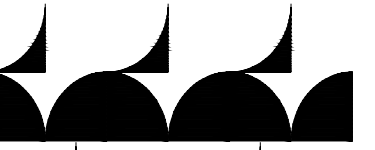
PROPOSED EAST ELEVATION  
1/4" = 1'-0"



PROPOSED NORTH ELEVATION  
1/4" = 1'-0"



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5 BLUE SPRUCE ROAD SOUTH  
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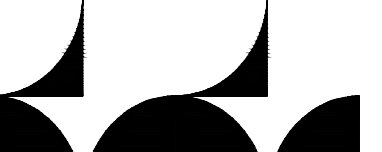
DESIGN DEVELOPMENT

HISTORIC CHESEBRO ADDITION/ REMODEL  
59 ELDORADO SPRINGS DRIVE  
ELDORADO SPRINGS, CO 80025

DATE:  
MAY 7, 2023

DRAWN BY: JAR  
PROPOSED ELEVATIONS

A2



DESIGN DEVELOPMENT

**HISTORIC CHESEBRO ADDITION/ REMODEL  
59 ELDORADO SPRINGS DRIVE  
ELDORADO SPRINGS, CO 80025**

**DRAWN BY: JAR**  
**PROPOSED SECTIONS**

# A3