

RESOLUTION 2023-065

A resolution conditionally approving Boulder County Community Planning & Permitting Docket HP-23-0003: Chesebro House

Recitals

A. Christian Griffith (the “Applicant”), applied to Boulder County under Article 15 of the Boulder County Land Use Code (the “Code”) for a Boulder County Historic Landmark Designation of a house on a 0.067-acre parcel created through the approval of docket SE-22-0010 and adopted in Resolution 2023-033.

B. The subject property is located at 59 Eldorado Springs Drive, in Section 30, Township 1 South, Range 70 West of the 6th Principal Meridian, in an Estate Residential zoning district in unincorporated Boulder County (the “Property”).

C. 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.

D. 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 had graduated from University of Colorado 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.

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

F. 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.

G. On June 1, 2023, the Historic Preservation Advisory Board (“HPAB”) met and reviewed the application and determined that the house is eligible for landmark status. The HPAB voted 8-0 to recommend approval of landmarking to the Board of County Commissioners (the “Board”).

H. The above-described request for landmark designation was processed and reviewed as Boulder County Community Planning & Permitting Docket HP-23-0003 (the “Docket”), as further described in the memorandum and written recommendation to the Board by Boulder County Community Planning & Permitting Department planning staff dated July 18, 2023, together with its attachments (the “Staff Recommendation”). The Staff Recommendation found that the Docket could meet the criteria for approval with recommended conditions, and therefore, recommended that the Board conditionally approve the Docket.

I. At a public hearing on the Docket held on July 18, 2023 (the “Public Hearing”), as further reflected in the official record of the Public Hearing, the Board considered the recommendation of the HPAB and the Staff Recommendation, as well as the documents and testimony presented by County Community Planning & Permitting Department staff. The Board also heard testimony from the Applicant. One member of the public spoke at the Public Hearing.

J. Based on the Public Hearing, the Board finds that the Docket meets one or more of the criteria for landmark designation contained in Article 15 of the Code, specifically Criteria 15-501.A.1, 15-501.A.2, and 15-501.A.4, subject to the conditions stated below.

K. Therefore, the Docket can be approved, subject to the conditions stated below.

Therefore, the Board resolves:

Docket HP-23-0003 is approved on the basis and terms set forth in this Resolution, above, and subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structure will require review and approval of a Certificate of Appropriateness (“CA”) by Boulder County. Applicable county review processes, including but not limited to Site Plan Review, may be required.

2. Regular maintenance that prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a CA, 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 (depending on the type of work, a building permit may still be required).

3. The Applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket HP-23-0003: Chesebro House.

A motion to approve the Docket was made by Commissioner Ashley Stolzmann, seconded by Commissioner Marta Loachamin, and passed by a 3-0 vote.

ADOPTED as a final decision of the Board on this _____ day of August 2023.

**BOARD OF COUNTY COMMISSIONERS
OF BOULDER COUNTY:**

Claire Levy, Chair

Ashley Stolzmann, Vice Chair

Marta Loachamin, Commissioner

ATTEST:

Clerk to the Board