






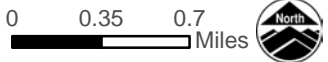
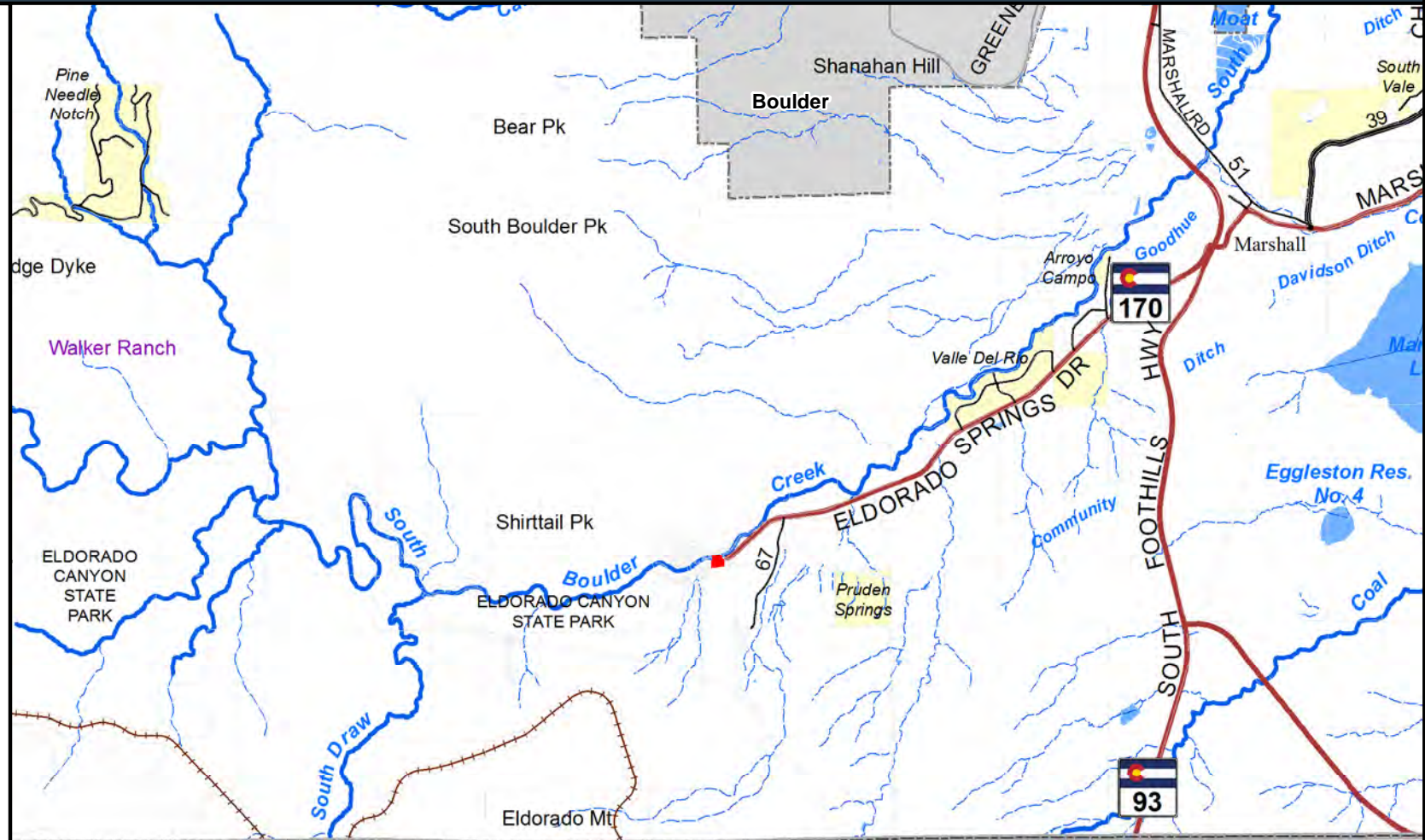
Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

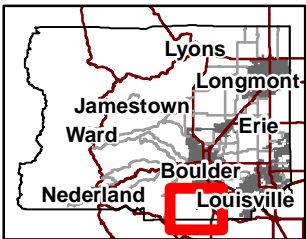
Vicinity

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

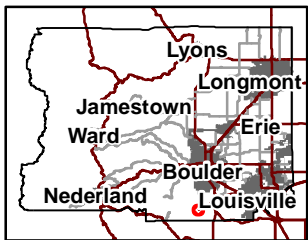
 Subject Parcel



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

1. Name of Property	
Historic Name: <i>Chesebro House.</i>	
Other Names: <i>Chesebro House.</i>	
Historical Narrative (Continuation Sheet) <input checked="" type="checkbox"/>	
2. Location	
Address: <i>59 Eldorado Springs Drive.</i>	
Continuation Sheet (For Multiple Properties) <input type="checkbox"/> <i>Eldorado Springs CO 80025</i>	
3. Classification	
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"/>	
4. Function or Use	
Historic Functions: <i>Single family Residence</i>	Current Functions: <i>Single family Residence</i>
Continuation Sheet <input type="checkbox"/>	
5. Description	
Continuation Sheet <input checked="" type="checkbox"/>	
6. Statement of Significance	
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 & 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.

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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 **Community Planning & Permitting**
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

59 ELDORADO SPRINGS DRIVE
5BL.9896



House

Garage & 2nd Story Apartment

 NORTH

Approx. 1 inch = 30 feet

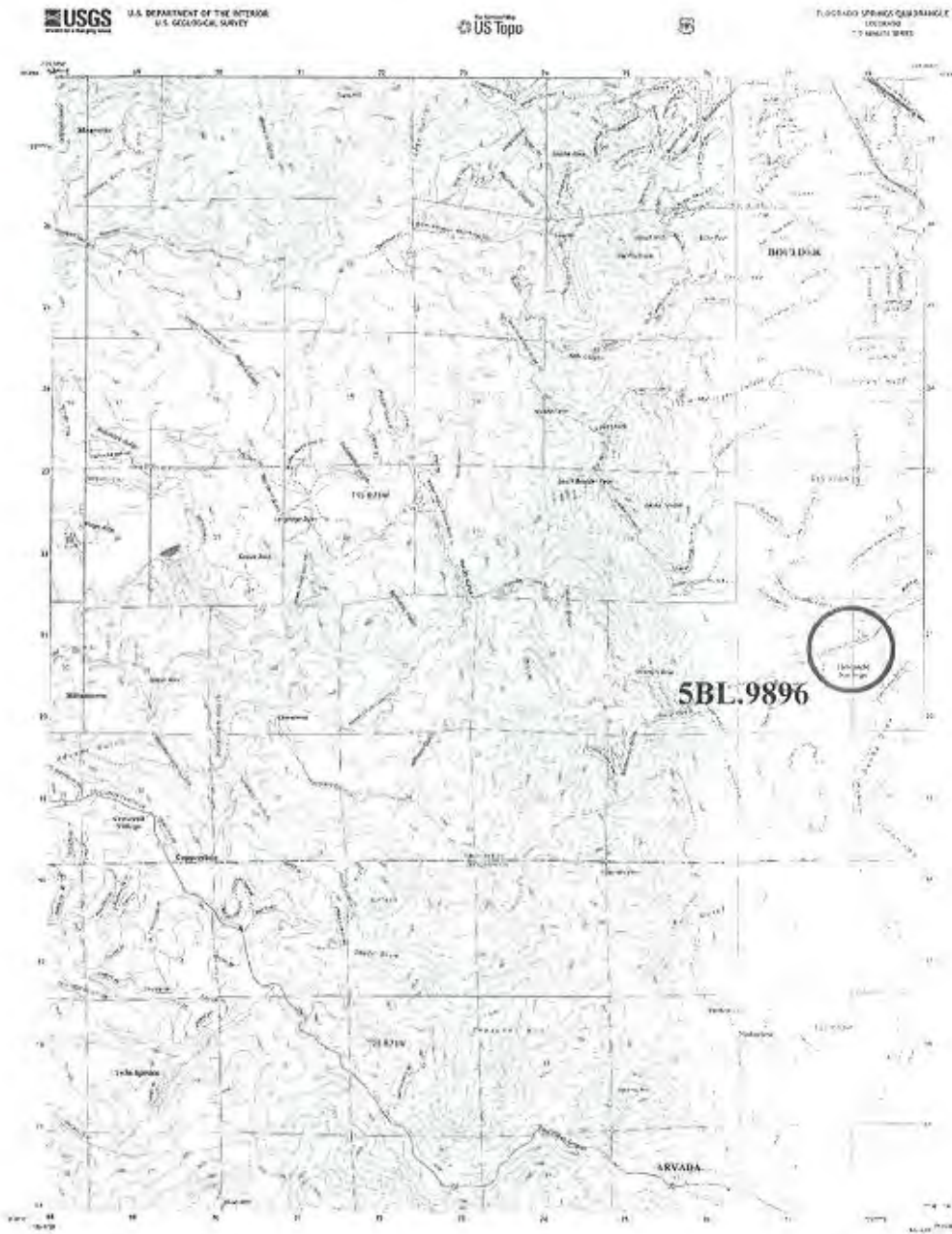
2/21/2023

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Resource Number: 5BL9896
Parcel Number: 157730306004

USGS TOPO Map



Project of the Grand Dunes Ecological Society
 6000 W. 11th Ave., Suite 200
 Denver, CO 80202
 303-733-1111
 www.granddunes.org



Scale 1:24,000
 1 inch = 2000 feet
 1:24,000
 1:24,000
 1:24,000

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

FLORISSANO SPRINGS, CO
 7504



Photographs



House North Elevation February 2023



House South Elevation February 2023

Resource Number: 5BL.9896
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

I. Identification

1. Resource number: **5BL.9896**
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

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

III. Architectural Description

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

Resource Number: 5BL9896
Parcel Number:157730306004

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 19th/ Early 20th 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.

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 Uneed a Rest house while the current house was being built. Uneed 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.**

Resource Number: 5BL9896
Parcel Number:157730306004

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):

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

Resource Number: 5BL.9896

Parcel Number:157730306004

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: 5BL.9896

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.

Resource Number: 5BL.9896

Parcel Number:157730306004

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.
- "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.
- "Chesebro." Census Place: Marshall, Boulder, Colorado; Page: 2B; Enumeration District: 0006; FHL microfilm: 2339965, 1930. www.ancestry.com.
- "Chesebro." Census Place: Marshall, Boulder, Colorado; Roll: T625_156; Page: 7B; Enumeration District: 34, 1920. www.ancestry.com.
- "Chesebro." Census Place: Precinct 7, Boulder, Colorado; Roll: T624_113; Page: 11A; Enumeration District: 0027; FHL microfilm: 1374126, 1910. www.ancestry.com.
- Chesebro, Laura. "Bert and Mary Chesebro." Eldorado Springs Historical Society at Carnegie Library 755-2-2, 1979.
https://localhistory.boulderlibrary.org/islandora/object/islandora%3A44429?solr_nav%5Bid%5D=b105ccb4f8c0cd97355&solr_nav%5Bpage%5D=0&solr_nav%5Boffset%5D=0&solr_nav%5Bquery%5D=755-2-2%20.
- "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.
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- "Eldorado Springs as Laura Chesebro Remembers." Carnegie Library Eldorado Springs Historical Society Collection Chesebro family documents 755-2-2, 1989.
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<https://coloradoencyclopedia.org/article/treaty-fort-laramie>.
- "Griffith Christian Domiciliary Foreign Personal Representative's Deed03909551." Boulder County Clerk & Recorder, 2021.
- Kathleen Corbett, Shannon Dennison, and Lauren Frink. 59 Eldorado Springs Drive Architectural Inventory Form. 2005
- "Laura Chesebro." Marshall, Boulder, Colorado; Roll: 3403; Sheet Number: 20; Enumeration District: 7-7, 1950. www.ancestry.com.

Resource Number: 5BL.9896

Parcel Number:157730306004

“Mary Chesebro.” Census Place: Marshall, Boulder, Colorado; Roll: m-t0627-00457; Page: 5B; Enumeration District: 7-6, 1940. www.ancestry.com.

“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.

“McDowell Walter Black.” For the State of Pennsylvania; Record Group Title: Records of the Selective Service System; Record Group Number: 147; Series Number: M1951, 1942. www.ancestry.com.

Stengel, William. “Survey of Laura E. Chesebro Property in Eldorado Springs, Boulder County, Colorado.” Community Planning and Permitting, 1988.

“Obituary for James W. ‘Jim’ McDowell at Cunningham Funeral Home.” Accessed March 21, 2023.

<https://www.cunninghamfhgc.com/obituary/james-w-jim-mcdowell?lud=0A30BBF1AAEBAA906E2DA1A60350E2C2>.

“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, 1929.

“WESTINGHOUSE ELECTRIC CORP. (SHARON PLANT) Site Profile.” Accessed March 28, 2023.

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

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.

Resource Number: 5BL.9896
Parcel Number:157730306004

- 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

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 13th Street, Boulder, CO 80302**

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

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

 **Community Planning & Permitting**
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

59 ELDORADO SPRINGS DRIVE
5BL.9896



House

Garage & 2nd Story Apartment

 NORTH

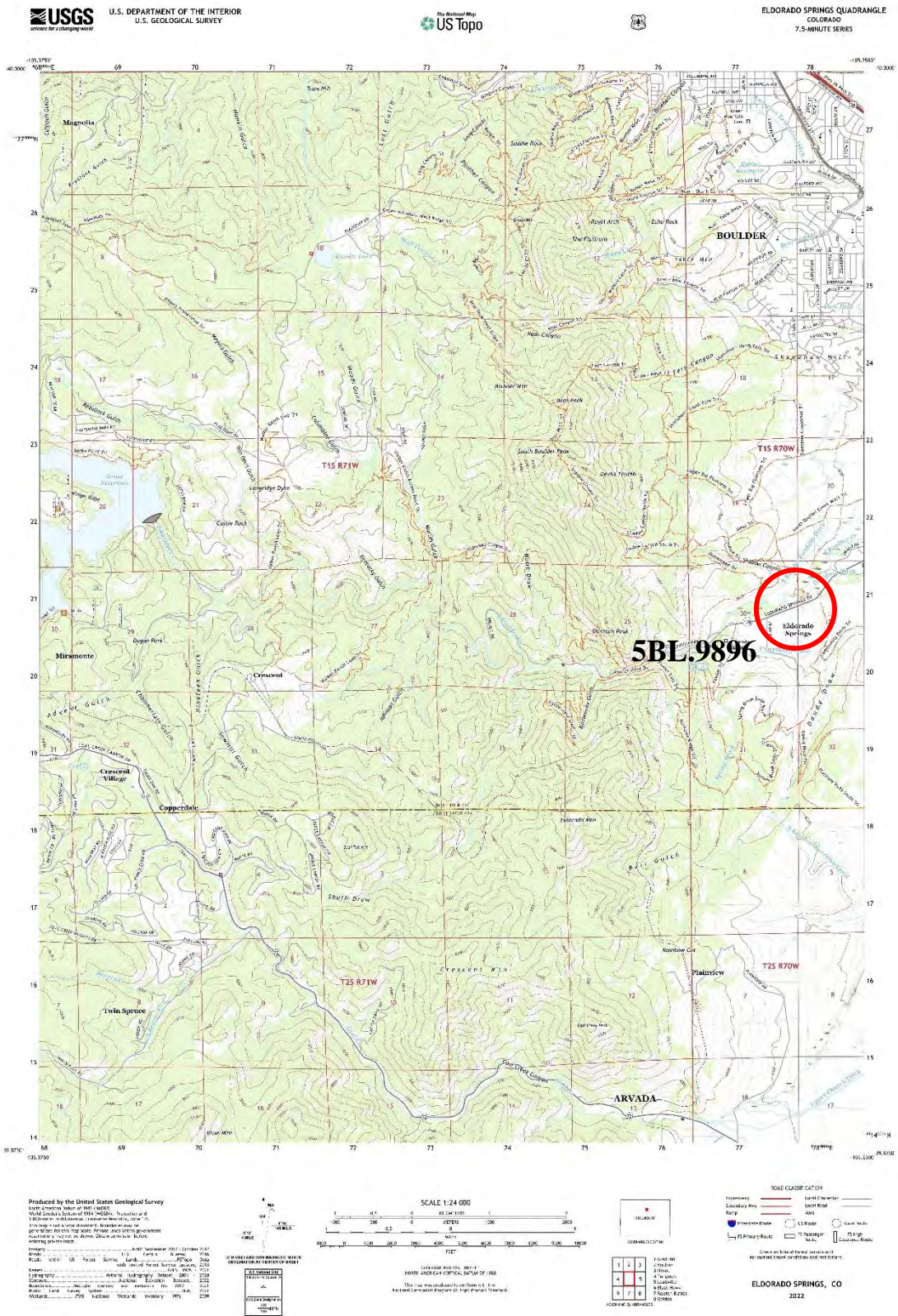
Approx. 1 inch = 30 feet

2/21/2023

The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.BoulderCounty.org/mapdisclaimer

Resource Number: 5BL9896
Parcel Number:157730306004

USGS TOPO Map



Photographs



House North Elevation February 2023



House South Elevation February 2023

Resource Number: 5BL.9896
Parcel Number:157730306004



House East Elevation February 2023



House East Elevation February 2023

Resource Number: 5BL.9896
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

Resource Number: 5BL.9896
Parcel Number:157730306004



House Interior - Kitchen February 2023



Garage and 2nd Story Apartment North Elevation February 2023

Resource Number: 5BL.9896
Parcel Number:157730306004



Garage and 2nd Story Apartment South Elevation February 2023



Garage and 2nd Story Apartment South Elevation February 2023

Resource Number: 5BL.9896
Parcel Number:157730306004



Garage and 2nd Story Apartment East Elevation February 2023



Garage and 2nd Story Apartment East Elevation February 2023

Resource Number: 5BL.9896
Parcel Number:157730306004



Garage and 2nd Story Apartment West Elevation February 2023



Garage and 2nd Story Apartment West Elevation February 2023

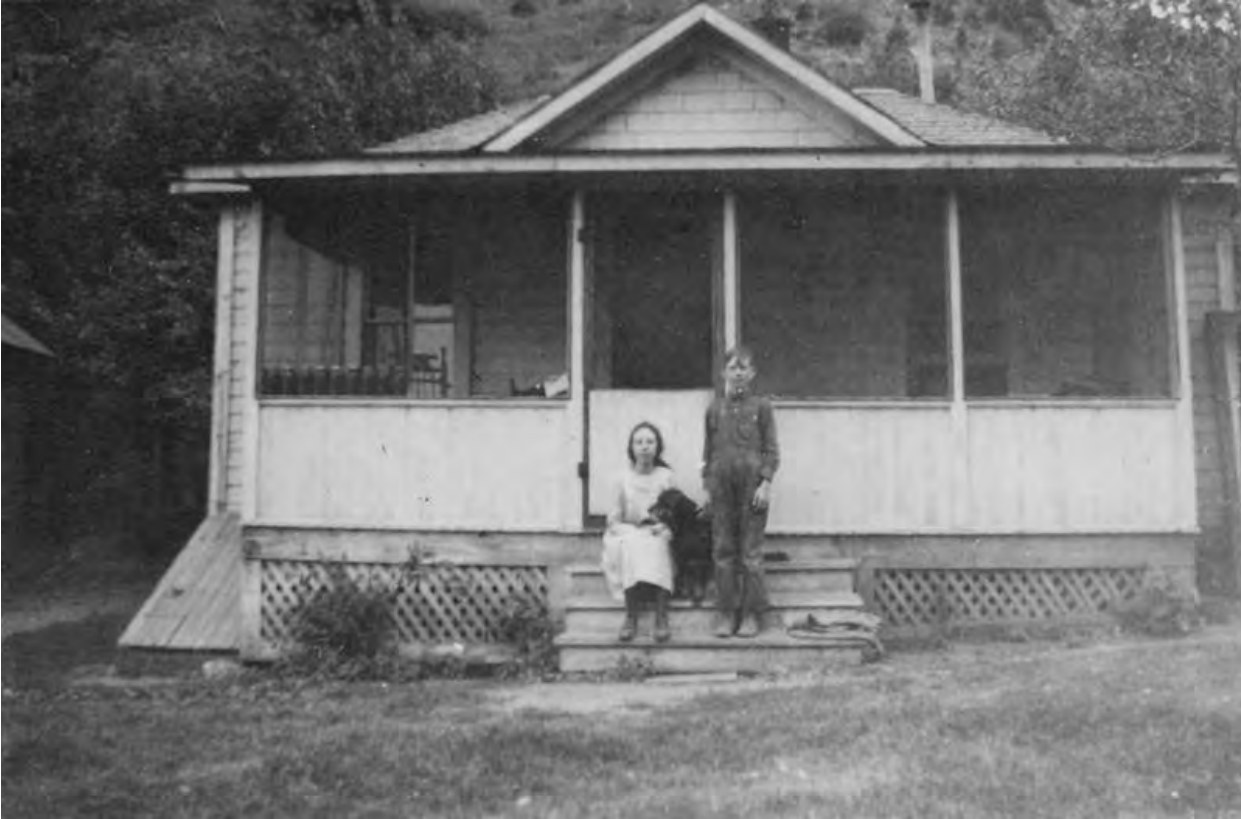


Interior-Far Left Room Garage and 2nd Story Apartment February 2023

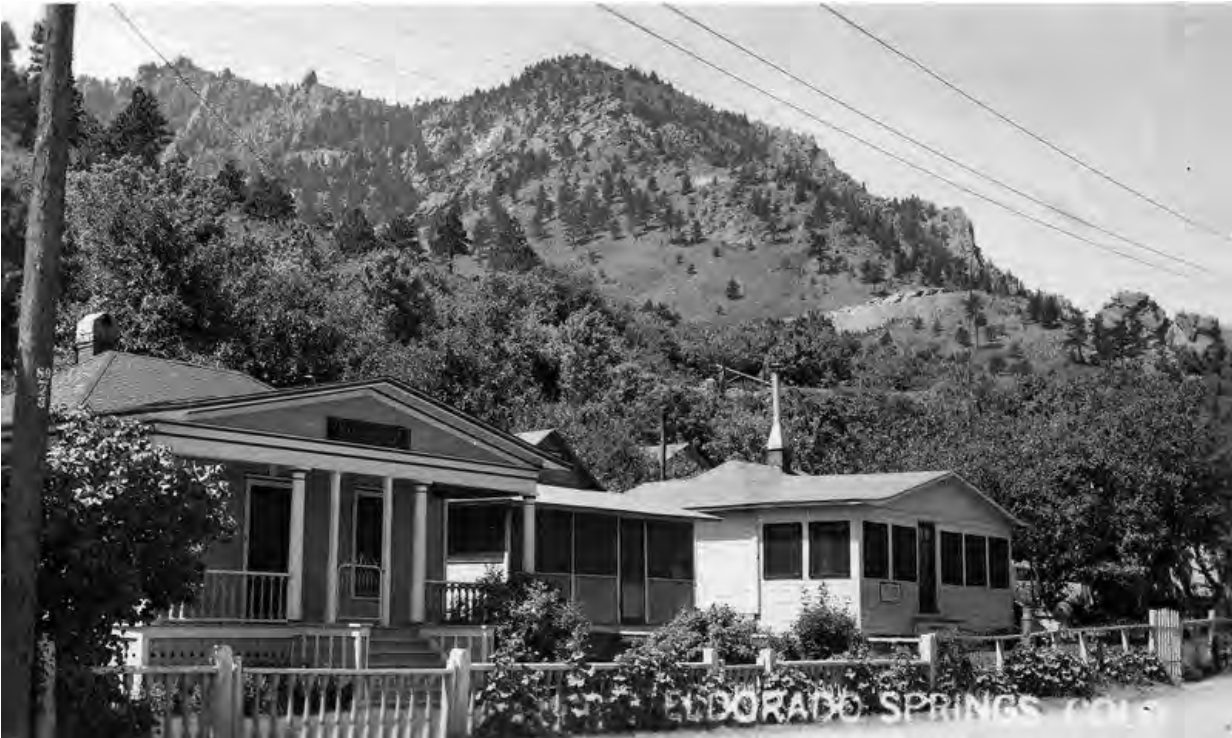


Interior- Center Room Garage and 2nd Story Apartment February 2023

Resource Number: 5BL.9896
Parcel Number:157730306004



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: 5BL.9896
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

Resource Number: 5BL.9896
Parcel Number:157730306004



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



Jim McDowell



Melva McDowell

Fasick, Jessica

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

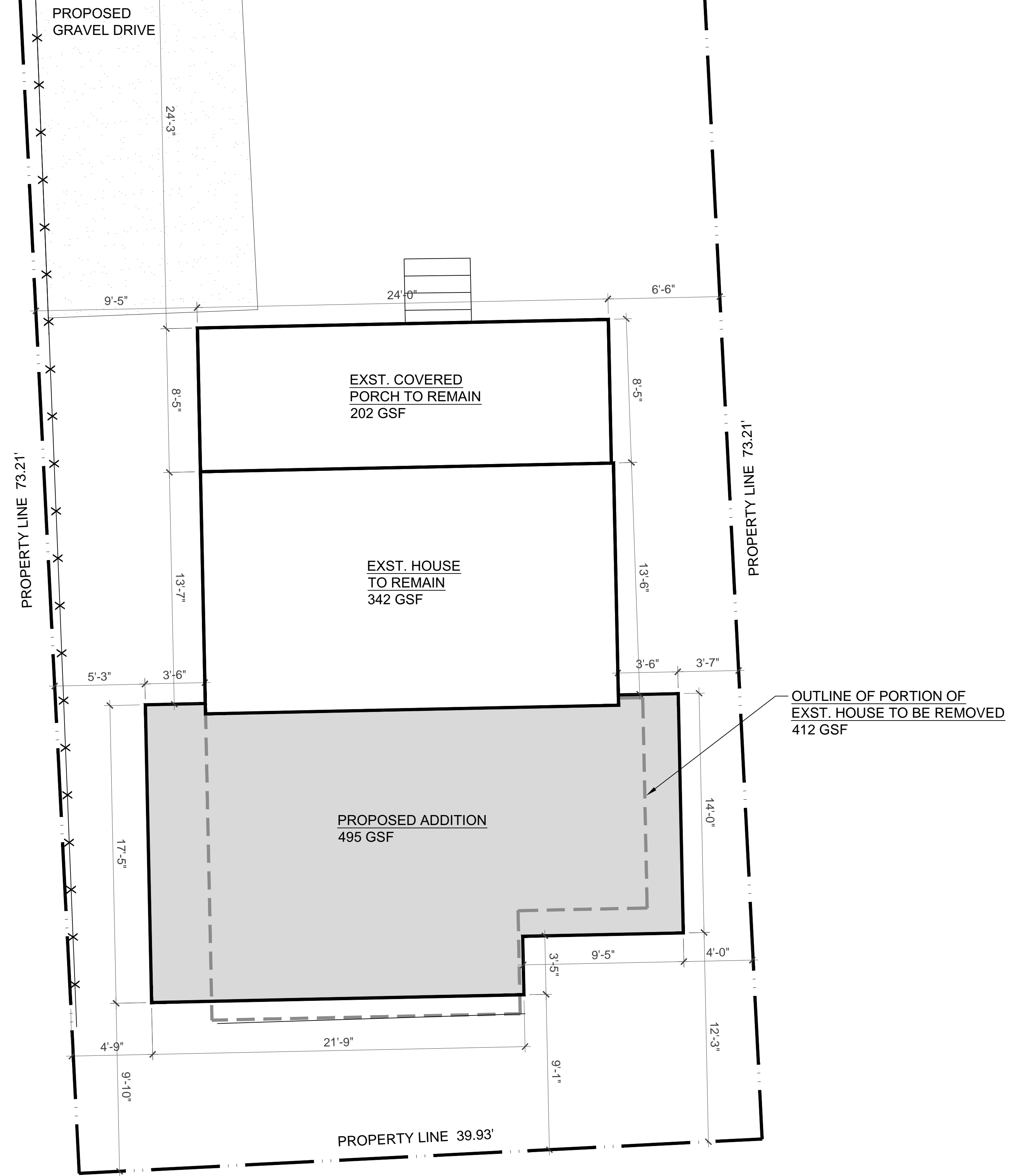
Poured concrete with smooth stucco finish coat.

Roofing

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

59 ELDORADO SPRINGS DRIVE

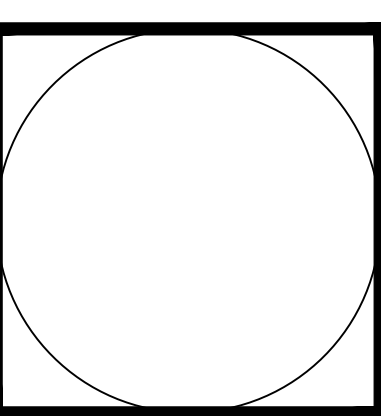
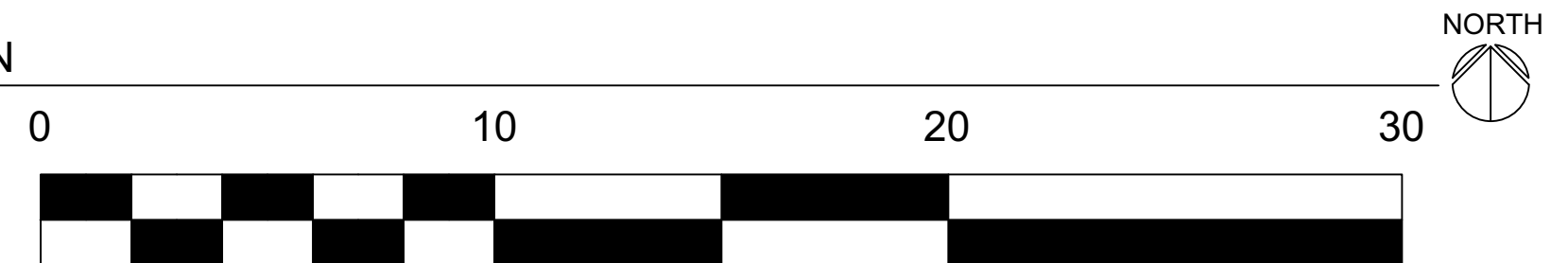
PROPERTY LINE 39.93'



LEGEND:

- PROPERTY OR ZONE LINE
- EXTERIOR BUILDING FOOTPRINT
- GRAVEL

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



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ARCHITECTURE, LLC



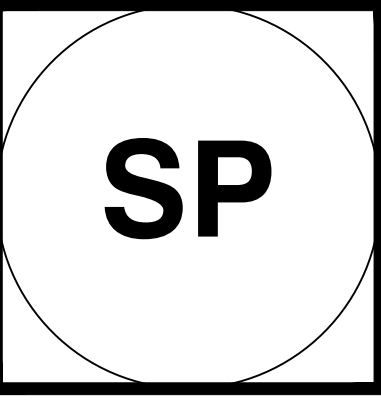
5 BLUE SPRUCE ROAD SOUTH
NEEDHAM, CO 80459
RUBY@JASRUBYARCH.COM
1203399-3503

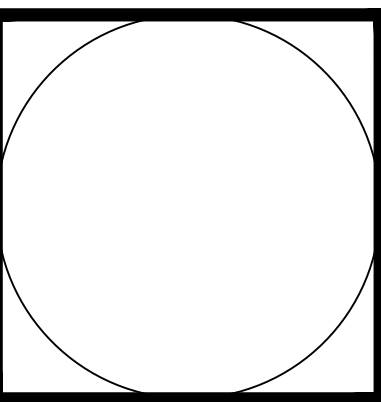
DESIGN DEVELOPMENT

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

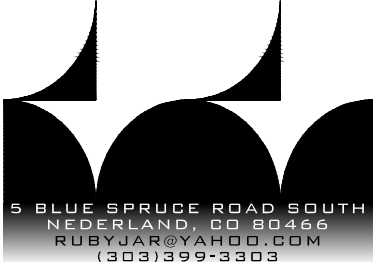
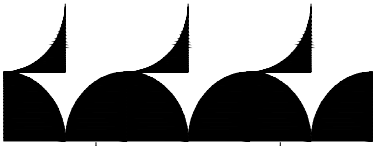
DATE:
MAY 7, 2023

DRAWN BY: JAR
PROPOSED SITE PLAN

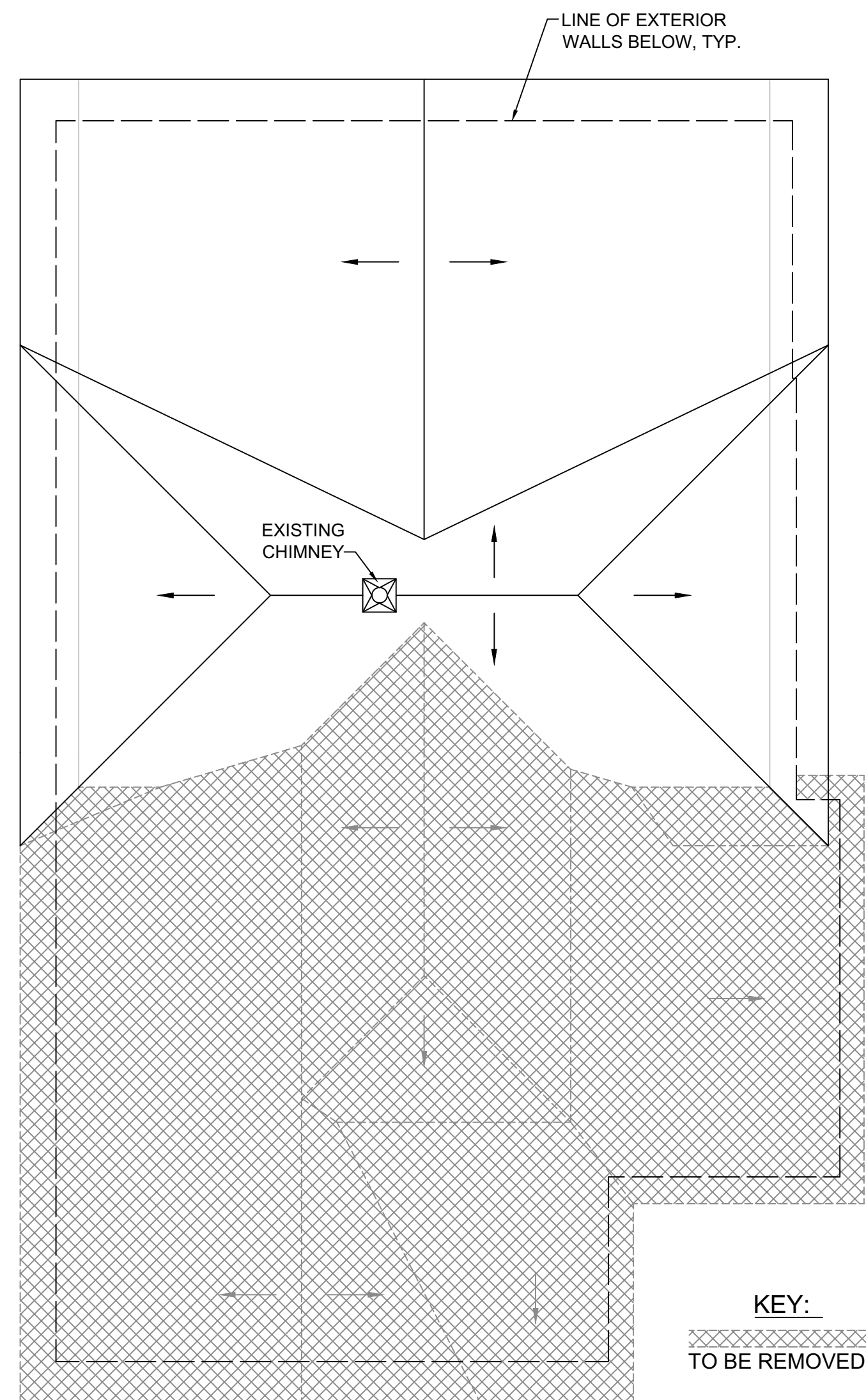




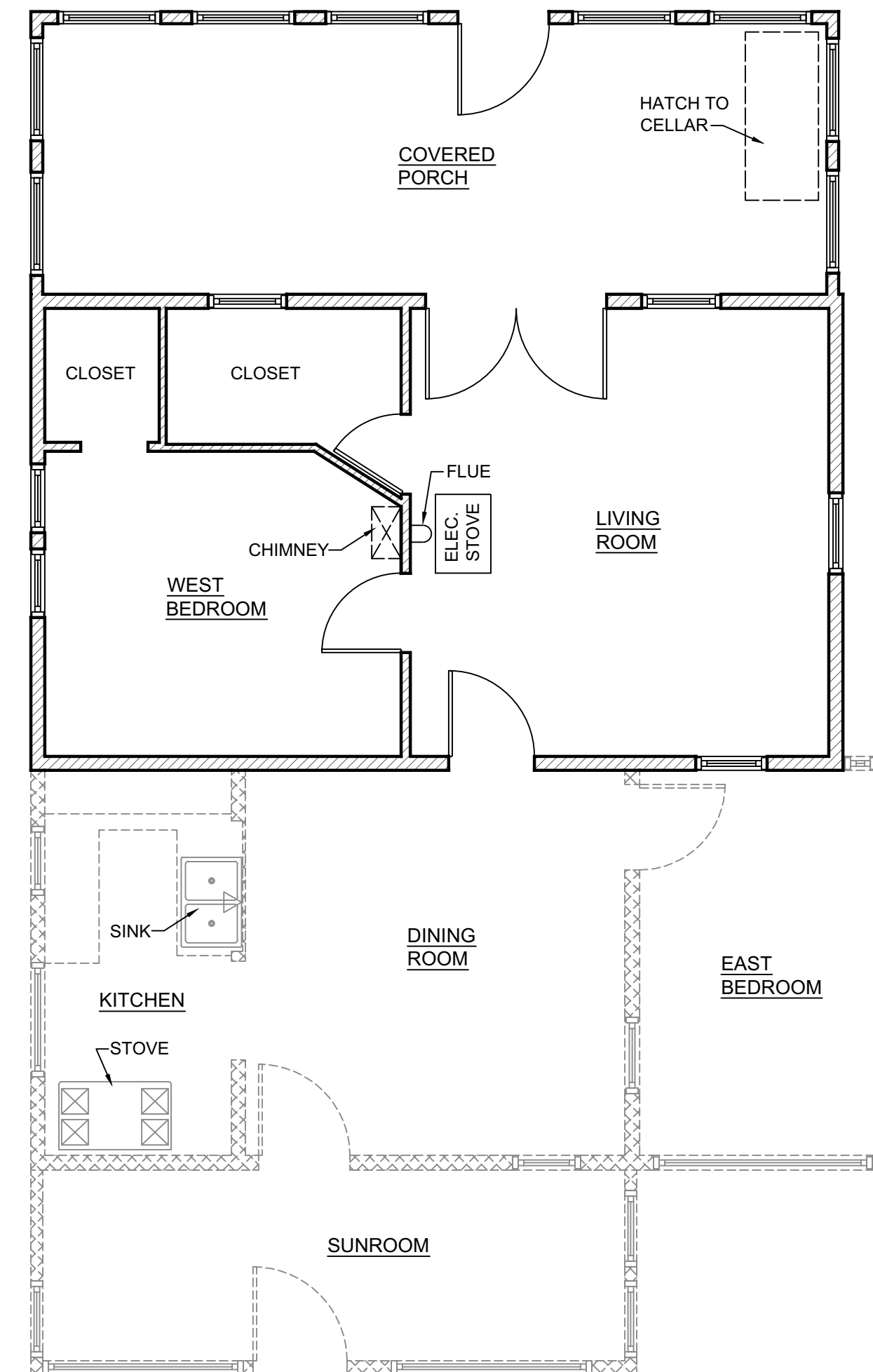
JASON RUBY
ARCHITECTURE, LLC



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NEEDHAM, CO 80459
RUBY@JASRUBYARCH.COM
1.620.399.3503



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



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



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

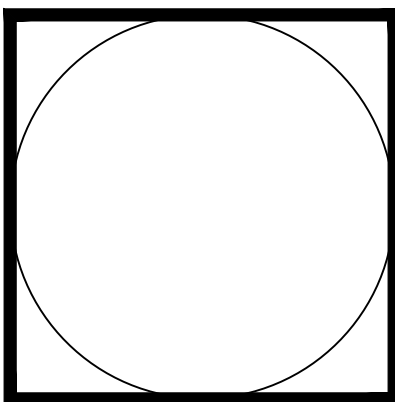
EXISTING CONDITIONS

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

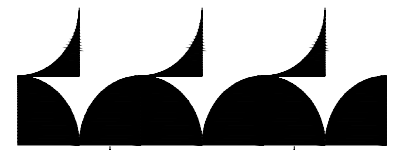
DATE:
MAY 7, 2023

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EXST./ DECONSTRUCTION
PLANS

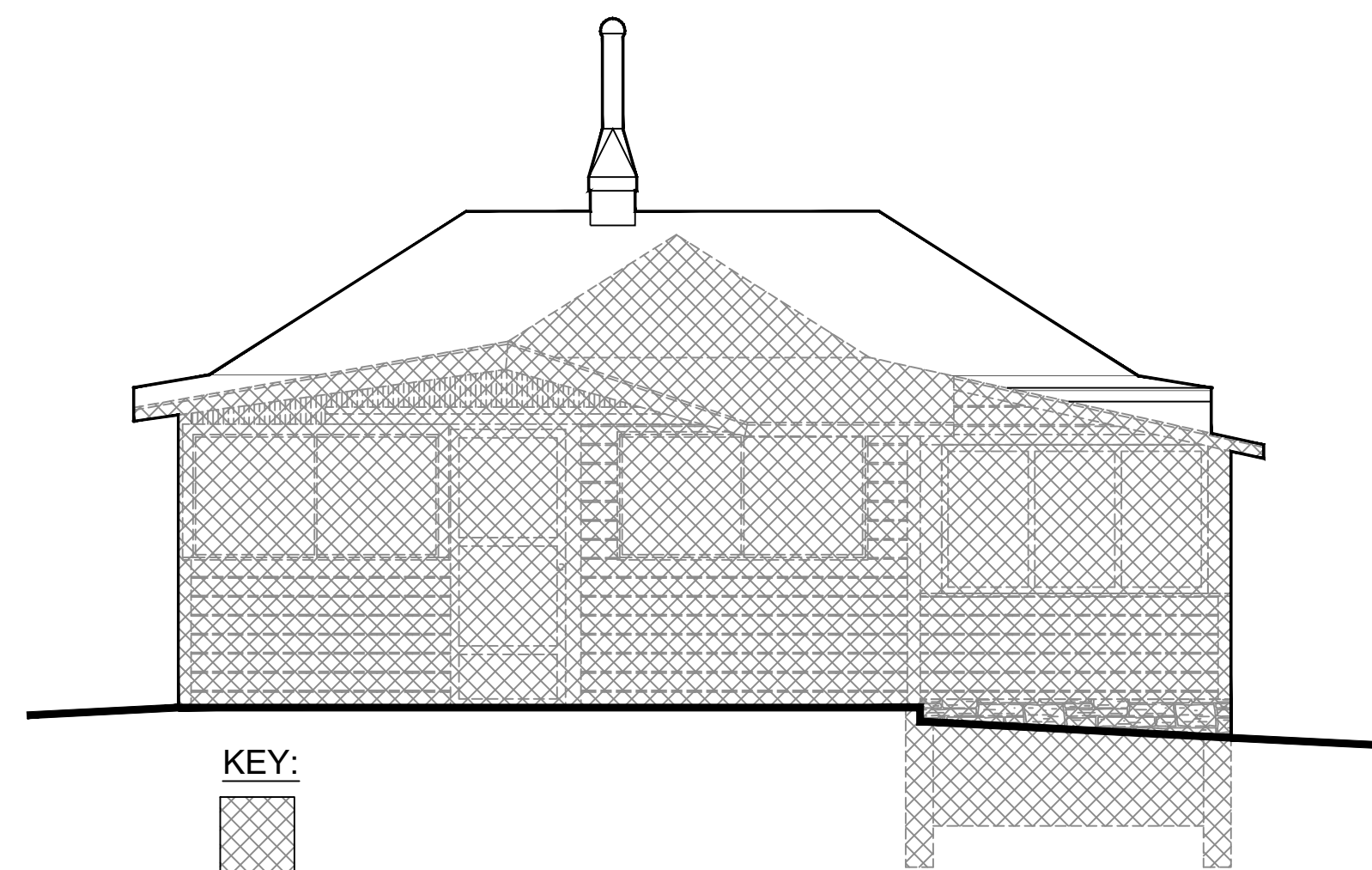
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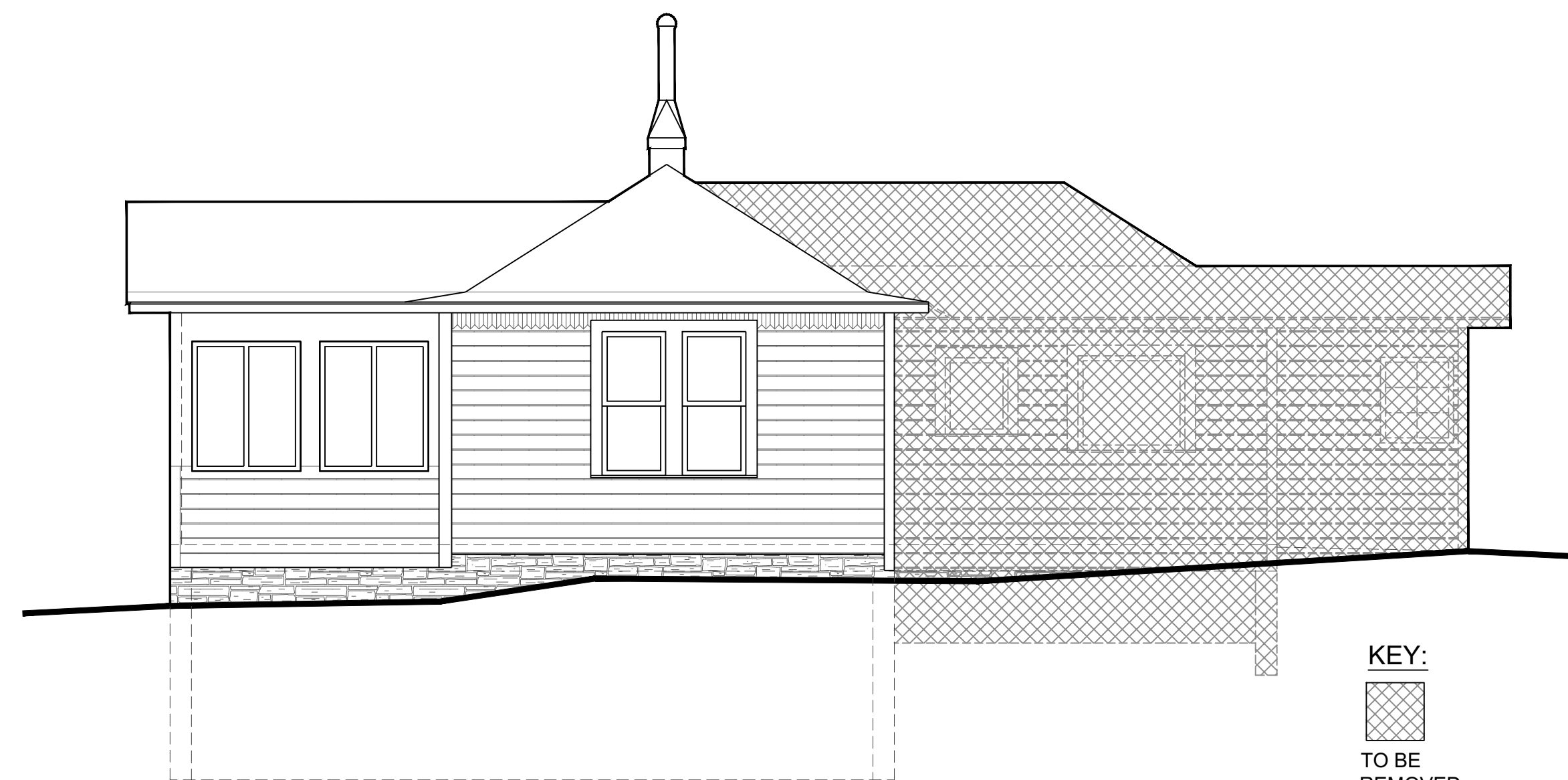


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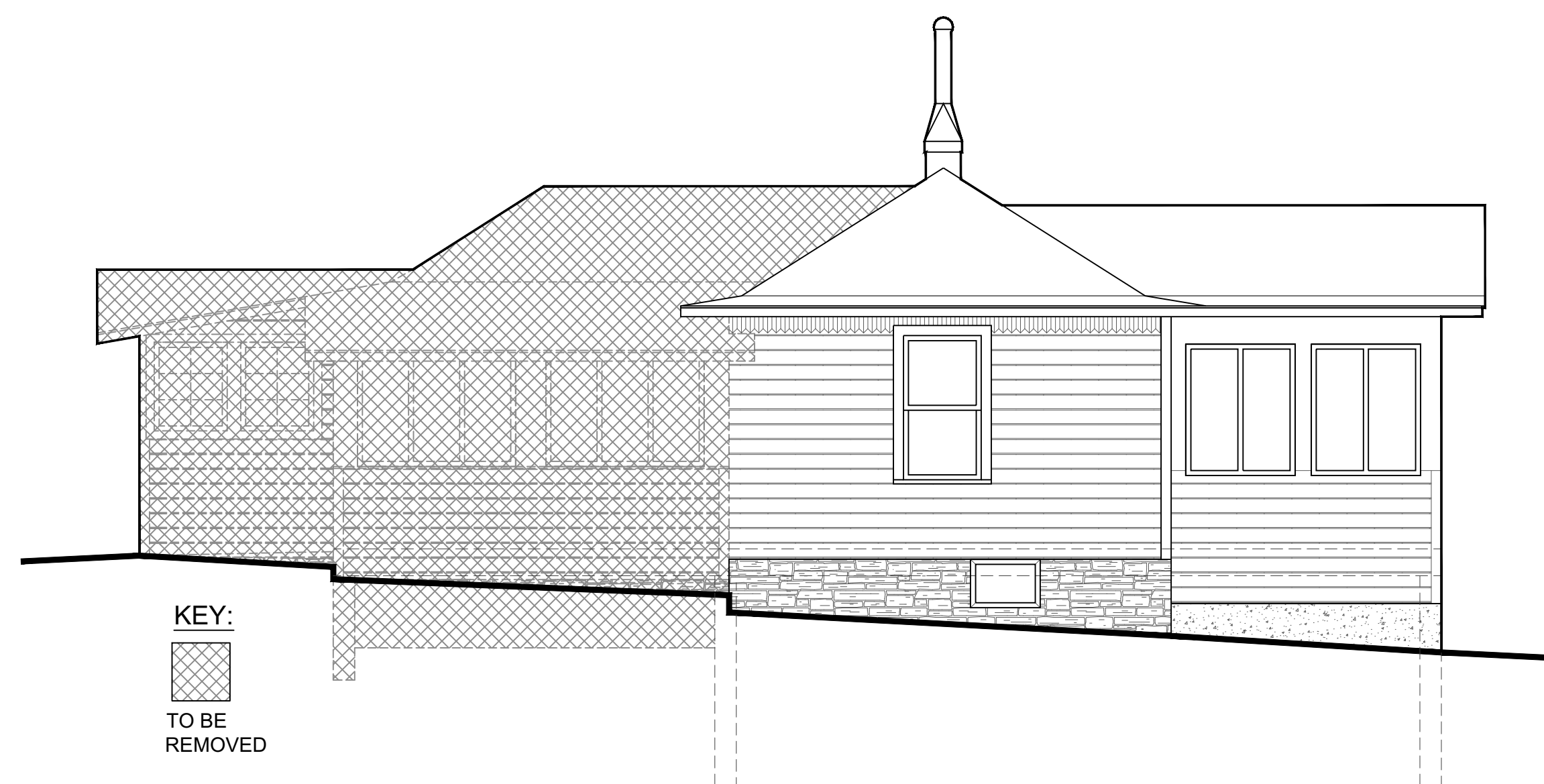
KEY:
TO BE
REMOVED

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



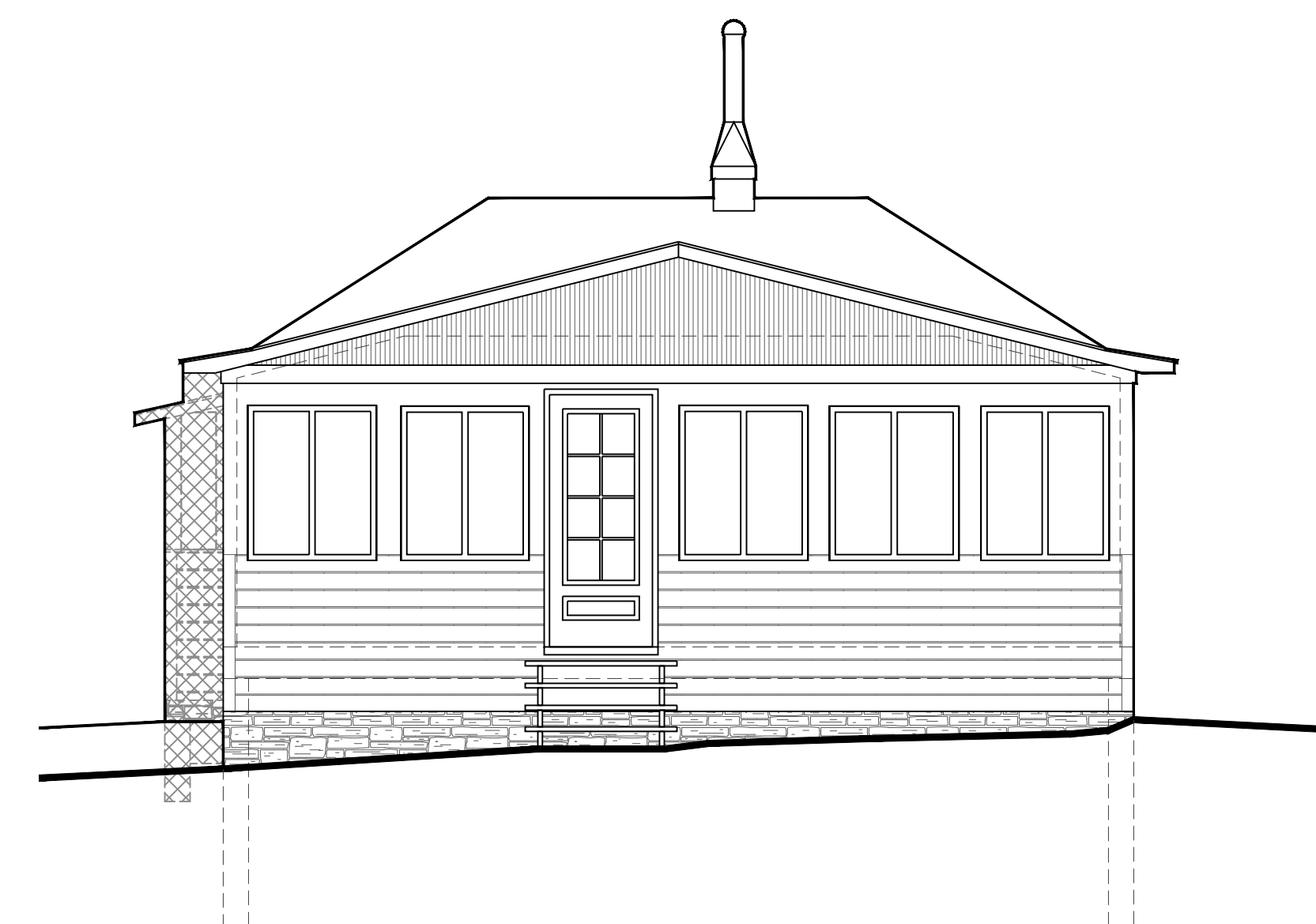
KEY:
TO BE
REMOVED

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



KEY:
TO BE
REMOVED

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



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

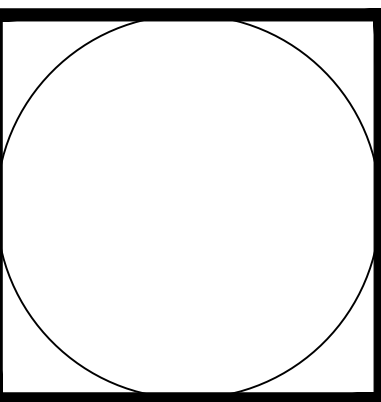
EXISTING CONDITIONS

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

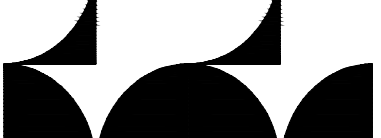
DATE:
MAY 7, 2023

DRAWN BY: JAR
EXST./ DECONSTRUCTION
ELEVATIONS

A0.1



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5 BLUE SPRUCE ROAD SOUTH
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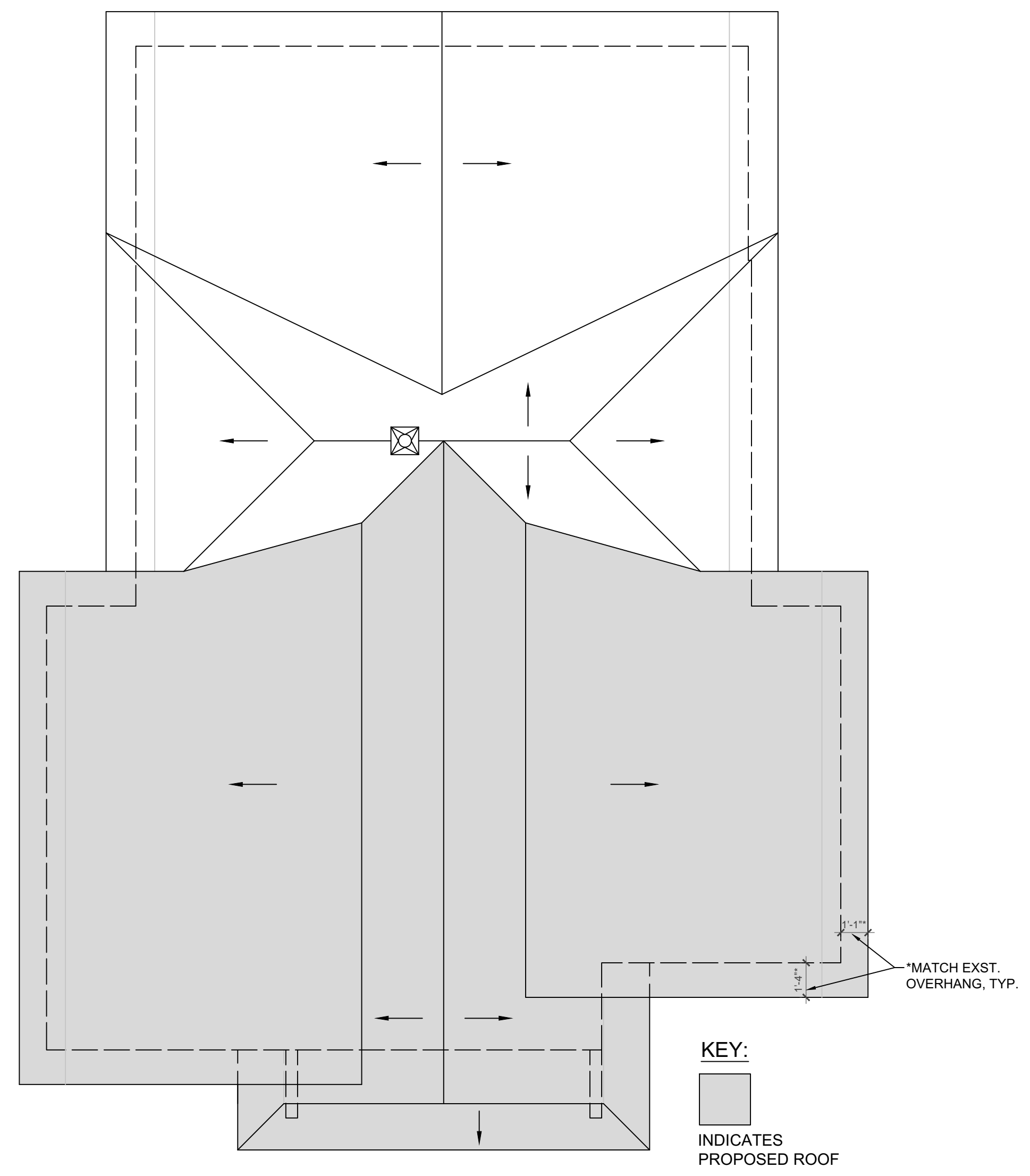
DESIGN DEVELOPMENT

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

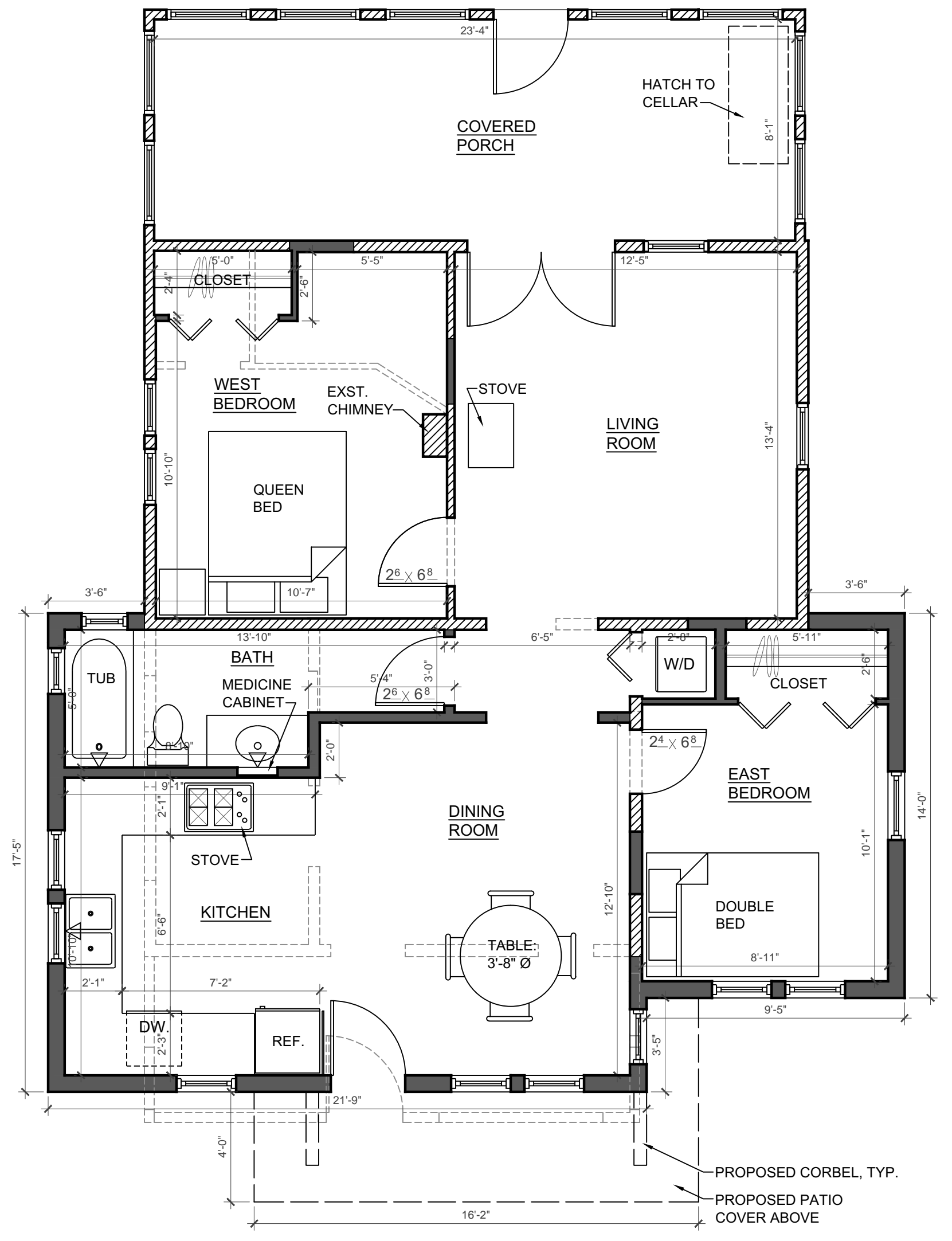
DATE:
MAY 7, 2023

DRAWN BY: JAR
PROPOSED PLANS

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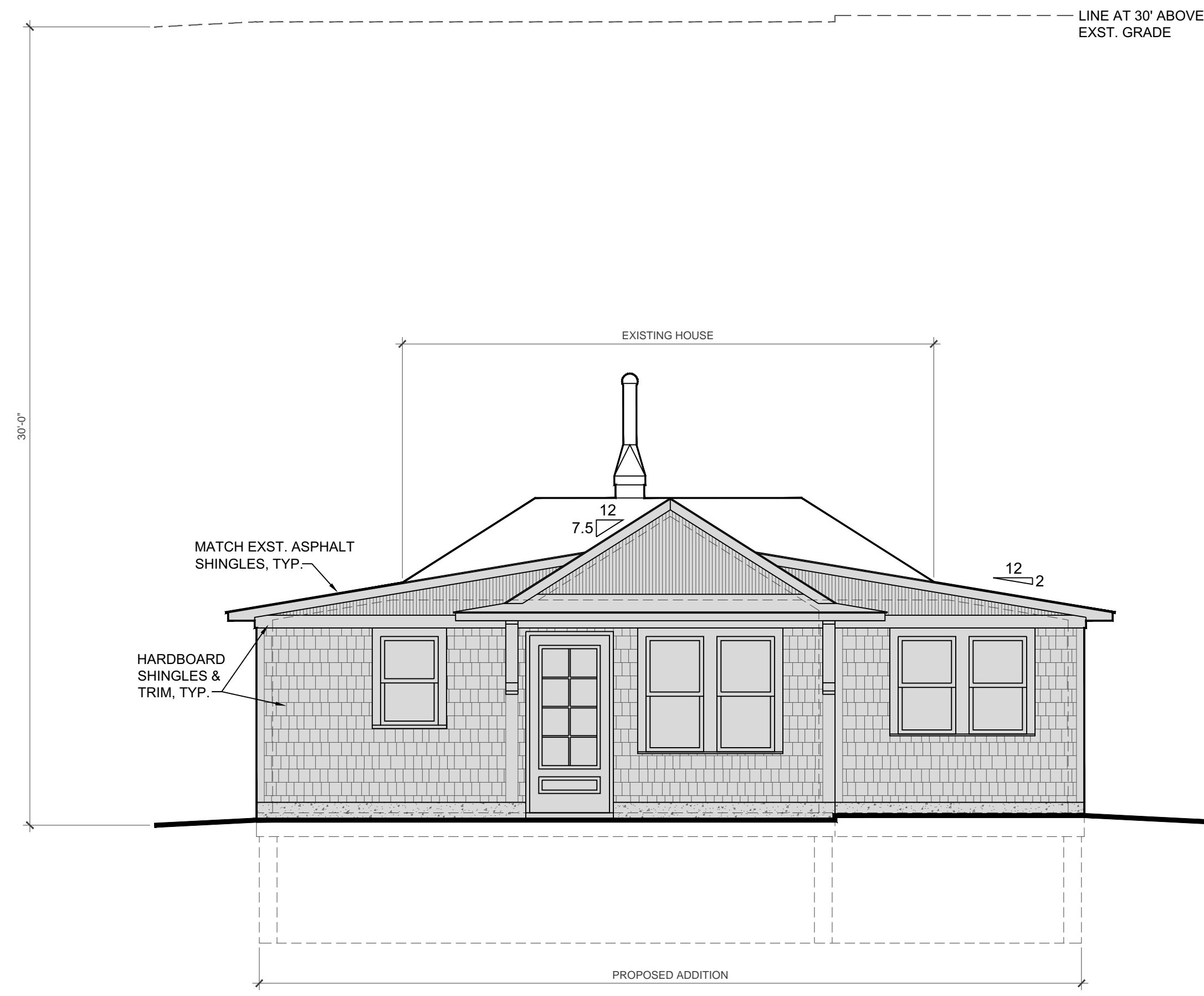


PROPOSED ROOF PLAN
1/4" = 1'-0" NORTH

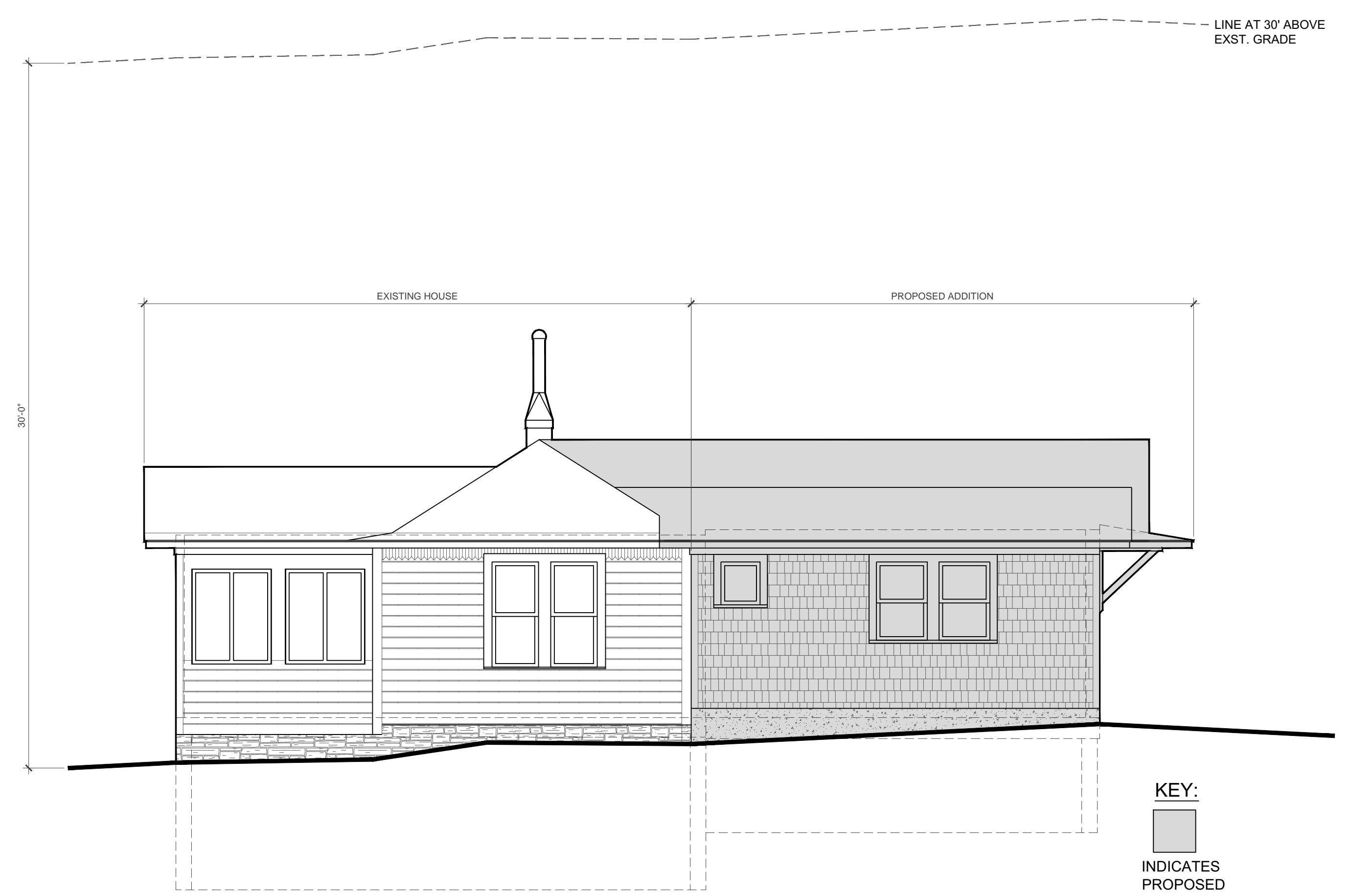


PROPOSED FLOOR PLAN
1/4" = 1'-0" NORTH
EXST. COVERED PORCH AREA = 202 GSF
EXST. HOUSE TO REMAIN AREA = 342 GSF
PROPOSED ADDITION = 495 GSF

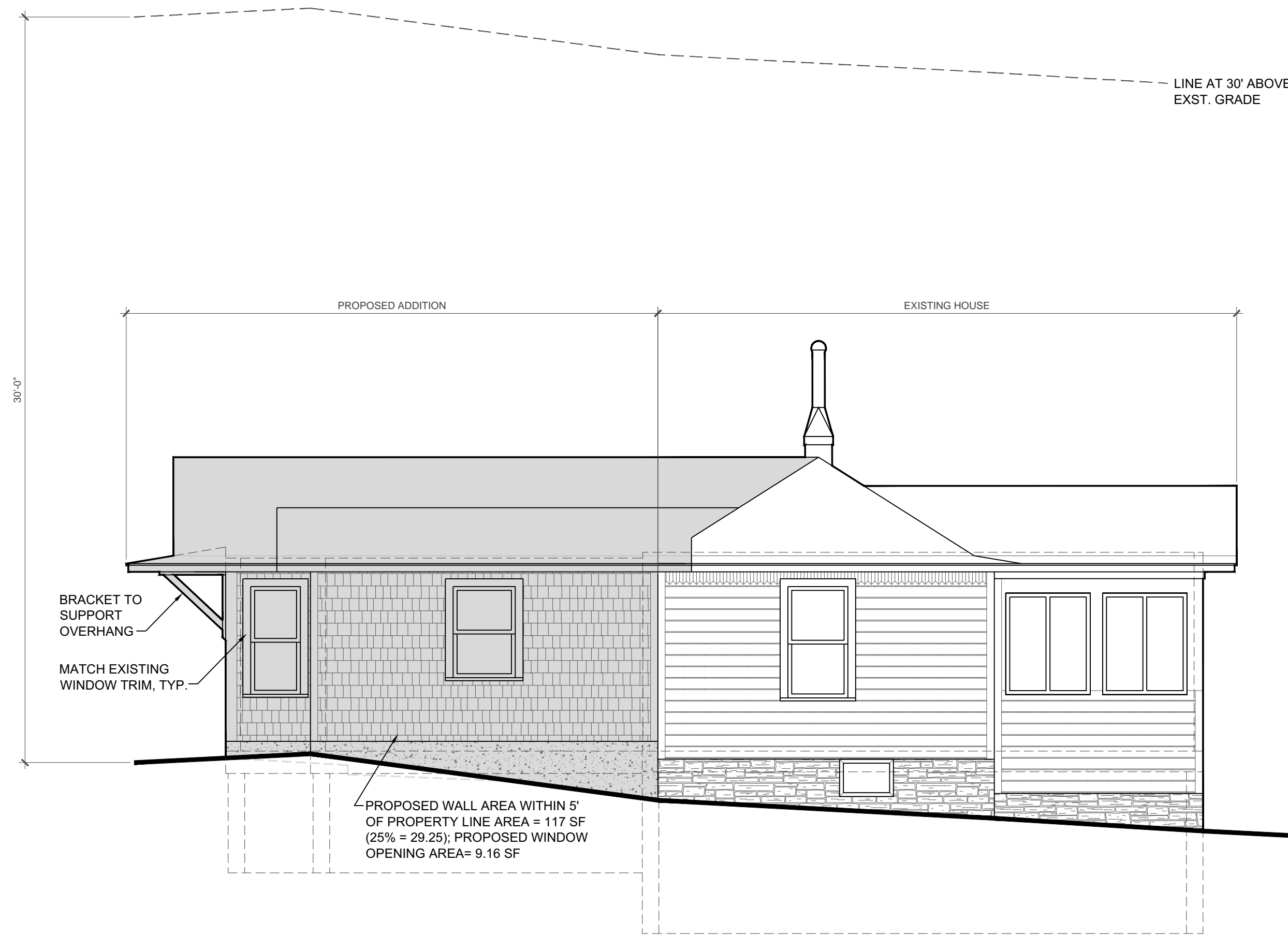
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EXISTING WALLS
PROPOSED WALLS
TO BE REMOVED



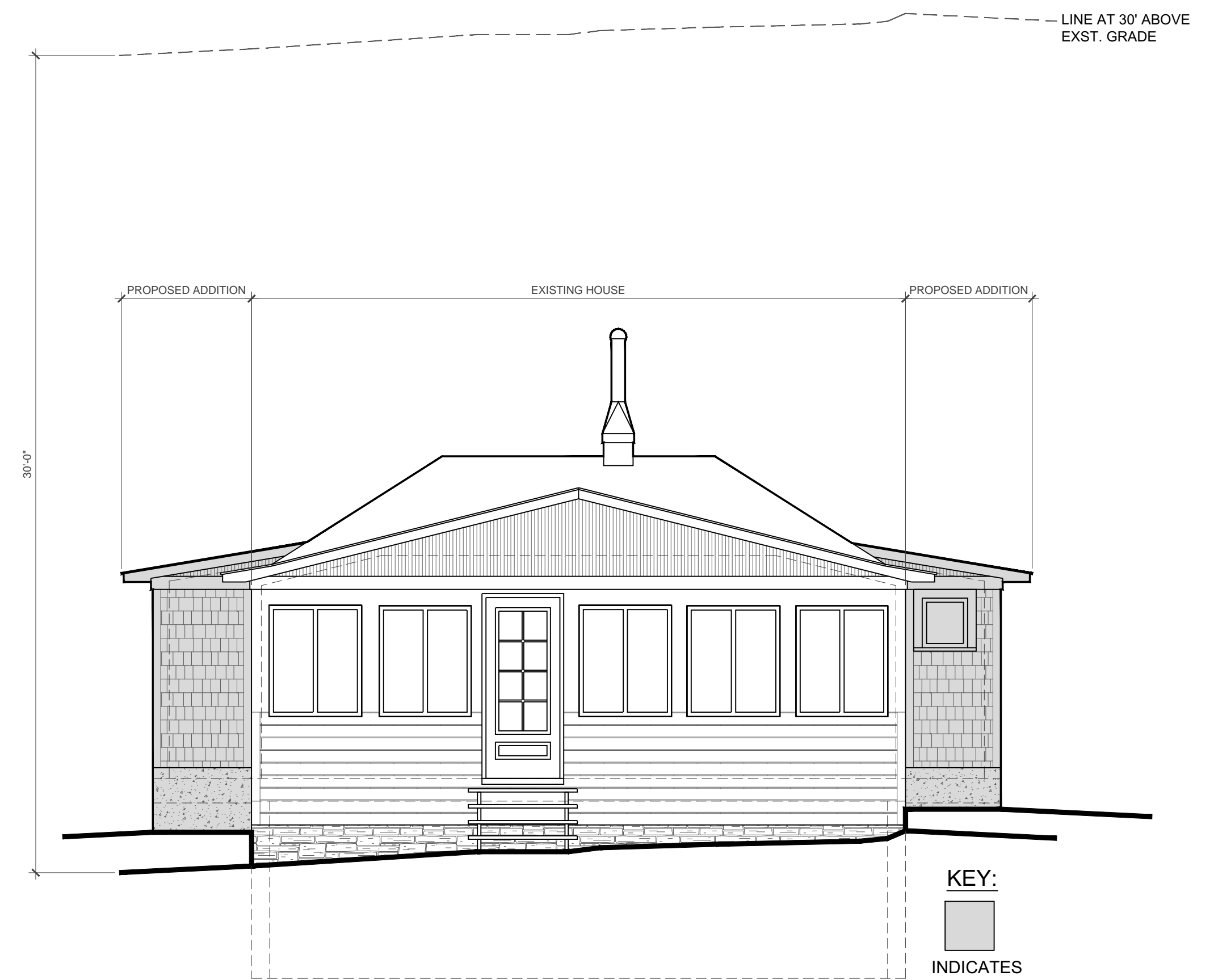
PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



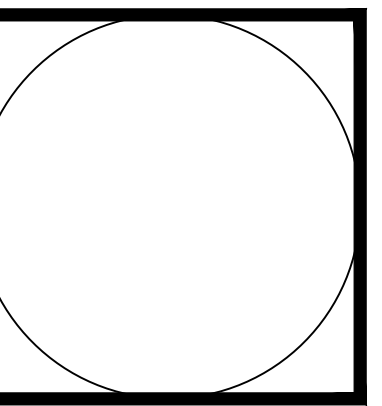
PROPOSED WEST ELEVATION
1/4" = 1'-0"



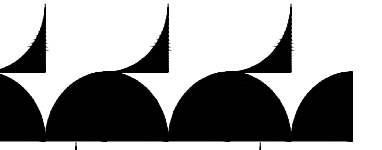
PROPOSED EAST ELEVATION
1/4" = 1'-0"



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



JASON RUBY
ARCHITECTURE, LLC



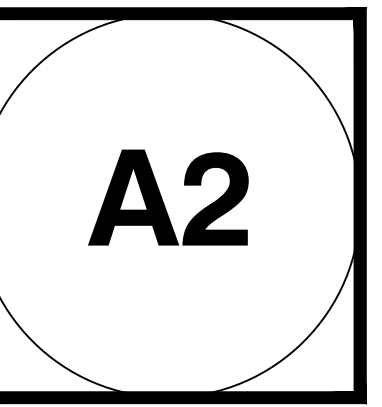
5 BLUE SPRUCE ROAD SOUTH
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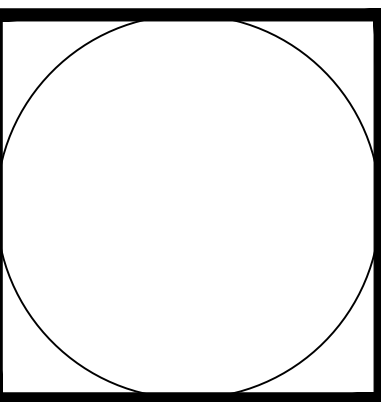
DESIGN DEVELOPMENT

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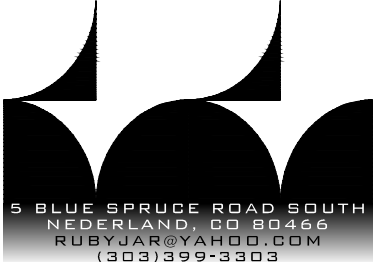
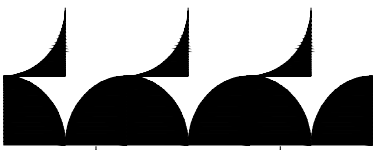
DATE:
MAY 7, 2023

DRAWN BY: JAR
PROPOSED ELEVATIONS





JASON RUBY
ARCHITECTURE, LLC



5 BLUE SPRUCE ROAD SOUTH
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1203199-3503

AIR BARRIER NOTES:

- PROVIDE CONTINUOUS AIR BARRIER, ALL BREAKS AND JOINTS TO BE SEALED.
- SEAL JUNCTION OF FOUNDATION AND SILL PLATE.
- SEAL JUNCTION OF TOP PLATE AND TOP OF EXTERIOR WALLS.
- SEAL SPACE BETWEEN WINDOW/ DOOR JAMBS AND FRAMING.
- RIM JOISTS SHALL INCLUDE THE AIR BARRIER.
- FLOOR ABOVE CRAWLSPACE: AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
- SEAL DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE.
- INSTALL AIR-SEALED ELECTRICAL BOXES, OR AIR BARRIER BEHIND ELECTRICAL BOXES
- ENERGY CONSULTING COMPANY WILL DO A VISUAL INSPECTION OF SPRAY FOAM AND ALL PENETRATIONS PRIOR TO DRYWALL. BLOWER DOOR TEST TO BE DONE AFTER INSPECTION, WITH 3 AIR CHANGES PER HOUR AT 50 PASCAL OR LESS.

NOTE: IF PROVIDED, ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019 INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72-POUND MINERAL-SURFACED, NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 RUNNING THE FULL LENGTH OF THE VALLEY.

NO VENTED ATTIC SPACE PROPOSED, THEREFORE NO SOFFIT VENTS REQUIRED.

CLASS "A" FIRE-RATED ASPHALT SHINGLES (MATCH APPEARANCE OF EXST.)

ROOF SHEATHING RE: STRUCTURAL

W.R. GRACE "ICE & WATER SHIELD" 4'-0" UP EAVES, ON RIDGE AND IN VALLEY INTERSECTIONS

GALVANIZED HALF ROUND GUTTERS W/ GUTTER GUARD SCREEN TO PREVENT THE ACCUMULATION OF LEAVES, PINE NEEDLES OR DEBRIS

2X4 RAFTER TAILS W/ HARDISOFFIT BOARD

MATCH EXST. OVERHANG HARDIBOARD TRIM

IGNITION RESISTANT SHINGLE SIDING (HARDISHINGLE) FROM TOP OF FOUNDATION TO TRIM UNDER OF ROOF SHEATHING

SHEATHING RE: STRUCTURAL

STEP TOP OF FOUNDATION WALL WHERE NECESSARY TO PROVIDE REQUIRED HEIGHT ABOVE GRADE (RE: STRUCTURAL)

GRADE

CONC. FOUNDATION WALL & FOOTING RE: STRUCTURAL

WALL REINFORCING PER STRUCTURAL

INSULATE CRAWLSPACE WALLS W/ CONTINUOUS RIGID INSULATION

INSTALL CLASS 1 VAPOR RETARDER (MIN. 10 MIL) WITH OVERLAPPING JOINTS TAPED PER CODE

CONTINUOUS FOUNDATION DRAIN

CLOSED CELL FOAM INSULATION, TYP.

1/2" GYP. WALLS AND CEILING, TYP.

WINDOWS: MAX U-FACTOR OF .30 BTU / HR X SF X °F, TYP.

R-20 MIN. INSULATION IN WALLS, TYP.

CLASS II VAPOR RETARDER ON INTERIOR SIDE OF WALL, TYP. (KRAFT FACED BATTS)

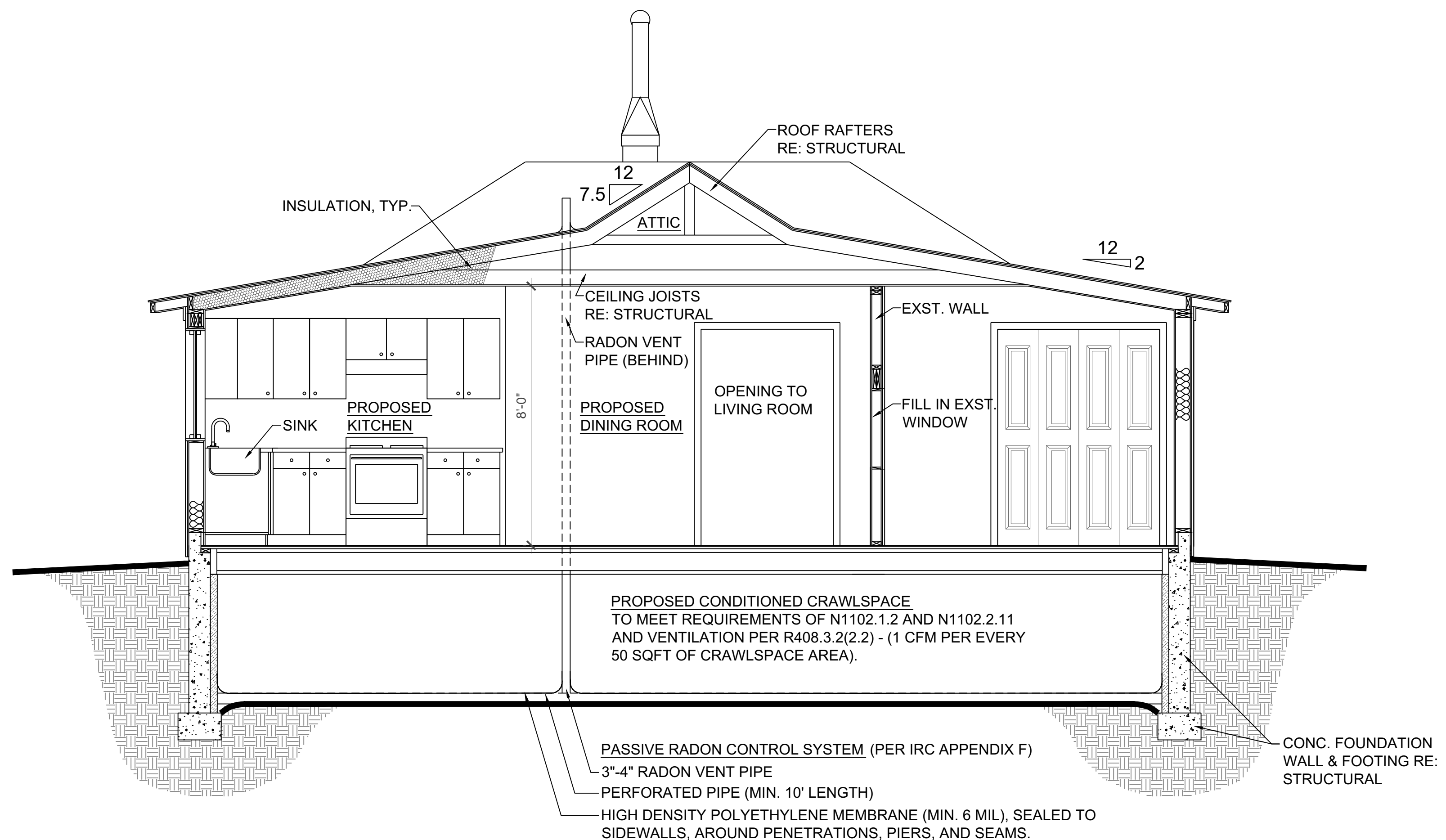
2X6 STUDS RE: STRUCTURAL

3/4" PLYWOOD SUBFLOOR, TYP.

FLOOR JOISTS RE: STRUCTURAL

TYPICAL WALL SECTION

1/2" = 1'-0"



DESIGN DEVELOPMENT

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

DATE:
MAY 7, 2023

DRAWN BY: JAR
PROPOSED SECTIONS

