



Community Planning & Permitting

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.gov

BOULDER COUNTY BOARD OF ADJUSTMENT
AGENDA ITEM
Wednesday October 4, 2023 4:00 P.M.

PUBLIC HEARING

STAFF PLANNER: Sam Walker, Planner II

RECOMMENDATION: Staff recommends conditional approval of the proposal.

Docket VAR-23-0004: Griffith Variance

Request:	Request to reduce the required rear-yard setback from 25 feet (required) to 9 feet (proposed) and reduce the required side-yard setback from 10 feet (required) to 4 feet (western proposed) and 3 feet (eastern proposed) to allow the construction of a 495 sq. ft. residential addition
Location:	59 Eldorado Springs Drive, approximately 2.8 miles west of the intersection of Eldorado Springs Drive and SH 93.
Zoning:	Estate Residential (ER) Zoning District
Agent/Property Owner:	Christian Griffith

PACKET CONTENTS:

Item	Pages
○ Staff Recommendation	1 – 6
○ Application Materials (Attachment A)	A1 – A20
○ Referral Agency Responses (Attachment B)	B1 – B13
○ Board of County Commissioners Resolution 2023-065 (Attachment C)	C1 – C3
○ HP-23-0003 Chesebro House Staff Recommendation Packet (Attachment D)	D1 – D39

SUMMARY

The applicant requests several reductions in the required setbacks of the subject property in order to facilitate the reconstruction of the rear of the existing residence as well as an approximately 80-square-foot addition in the same area. Staff recommends that this variance request be approved with conditions because the applicable review criteria in Article 4-1202(B)(2) of the Boulder Country Land Use Code (the Code) can be met.

DISCUSSION

The subject property is located on the south side of Eldorado Springs Drive, approximately 2.8 miles west of the intersection of Eldorado Springs Drive and SH 93. The property is approximately .06 acres in size, is located in the Estate Residential zoning district, and was recognized as a legal building lot pursuant to the approval of docket SE-22-0010. Access to the parcel is via an existing driveway onto Eldorado Springs Drive.

The property is currently developed with a single-family residence, constructed in 1906, and recently designated as a Historic Landmark by the Board of County Commissioners (see Resolution 2023-065, included as Attachment C, and docket HP-23-0003: Chesebro House, included as Attachment D). Like many parcels in the Eldorado Springs townsite, the residence was constructed decades prior to the adoption of County zoning regulations on a parcel that predates subdivision regulations. Following construction of the residence, it appears that the parcel was combined with several others by the at-the-time owners before being split off into an individual building lot as part of docket SE-22-0010. As a result, the residence does not meet any of the minimum setback requirements of the Estate Residential zoning district.

Estate Residential zoning currently requires a minimum 35-foot front yard setback, 10-foot side yard setback, and 25-foot rear yard setback. Per the submitted site plan (see Figure 1, below) the residence currently has a 24' 3" front yard setback, an approximate 8-foot western side yard setback, an approximate 6-foot eastern side yard setback, and an approximate 9-foot rear yard setback.

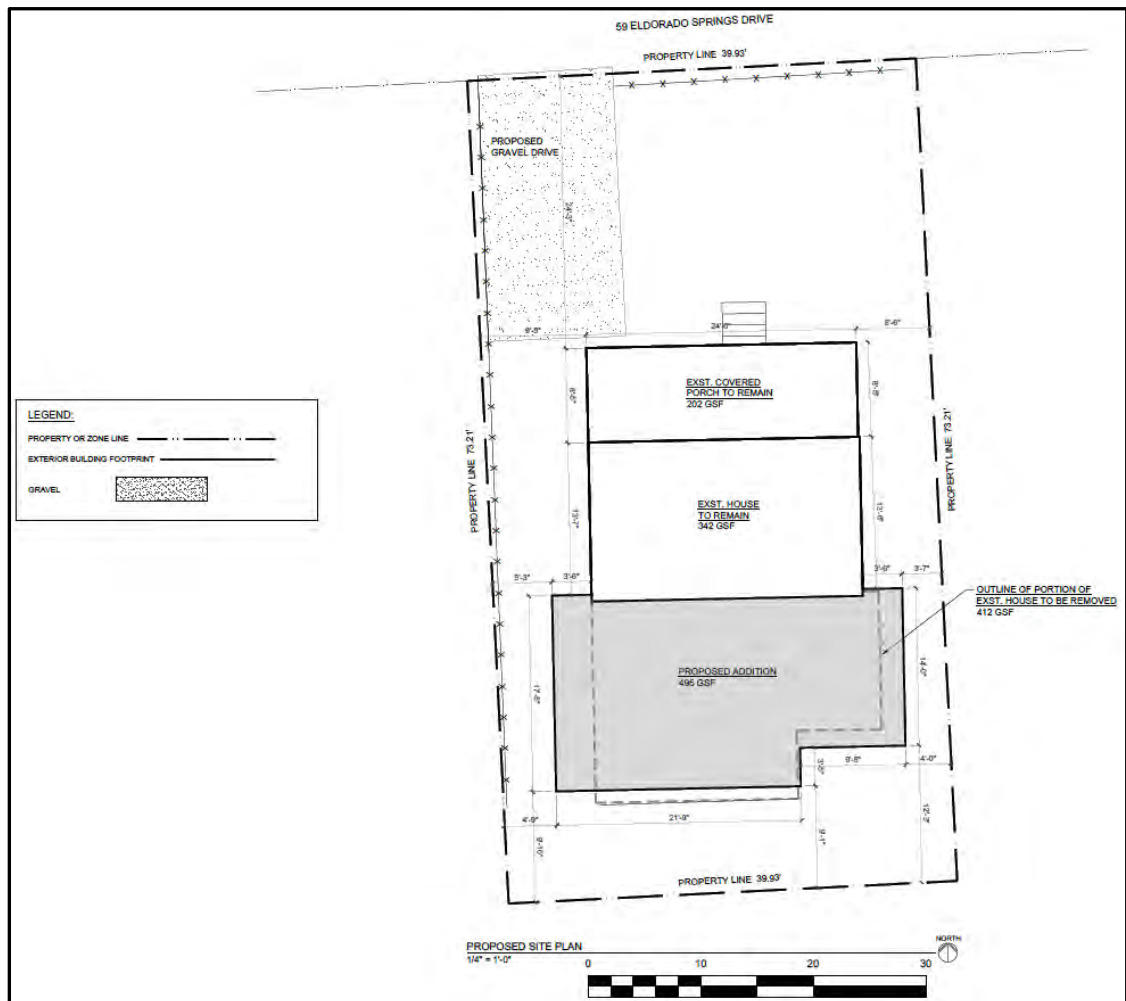


Figure 1: Submitted site plan showing existing and proposed improvements, as well as setback encroachments on all required yards (available in better detail on Page XX of Attachment A)

The applicant proposes to reduce the required side yards on the western, southern, and eastern façades of the residence to facilitate the reconstruction of 412 square feet of the existing residence as well as a small 83-square-foot addition in the same area. If the proposal, including both reconstruction of existing floor area and the 83-square-foot addition is approved, the total resulting residential floor area on the parcel will be 1,039 square feet, which is below the 1,500-square-foot maximum for the parcel adopted by the Board of County Commissioners as a condition of approval for SE-22-0010.

REFERRALS

The variance request was sent to property owners within 1,500 feet of the subject property, as well as all applicable referral agencies. Responses received by staff are attached to this staff recommendation (Attachment B) and summarized below.

Boulder County Stormwater Quality Coordinator: The Stormwater Quality Coordinator’s referral response noted that a Stormwater Quality Permit (SWQP) would be required for the proposal at the time of building permit because the project is located within 100 feet of a waterway.

Boulder County Parks & Open Space (BCPOS) Natural Resource Planner: BCPOS reviewed the proposal and noted that, although there are several resources identified in the Comprehensive Plan, they did not anticipate that the proposal would have a significant impact on the resources present.

Mountain View Fire Protection District (FPD): The FPD referral response expressed no concerns with the proposed setback reductions provided that they are in accordance with the Building Code.

Xcel Energy: The Xcel referral response noted that there are existing overhead distribution facilities along the northern boundary of the subject parcel and that a 10-foot radial clearance must be maintained from those facilities at all times, both during and after construction.

Boulder County Building Safety & Inspection Services Team: The Building Team referral expressed concern that the proposed remodel and addition would be potentially restricted by the International Residential Code (IRC) requirements, which “restricts openings such as openings in walls, projections (prohibits overhangs), and requires fire rated assemblies for structures that are closer than five feet (5’) to the lot line.” The response also noted that a building permit, ignition-resistant materials and defensible space, and plan review will be required for the proposed remodel and addition. They also included the wind and snow loads that the addition will have to meet, and indicated that the new construction will need to meet Buildsmart requirements.

Boulder County Development Review Team – Access & Engineering: This team confirmed that the parcel’s legal access comes via Eldorado Springs Drive, which is a privately-owned travelway as shown on the Moffat Lake Plat but is held under an easement. They also indicated a lack of concern with the proposed setback reductions, but indicated that the proposed driveway access point will need to be modified during permitting to meet the Boulder County Multimodal Transportation Standards (MMTS).

Boulder County Wildfire Mitigation Team: The Wildfire Mitigation Team referral response made a strong recommendation that the exterior of the addition and existing residence be fitted with materials with an increased level of ignition resistance, but did not make it a requirement because the potential for wildfire mitigation on the property is extremely limited by the close proximity of residences on neighboring parcels.

Boulder County Historic Preservation Team: The Historic Team’s referral response indicated that the proposed addition was approved by the Historic Preservation Advisory Board subcommittee during their August 7, 2023 meeting subject to approval of the proposed variance request by the Board of Adjustment.

Agencies that did not respond: Boulder County Long Range Planning, Boulder County Floodplain Management Program, Eldorado Springs LID, Boulder County Assessor, Boulder County Attorney's Office, Boulder County Conservation Easement Management Program, BCPOS Real Estate, Boulder County Environmental Health / Water Quality, Boulder County Sheriff, Boulder County Treasurer, Boulder County Surveyor, Eldorado Springs Community Association, Eldorado Artesian Springs Inc., City of Boulder Planning & Development Services, City of Boulder Open Space & Mountain Parks, History Colorado Office of Archaeology and Historic Preservation, Eldorado Canyon State Park, US Fish and Wildlife Service.

Adjacent Property Owners – 119 referrals were sent to nearby property owners, and staff received no public comments regarding the proposal.

CRITERIA ANALYSIS

Per Article 3-100.A.18 of the Code the Board of Adjustment (BOA) may approve a variance from the terms of the Code as set forth in Article 4-1200. To grant a variance, the BOA must find that the following criteria from **Article 4-1202(B)(2)** of the Code are satisfied:

(a) There exist exceptional or extraordinary physical circumstances of the subject property such as irregularity, narrowness, shallowness, or slope;

The subject parcel is almost entirely flat, with a slight upward slope along the southern parcel boundary, which is typical for many other small parcels that front along the same section of Eldorado Springs Drive and is not particularly exceptional or extraordinary.

However, as shown in Figure 1 above, the existing residence encroaches into all of the required setbacks such that no expansions of the existing footprint could be made without a variance, and only the center of the residence would be allowed to undergo a remodel. Staff find that the narrowness and shallowness of the parcel configuration, while common in the Eldorado Springs townsite area, predates County adoption of zoning and setback requirements and therefore presents an extraordinary physical circumstance for the parcel.

Therefore, staff find this criterion is met.

(b) Because of these physical circumstances, the strict application of the Code creates an exceptional or undue hardship upon the property owner;

Each façade of the existing residence encroaches into one of the required setbacks of the Estate Residential zoning district, and a strict application of the Code would create an undue hardship by disallowing the remodeling of existing floor area or the addition of any new floor area outside of a small area in the center of the structure. Further, a strict application of the Code would limit the applicant's ability to preserve the landmarked structure by limiting the areas where improvements could be made to the center of the residence, where a portion of it is located outside of the required setbacks.

Therefore, staff find this criterion is met.

(c) The hardship is not self-imposed;

Residential development on the property predates the county's adoption of zoning codes and setback restrictions, which the applicants seek to reduce.

Therefore, staff find that the hardship is not self-imposed, and therefore that this criterion is met.

- (d) The variance, if granted, will not adversely affect the uses of adjacent property as permitted under this code;*

Staff do not anticipate that the proposed variance will adversely affect the uses of adjacent properties as permitted under the Code, nor has any referral agency or nearby property owner responded with such a concern.

Therefore, staff finds this criterion is met.

- (e) The variance, if granted, will not change the character of the zoning district in which the property is located, and is in keeping with the intent of the Code and the Boulder County Comprehensive Plan;*

Staff do not have concerns that the variance will change the character of the zoning district in which the property is located if granted. As previously stated, development on other parcels within the Eldorado Springs townsite often encroaches into required setbacks due to the townsite's establishment before county adoption of zoning and setback requirements. Many lots within the townsite are also similarly sized, and will require similar variance requests for future construction if they have not already made such requests.

Therefore, staff finds that this criterion is met.

- (f) The variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County and is in accordance with the Comprehensive Plan and any applicable intergovernmental agreement affecting land use or development.*

The referral response from the Mountain View FPD expressed no concerns with the proposed setback reductions or addition, provided that they are in accordance with the requirements of the Building Code. The referral response from the County Building Team expressed concern that the IRC requirements would pose challenges for the variance request, specifically with regard to restrictions for structures that are closer than 5 feet to a lot line, namely restricted wall openings, a prohibition on overhangs, and a requirement for fire rated assemblies. Staff are concerned that these requirements will negatively effect the approved historic character of the residence, but that avoiding them will pose a safety issue for the existing residence as well as those on adjacent properties.

To address this issue, staff recommend a condition of approval limiting the proposed western and eastern setback reductions to the existing footprint of the residence. The applicant's proposal to expand the western façade further to the west (and similarly expand the eastern façade further to the east) would trigger the above-described IRC requirements, but keeping to the existing footprint would not.

Beyond the concerns described above, there is no indication that the proposed variance would adversely affect the health, safety, or welfare of Boulder County citizens, and no referral agency or nearby property owners responded with such concerns.

Therefore, as conditioned, staff find this criterion can be met.

RECOMMENDATION

As discussed above, staff find that the criteria for a variance can be met. Therefore, Community Planning & Permitting staff recommend that the Board of Adjustment **APPROVE Docket VAR-23-0004: Griffith Variance** subject to the following conditions:

1. The required side yard setback along the western façade of the residence is reduced from 10 feet (required) to 8' 4" (approved) such that the remodel of the rear of the residence does not expand westward beyond the existing façade.
2. The required side yard setback along the eastern façade of the residence is reduced from 10 feet (required) to 5' 8" (approved) such that the remodel of the rear of the residence does not expand eastward beyond the existing façade.
3. The required rear yard setback is reduced from 25 feet (required) to 9' 1" (approved) as shown in the application materials.
4. The proposed additions and any future expansions are otherwise subject to the provisions of the Boulder County Land Use Code and shall be reviewed for approval in the appropriate process as required by the provisions of the Boulder County Land Use Code (as amended) including Site Plan Review Waiver, Site Plan Review, or other applicable process.
5. All future development is subject to applicable permitting and setback requirements.
6. Building permits are required for all proposed improvements.



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471 • Boulder, Colorado 80302
 Phone: 303-441-3930 • Fax: 303-441-4856
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
 Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Only
Intake Stamp

Application Form

Project Number		Project Name	
<input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other:	Application Deadline: First Wednesday of the Month <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal	Application Deadline: Second Wednesday of the Month <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Rezoning <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Location and Extent <input type="checkbox"/> Road Name Change

Location(s)/Street Address(es) 59 Eldorado Springs Drive
Eldorado Springs, Colorado, 80025

Subdivision Name First Addition to Moffat Lakes

Lot(s) <u>E10' Lot 14 + Lot 15</u>	Block(s) <u>Block 1</u>	Section(s) <u>30</u>	Township(s) <u>1 South</u>	Range(s) <u>70 West</u>
Area in Acres <u>.067</u>	Existing Zoning <u>Esmtk Residential</u>	Existing Use of Property <u>Single Family Residence</u>	Number of Proposed Lots <u>1</u>	
Proposed Water Supply <u>Eldorado Artesian Spring</u>	Proposed Sewage Disposal Method <u>Eldorado LID</u>			

Applicants:

Applicant/Property Owner <u>Christian Griffith</u>		Email Address <u>cgverve@aol.com</u>	
Mailing Address <u>P.O. Box 428</u>			
City <u>Eldorado Sprng</u>	State <u>CO.</u>	Zip Code <u>80025</u>	Phone <u>7206600211</u>
Applicant/Property Owner/Agent/Consultant <u>same as above</u>		Email Address	
Mailing Address			
City	State	Zip Code	Phone
Agent/Consultant <u>N/A.</u>		Email Address	
Mailing Address			
City	State	Zip Code	Phone

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval. I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner <u>[Signature]</u>	Printed Name <u>Christian Griffith</u>	Date <u>9/15/23</u>
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.






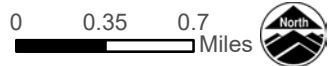
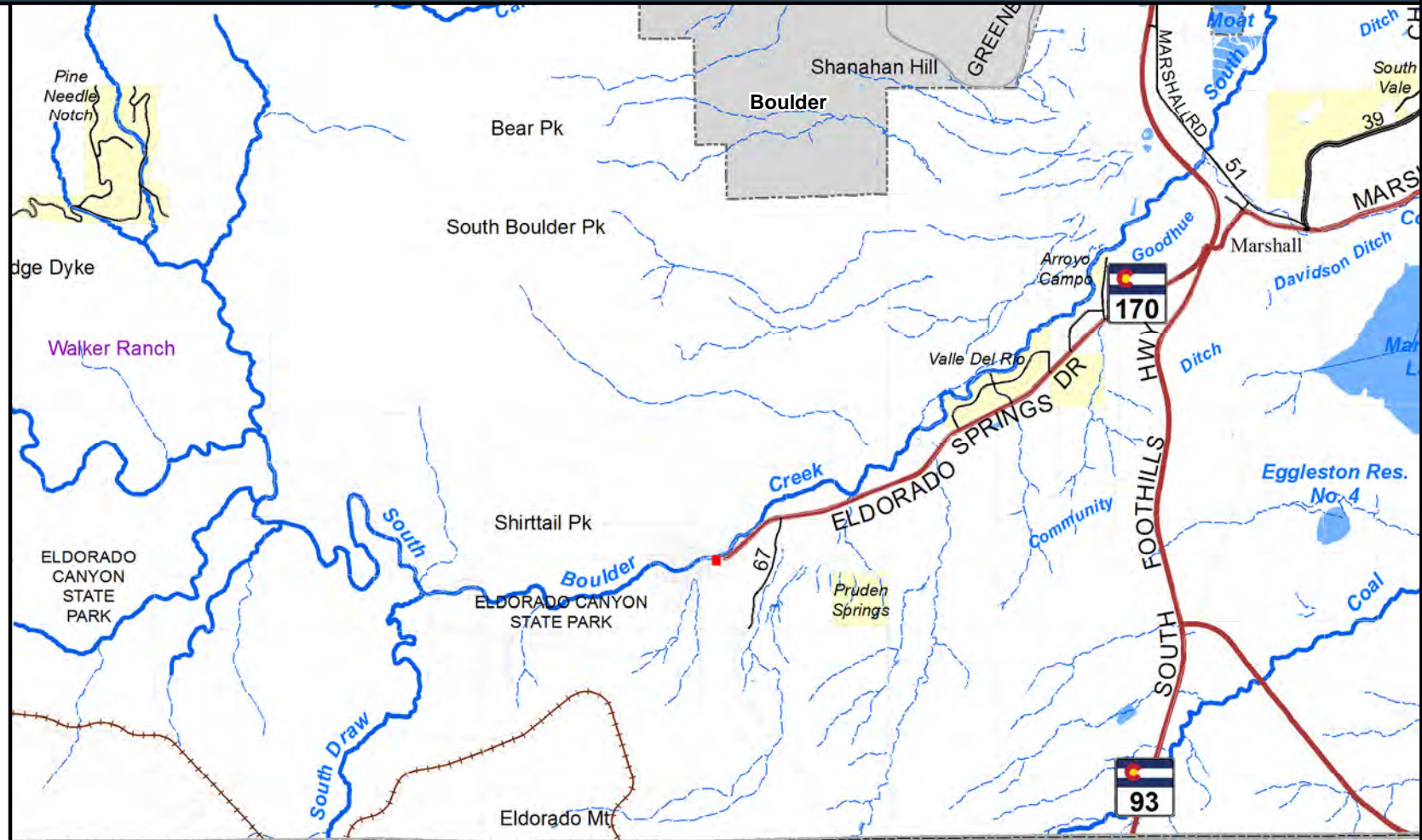
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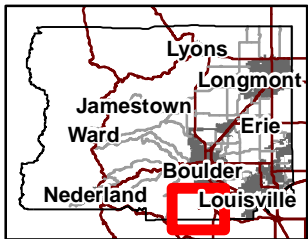
Vicinity

59 ELDORADO SPRINGS DR

-  Subject Parcel
-  Municipalities
- Subdivisions**
-  Subdivisions



Area of Detail Date: 9/6/2023



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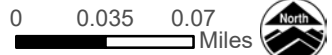
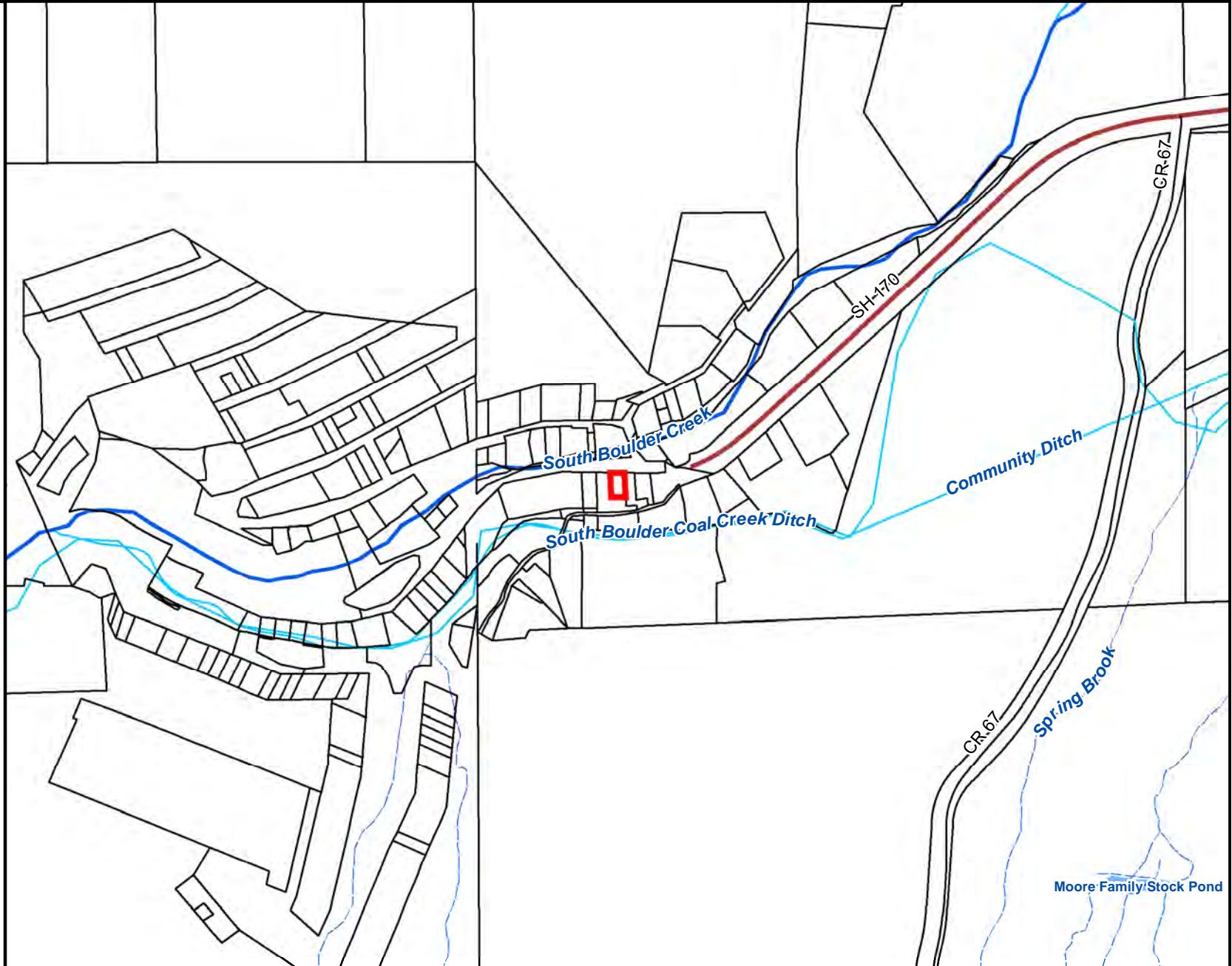
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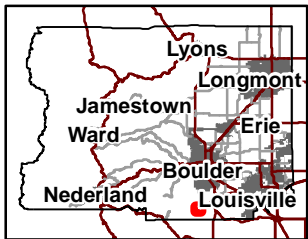
Location

59 ELDORADO SPRINGS DR

 Subject Parcel



Area of Detail Date: 9/6/2023



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Aerial

59 ELDORADO SPRINGS DR

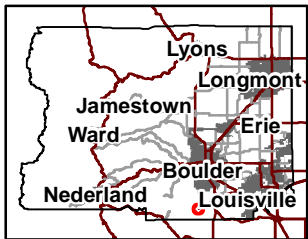
 Subject Parcel



0 0.015 0.03 Miles



Area of Detail Date: 9/6/2023



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Aerial

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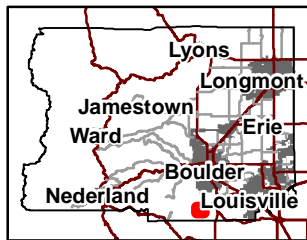
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Comprehensive Plan
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Subject Parcel

NLNA Buffer

Archeologically Sensitive Travel Routes

Archeologically Sensitive Travel Routes

Environmental Conservation Areas

Riparian Areas

Archeologically Sensitive Areas

Archeologically Sensitive Areas

Wetlands

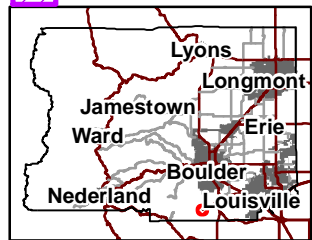
Significant Natural Communities

High Biodiversity Areas

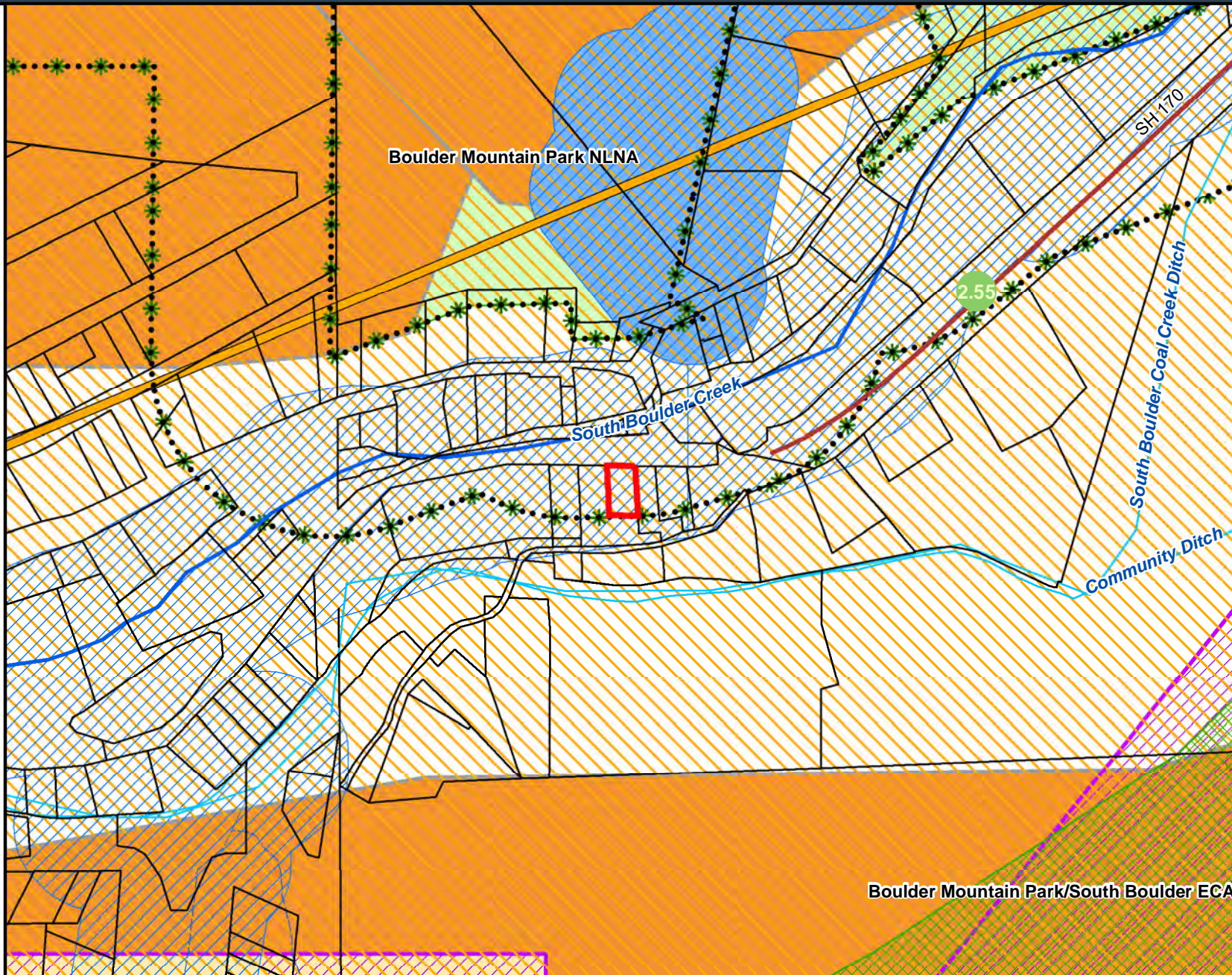
B2: Very High Biodiversity Significance

Natural Landmarks
 Natural Areas

Rare Plant Areas



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Boulder Mountain Park/South Boulder ECA






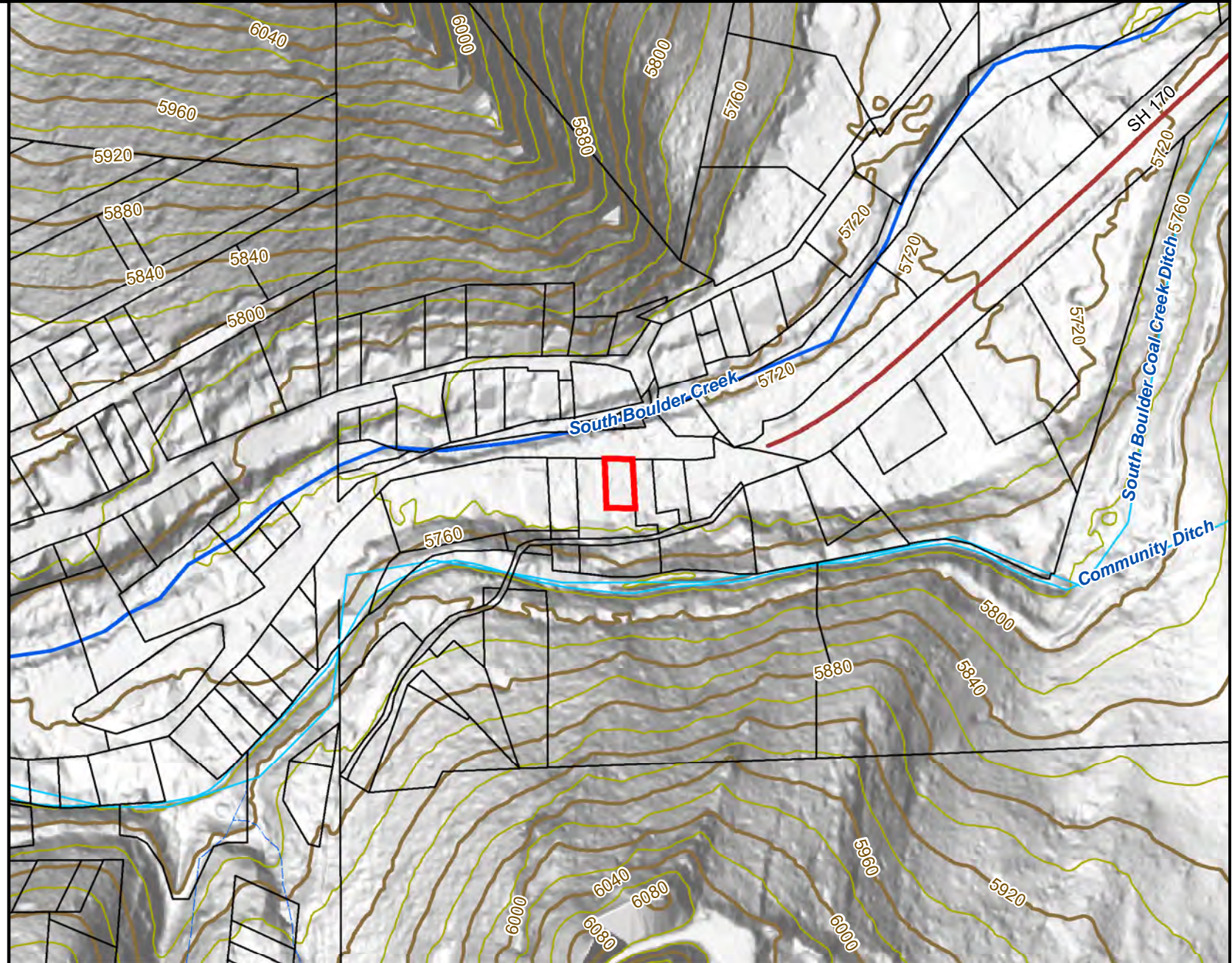
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Elevation Contours

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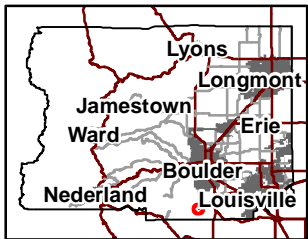
-  Subject Parcel
-  Contours 40'
-  Contours 20'



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Floodplain

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Subject Parcel

Floodplain

100-Year Floodplain

- Zones AE, A, AO and AH

Floodway

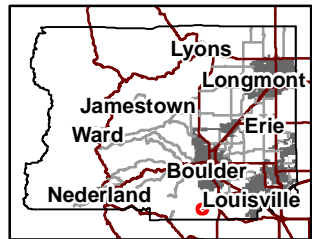
500-Year Floodplain
- Zone X500



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Geologic Hazards

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Geologic Hazard & Constraint Areas Geology Element

Slope Stability

- Debris flow susceptibility area
- Rockfall susceptibility area
- Landslide susceptibility area
- Landslide Inventory

Heaving Bedrock

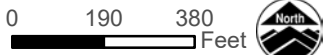
- Steeply Dipping, Heaving Bedrock

Boulder Coal Field

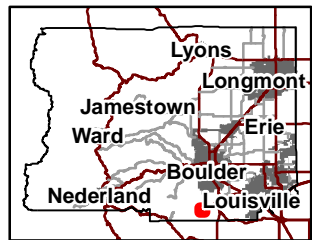
- Extent of Abandoned Coal Mines

Soil and Bedrock Swell Potential

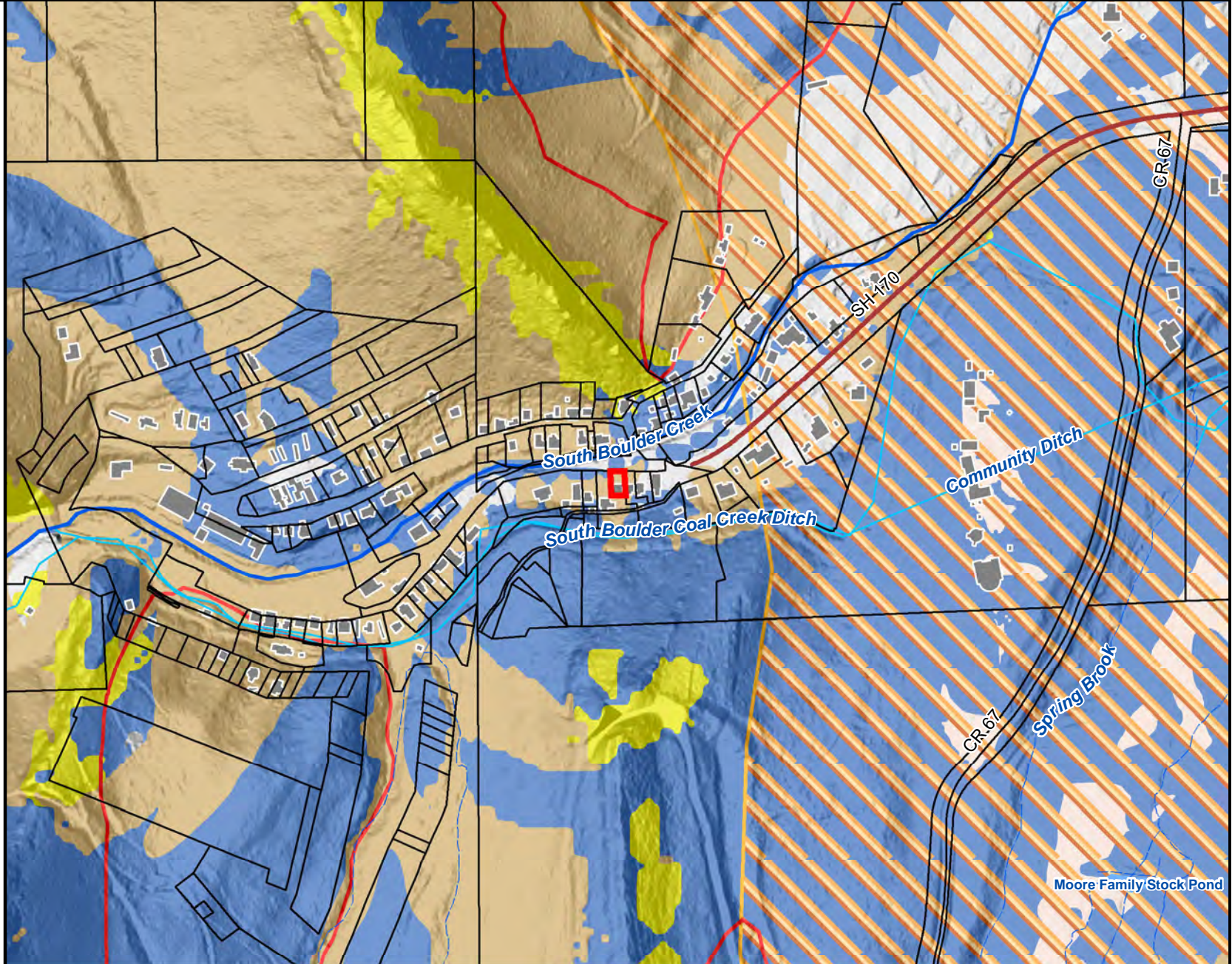
- Very High
- High
- Moderate



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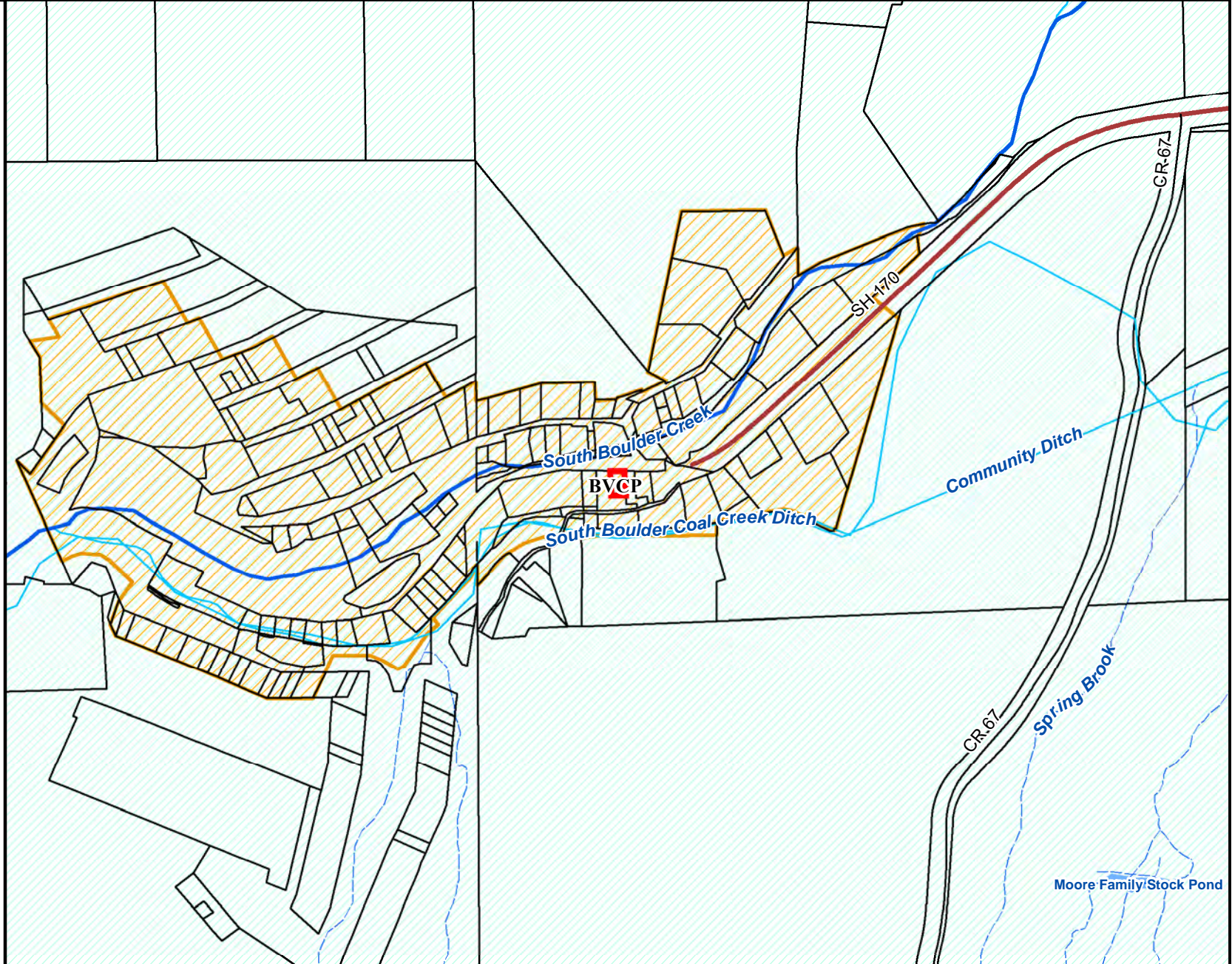
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Planning Areas

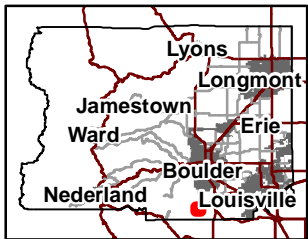
59 ELDORADO SPRINGS DR

-  Subject Parcel
-  Eldorado Springs LID
-  Active IGA Boundary
- Active IGA Designation**
-  BVCP



0 0.035 0.07 Miles 

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Prebles

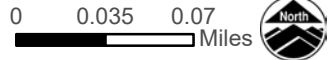
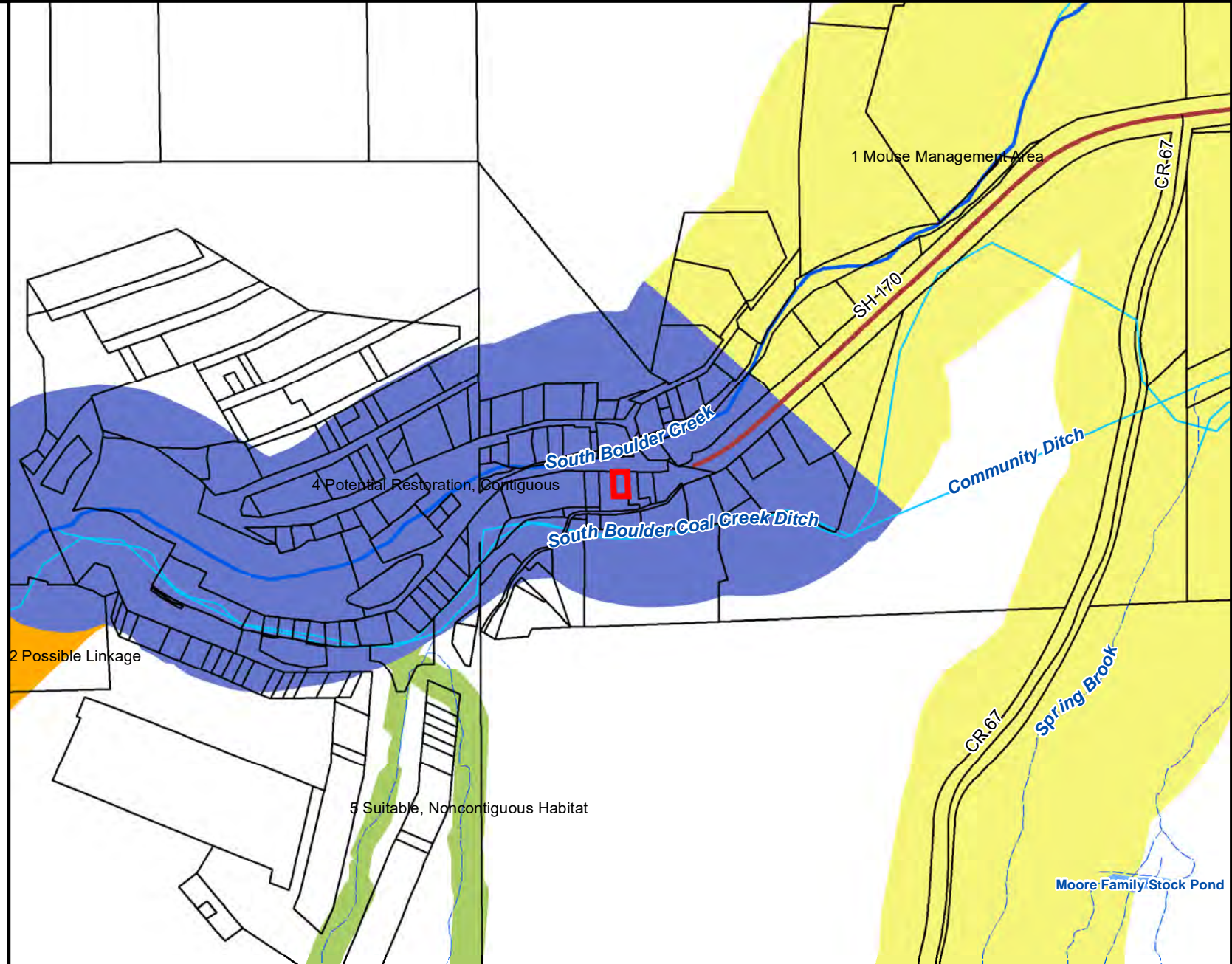
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Subject Parcel

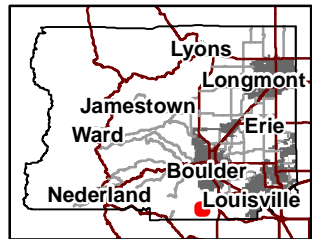
Note: This map's legend shows all Preble's Priority Zones as mapped by Boulder County. The subject property may not contain all zones. Refer to the USFWS Memo dated 9/17/03 to determine when projects require review by USFWS for Preble's.

Prebles

- Zone 1 Mouse Management Area
- Zone 2 Possible Linkage
- Zone 4 Potential Restoration, Contiguous
- Zone 5 Suitable, Noncontiguous Habitat



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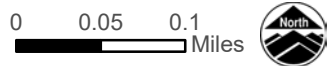
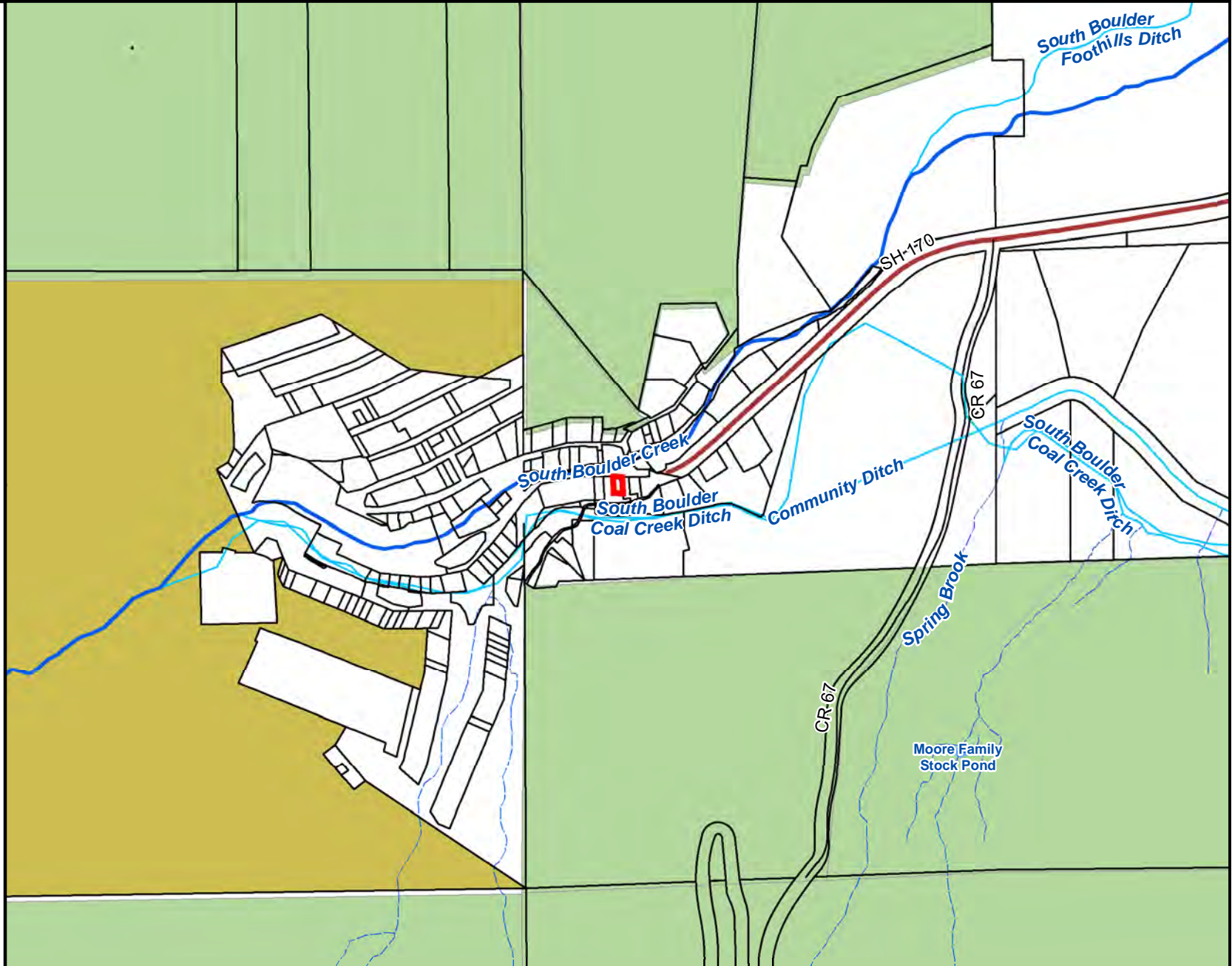


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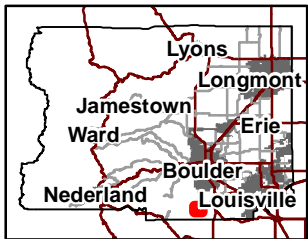
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Public Lands & CEs
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-  Subject Parcel
 -  OSMP Properties
- Colorado State Open Space**
-  State Parks



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Zoning

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Subject Parcel

Zoning Districts

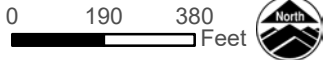
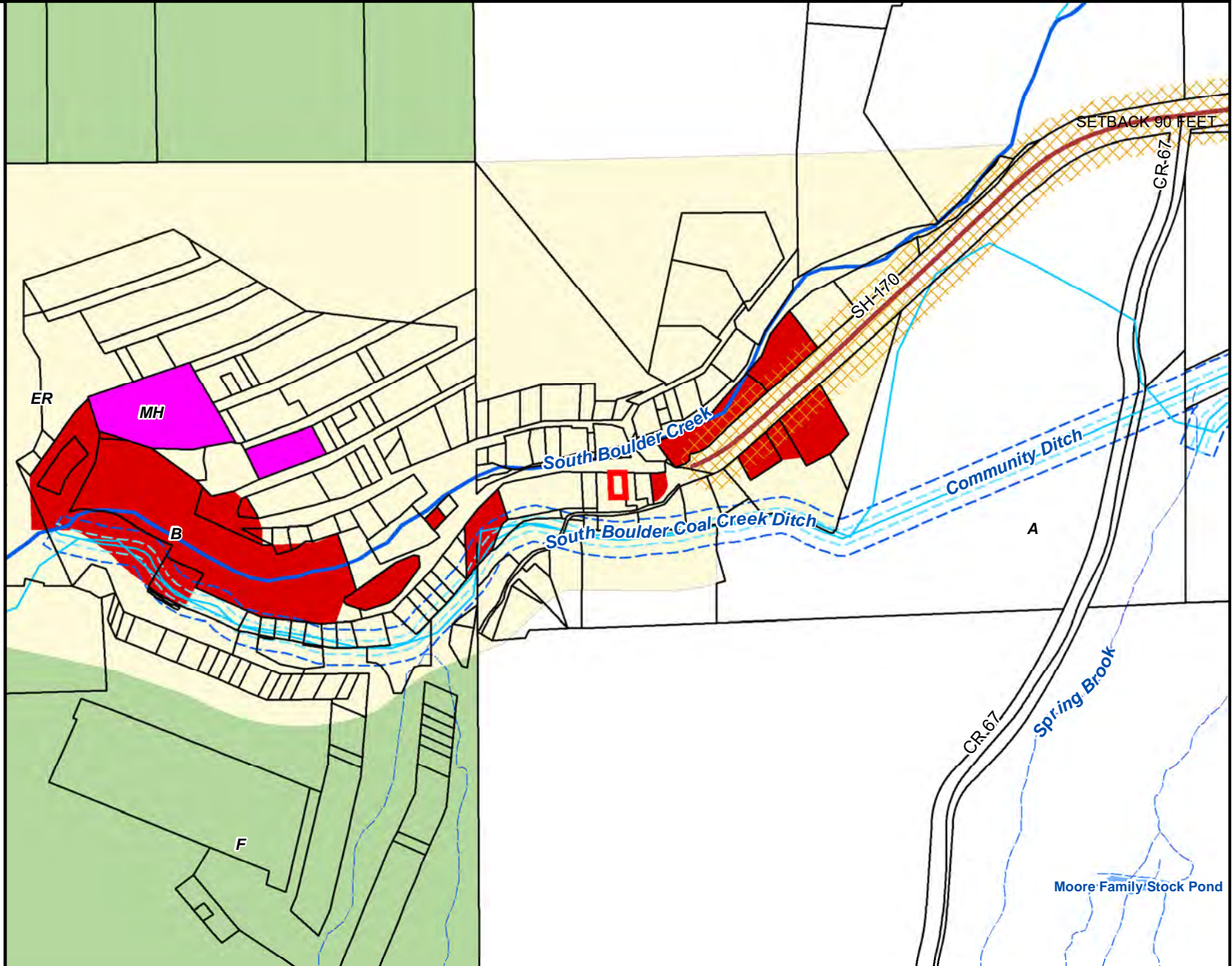
- Agricultural
- Business
- Estate Residential
- Forestry
- Manufactured Home

Ditch Setbacks

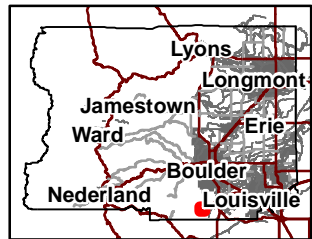
- 20 feet
- 50 feet

Major Road Setbacks

- 90 feet



Area of Detail Date: 9/6/2023



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


Boulder County Land Use Department

 Courthouse Annex Building • 2045 13th Street • PO Box 471
 Boulder, Colorado 80302

Phone: 303-441-3930 • Fax: 303-441-4856

 Email: planner@bouldercounty.org
<http://www.bouldercounty.org/lu/>

Office Hours: Monday — Friday 8:00 AM to 4:30 PM

Intake Stamp:

Docket #:

Board of Adjustment (BOA) Hardship Statement

Explain how the following hardship criteria for granting a variance have been satisfied. Please feel free to attach your statements using a separate piece of paper.

- A. There exists exceptional or extraordinary physical circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

The property exists in a historic Resort township comprised of small lots which do not meet the current modern zoning overlay in terms of size.

- B. Because of these physical circumstances, the strict application of this Code would create an exceptional or undue hardship up the property owner.

The current zoning would not allow any expansion of the existing building which is in urgent need of modernization including the addition of an indoor bathroom.

- C. The hardship is not self-imposed.

Lot size in Eldorado Springs is on average very small due to the resort nature of its initial development there are very few if any lots in town that meet the current size requirements.

- D. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this Code.

The variance if granted will not impact the adjacent properties. The building will only increase by 82 sqft with no increase in height. This block has a high density of buildings.

- E. That the variance, if granted, will not change the character of the zoning district in which the property is located, and is in keeping with the intent of this Code and the Boulder County Comprehensive Plan; and,

This variance will allow the modernization of a small historic cottage in the resort community of Eldorado Springs. It will be landmarked and will preserve a section of town with many other small dwellings.

- F. That the variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County.

The variance will improve health and safety in the county by facilitating the restoration of a historic (Chesbro) home and removing the fire/safety risks presented by a vacant structure.

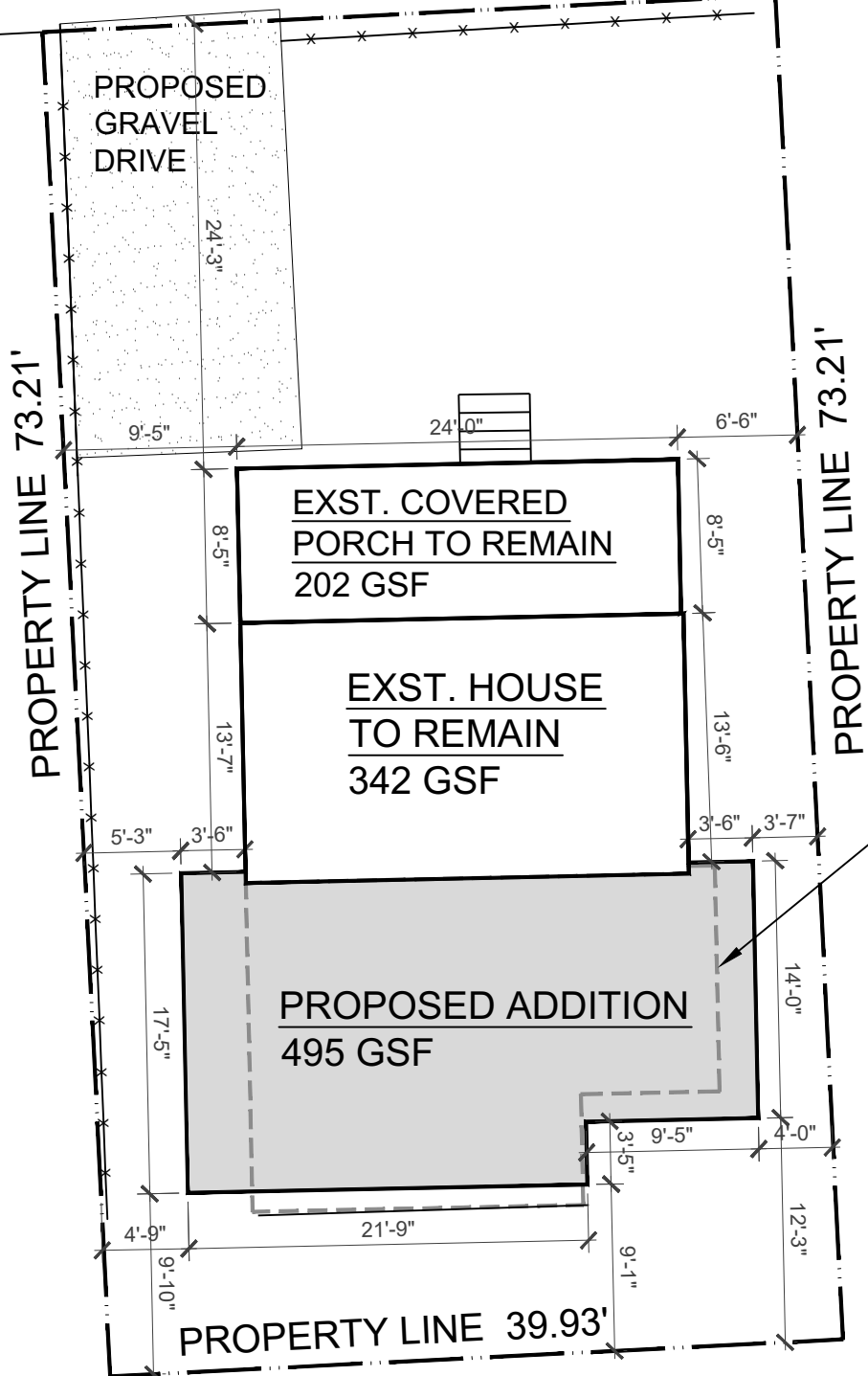
Applicant or Agent Signature:

Date:

4/15/2023

59 ELDORADO SPRINGS DRIVE

PROPERTY LINE 39.93'



OUTLINE OF PORTION OF EXST. HOUSE TO BE REMOVED
412 GSF

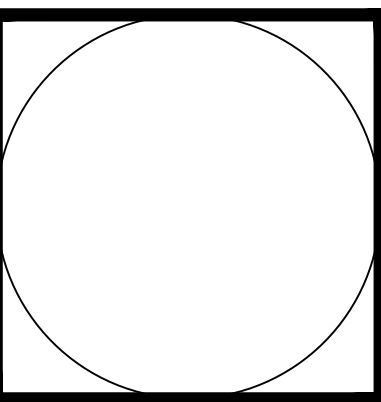
PROPOSED SITE PLAN

1" = 10'-0"



NORTH





JASON RUBY ARCHITECTURE, LLC



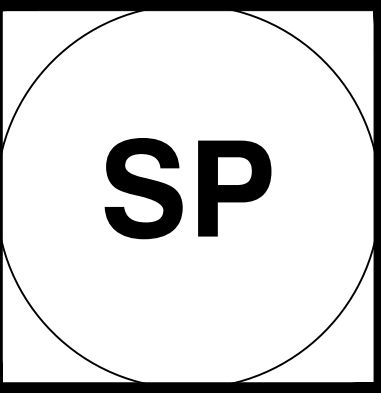
5 BLUE SPRUCE ROAD SOUTH
NEEDHAM, CO 80455
RUBY@RUBYARCH.COM
1203399-3503

SCHEMATIC DESIGN

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

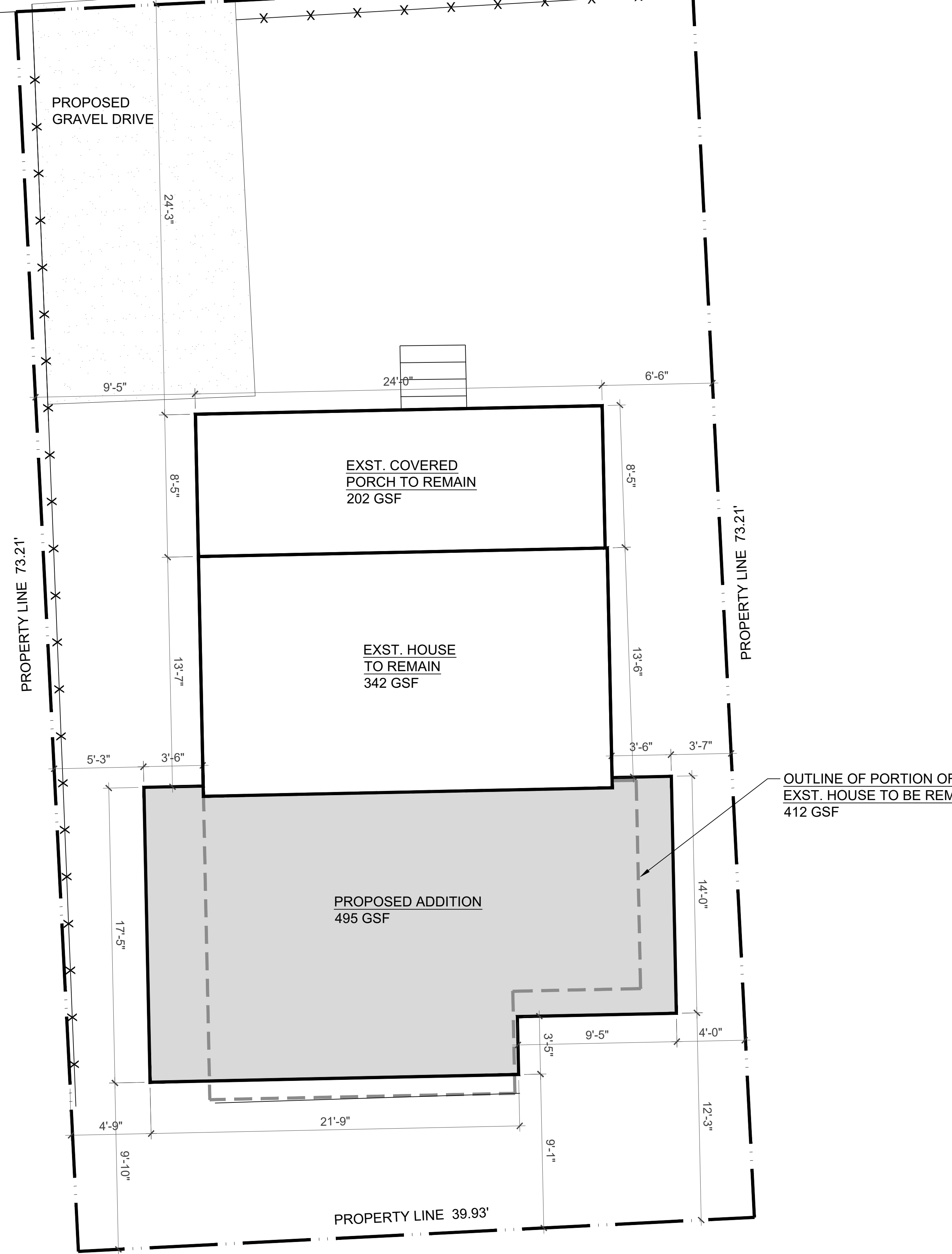
DATE:
APRIL 17, 2023

DRAWN BY: JAR
PROPOSED SITE PLAN



59 ELDORADO SPRINGS DRIVE

PROPERTY LINE 39.93'



LEGEND:

PROPERTY OR ZONE LINE

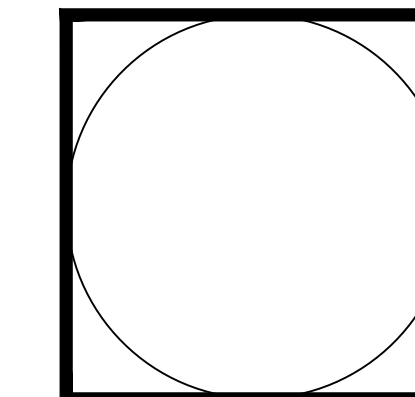
EXTERIOR BUILDING FOOTPRINT

GRAVEL

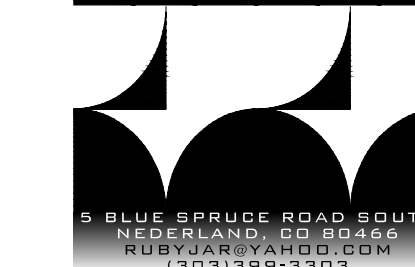
PROPOSED SITE PLAN
1/4" = 1'-0"

0 10 20 30

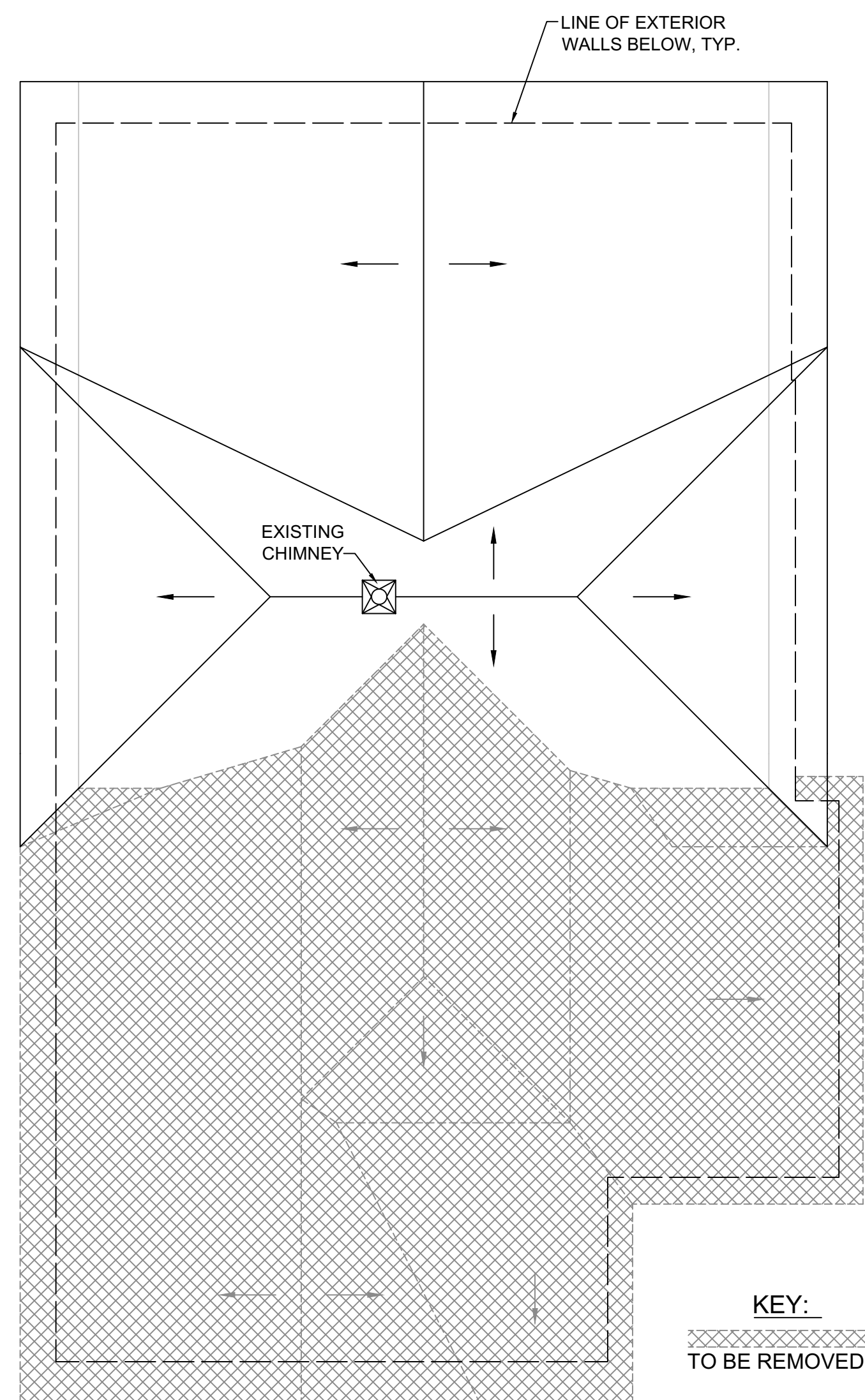
NORTH



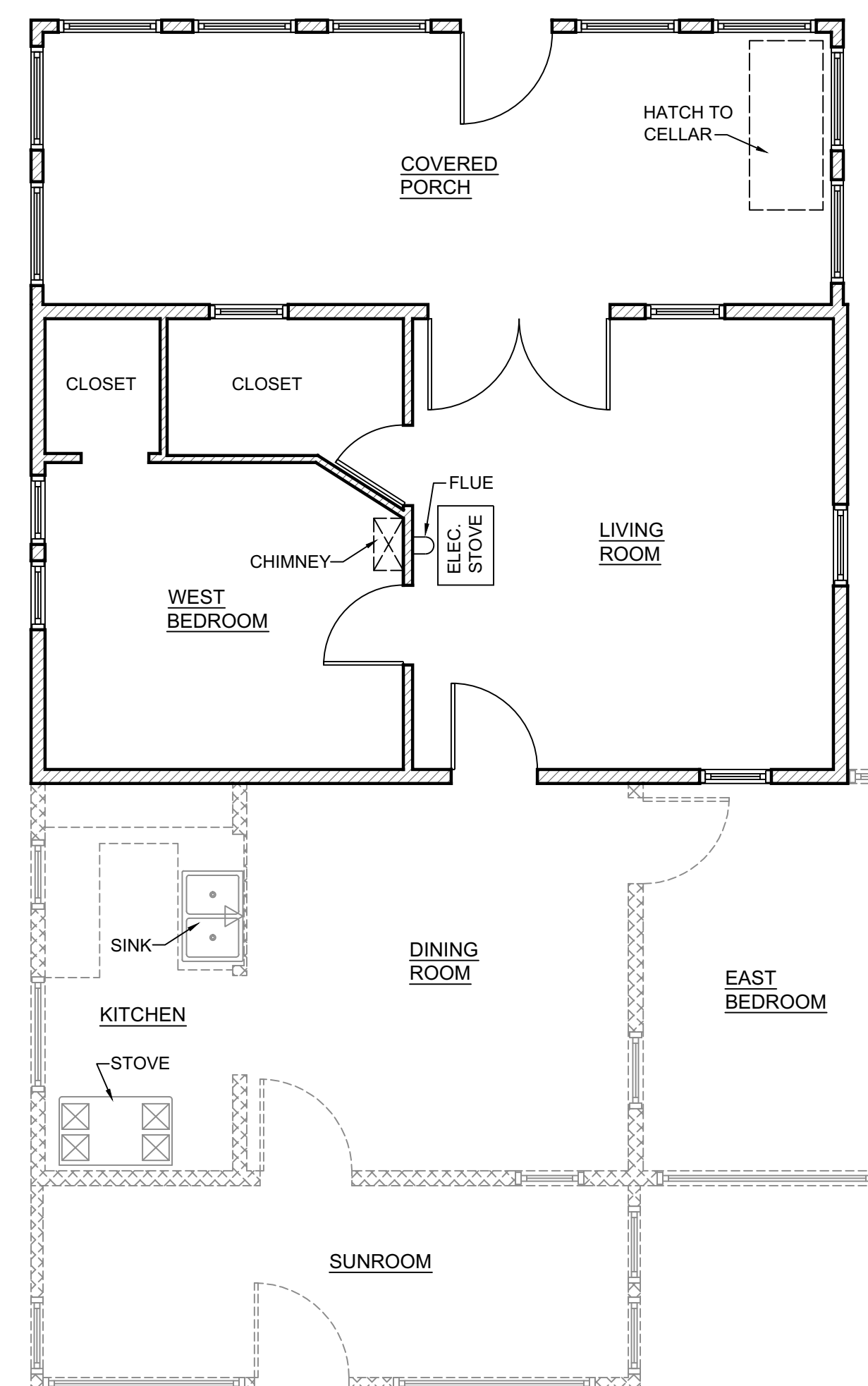
JASON RUBY ARCHITECTURE, LLC



5 BLUE SPRUCE ROAD SOUTH
NEEDHAM, CO 80440
RUBY@JASRUBYARCH.COM
1203399-3503



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



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



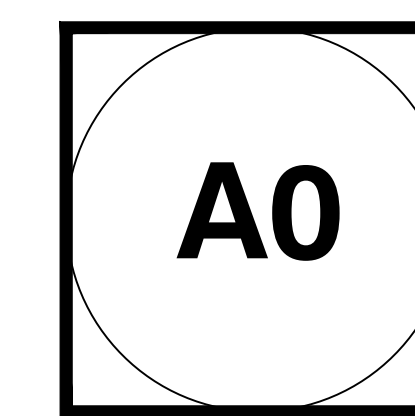
EXST. COVERED PORCH AREA = 202 GSF
EXST. HOUSE AREA = 754 GSF (342 GSF TO REMAIN, 412 GSF TO BE REMOVED)

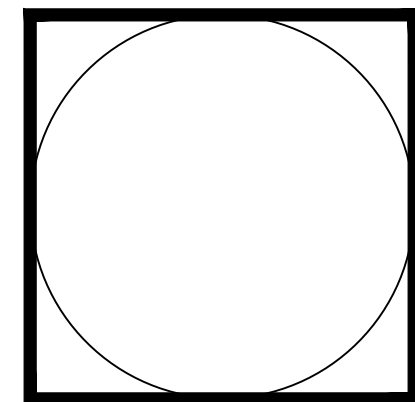
EXISTING CONDITIONS

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

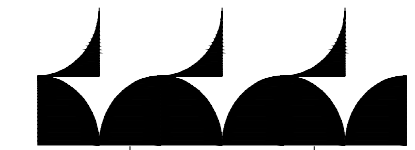
DATE:
APRIL 17, 2023

DRAWN BY: JAR
EXST./ DECONSTRUCTION
PLANS

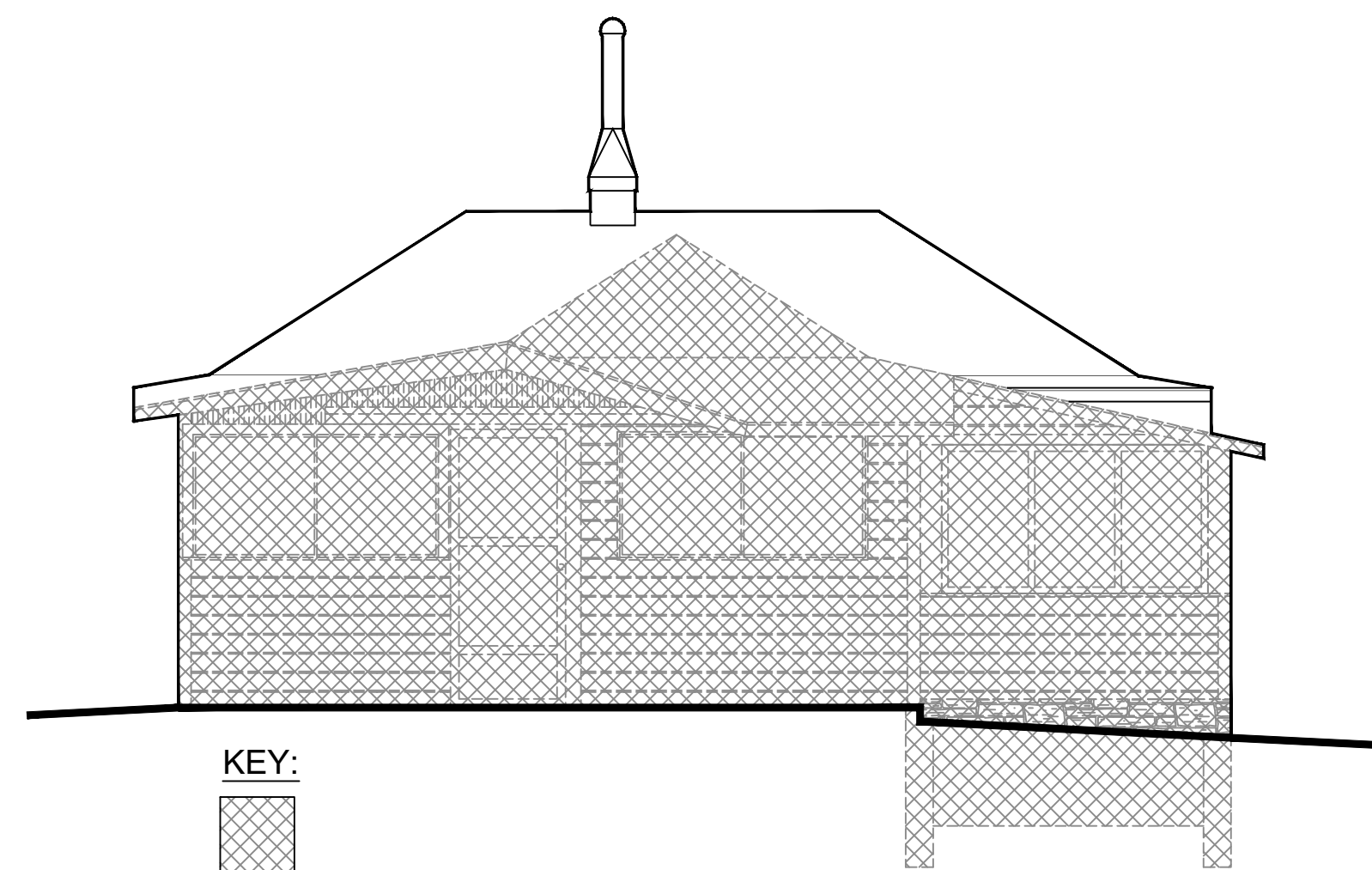




JASON RUBY ARCHITECTURE, LLC

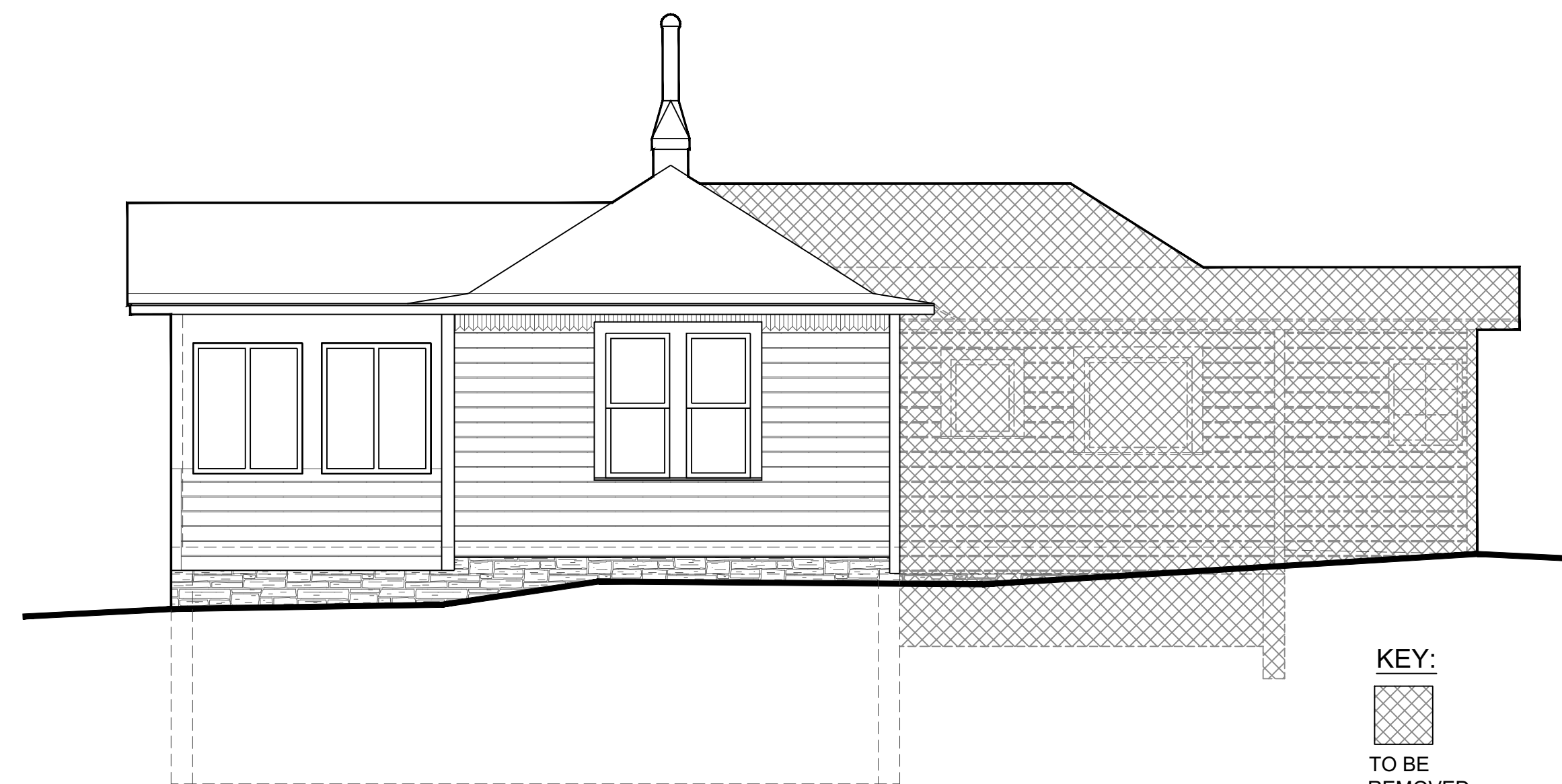


5 BLUE SPRUCE ROAD SOUTH
NEEDHAM, CO 80459
RUBY@JASRUBYARCH.COM
1203399-3503



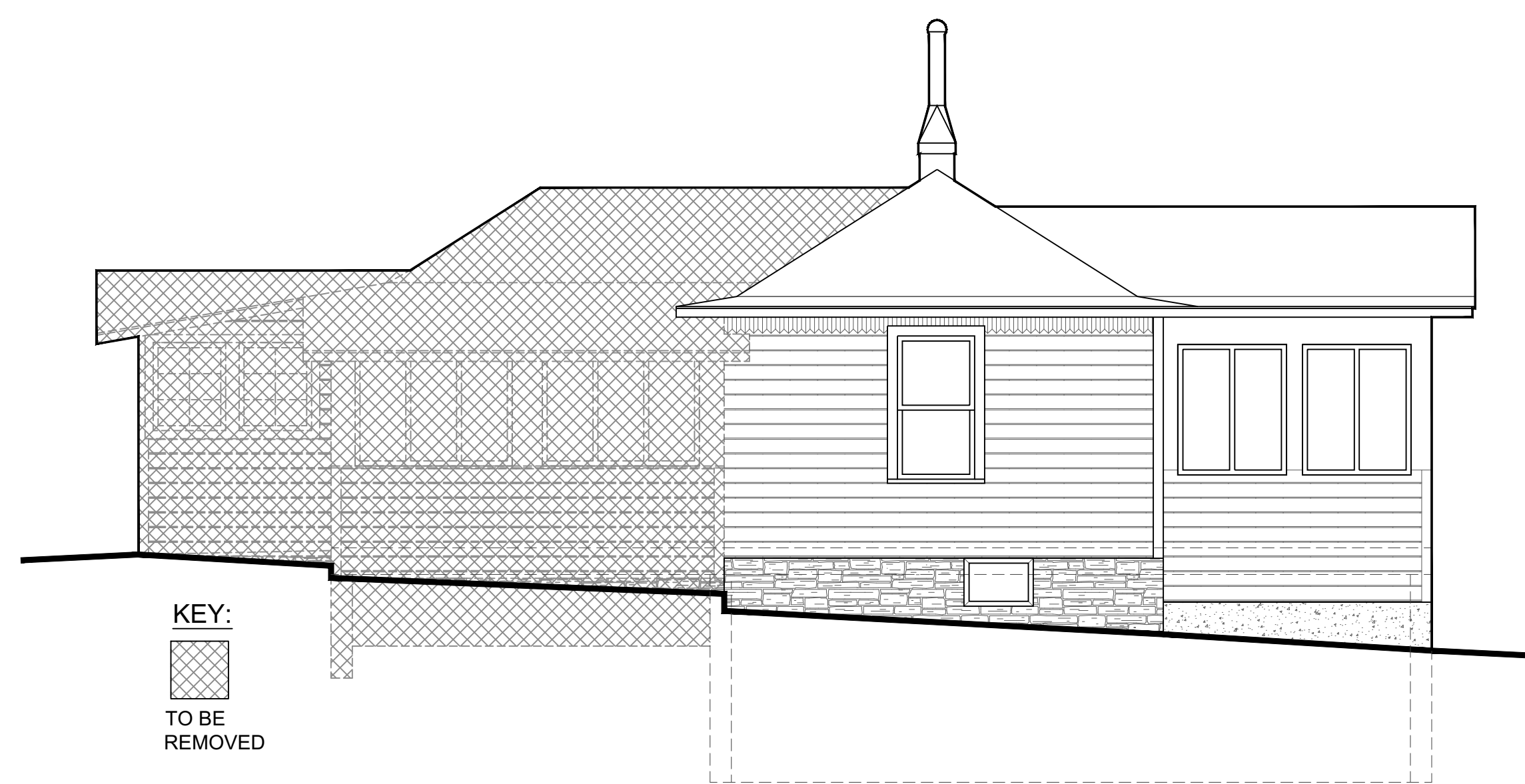
KEY:
TO BE REMOVED

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



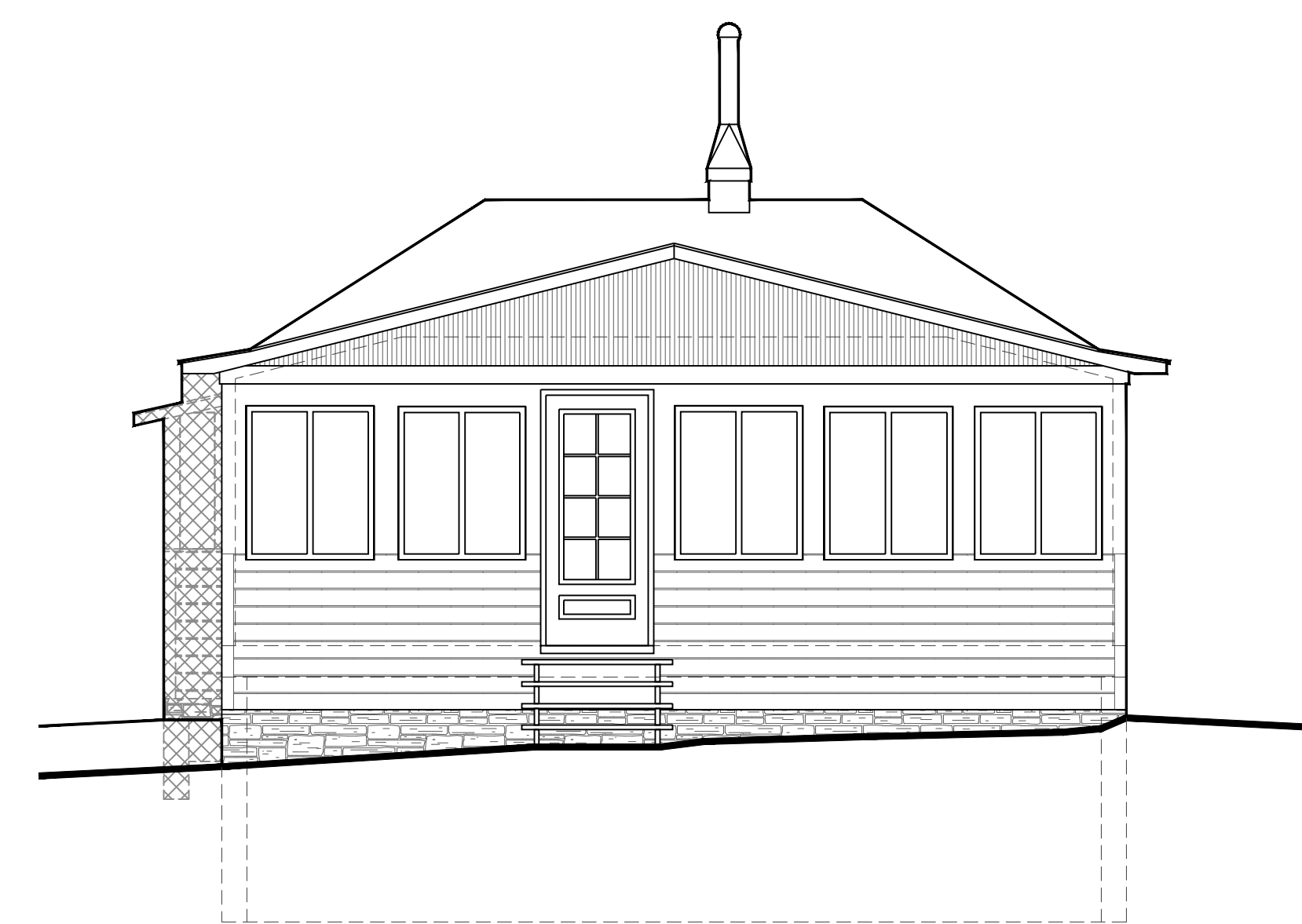
KEY:
TO BE REMOVED

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"

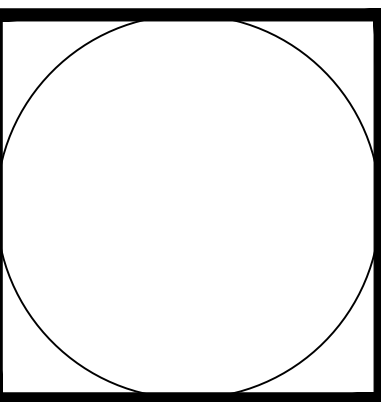
EXISTING CONDITIONS

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

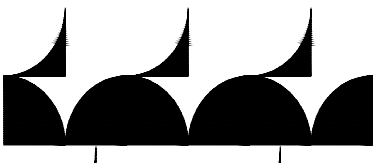
DATE:
APRIL 17, 2023

DRAWN BY: JAR
EXST./ DECONSTRUCTION
ELEVATIONS

A0.1



JASON RUBY ARCHITECTURE, LLC



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

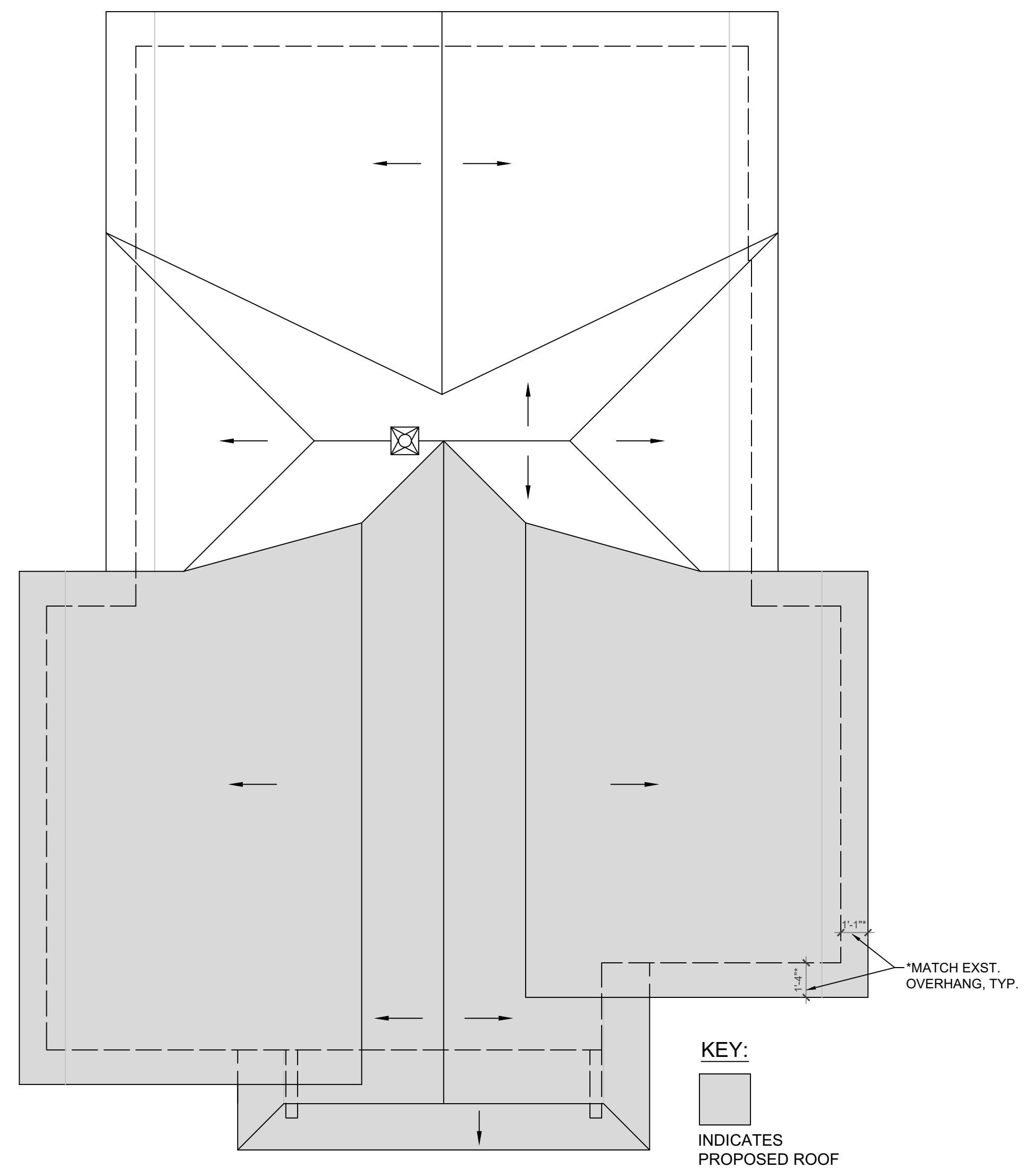
SCHEMATIC DESIGN

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

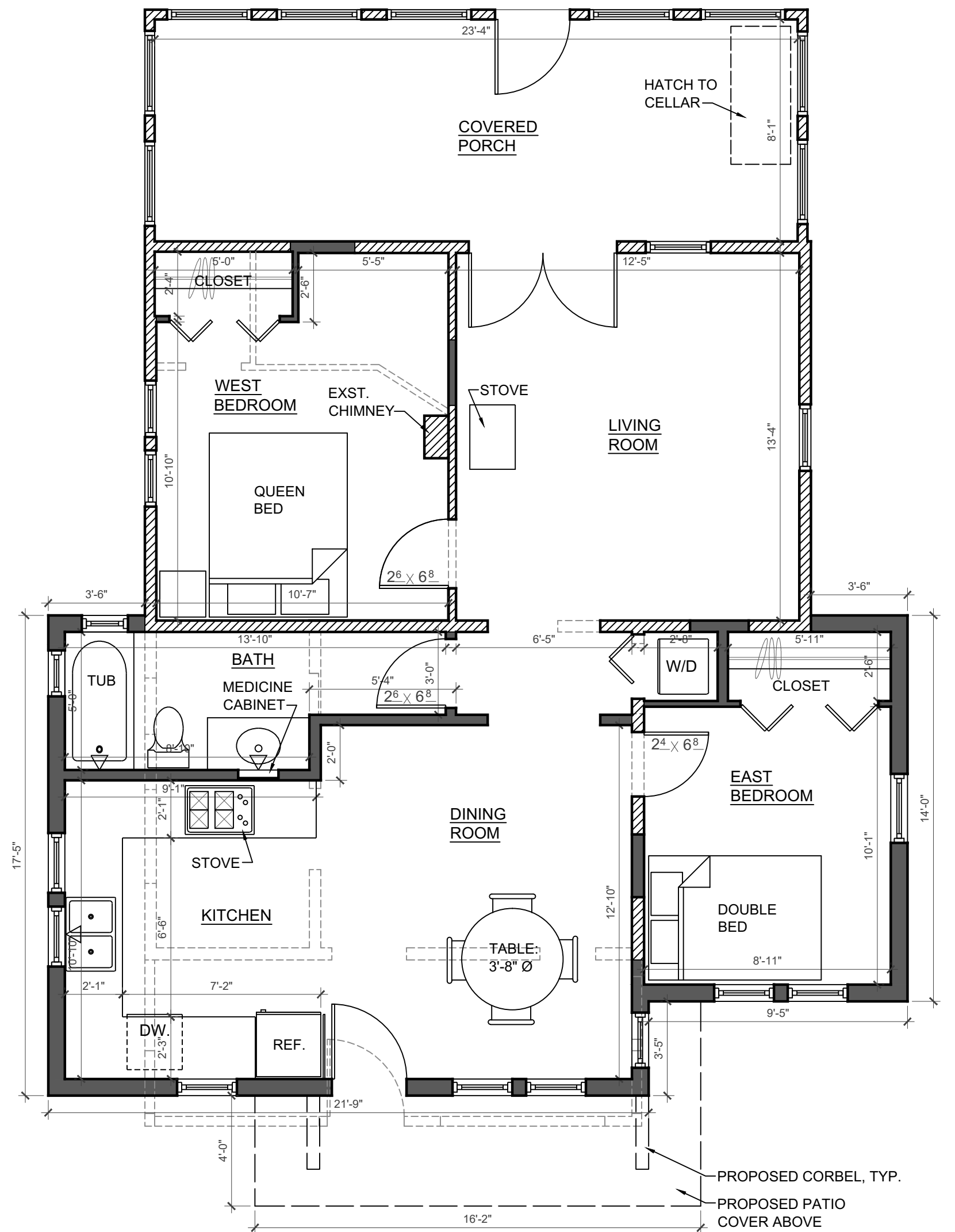
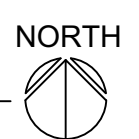
DATE:
APRIL 17, 2023

DRAWN BY: JAR
PROPOSED PLANS

A1



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

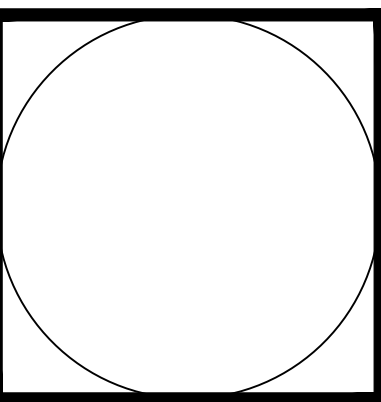


PROPOSED FLOOR PLAN
1/4" = 1'-0"



EXST. COVERED PORCH AREA = 202 GSF
EXST. HOUSE TO REMAIN AREA = 342 GSF
PROPOSED ADDITION = 495 GSF

KEY:
EXISTING WALLS
PROPOSED WALLS
TO BE REMOVED



JASON RUBY ARCHITECTURE, LLC



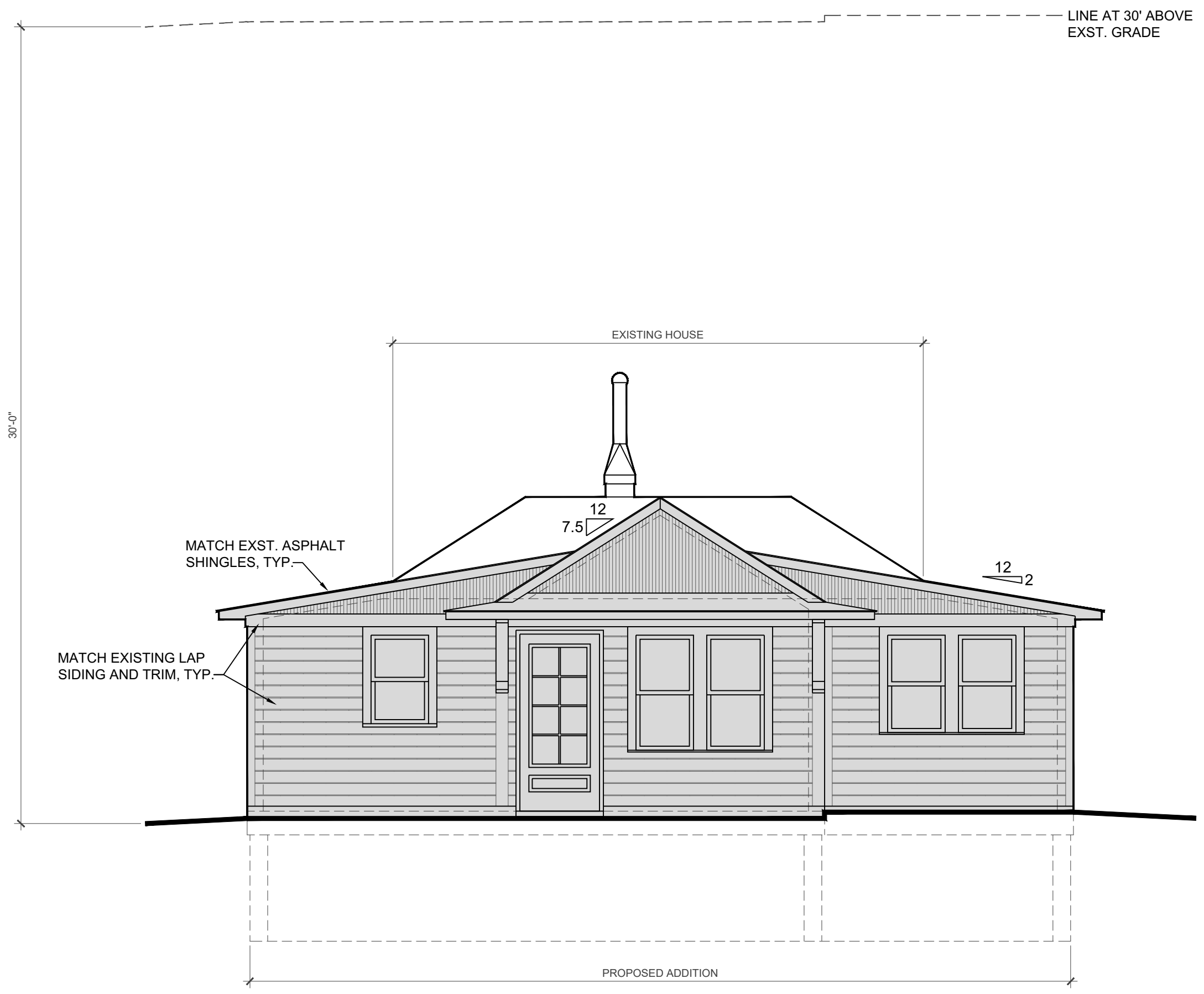
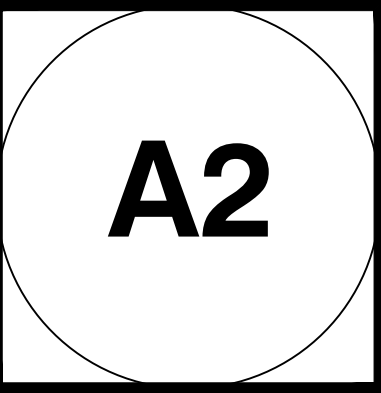
5 BLUE SPRUCE ROAD SOUTH
NEEDHAM, CO 80459
RUBY@RUBYARCH.COM
1203399-3503

SCHMATIC DESIGN

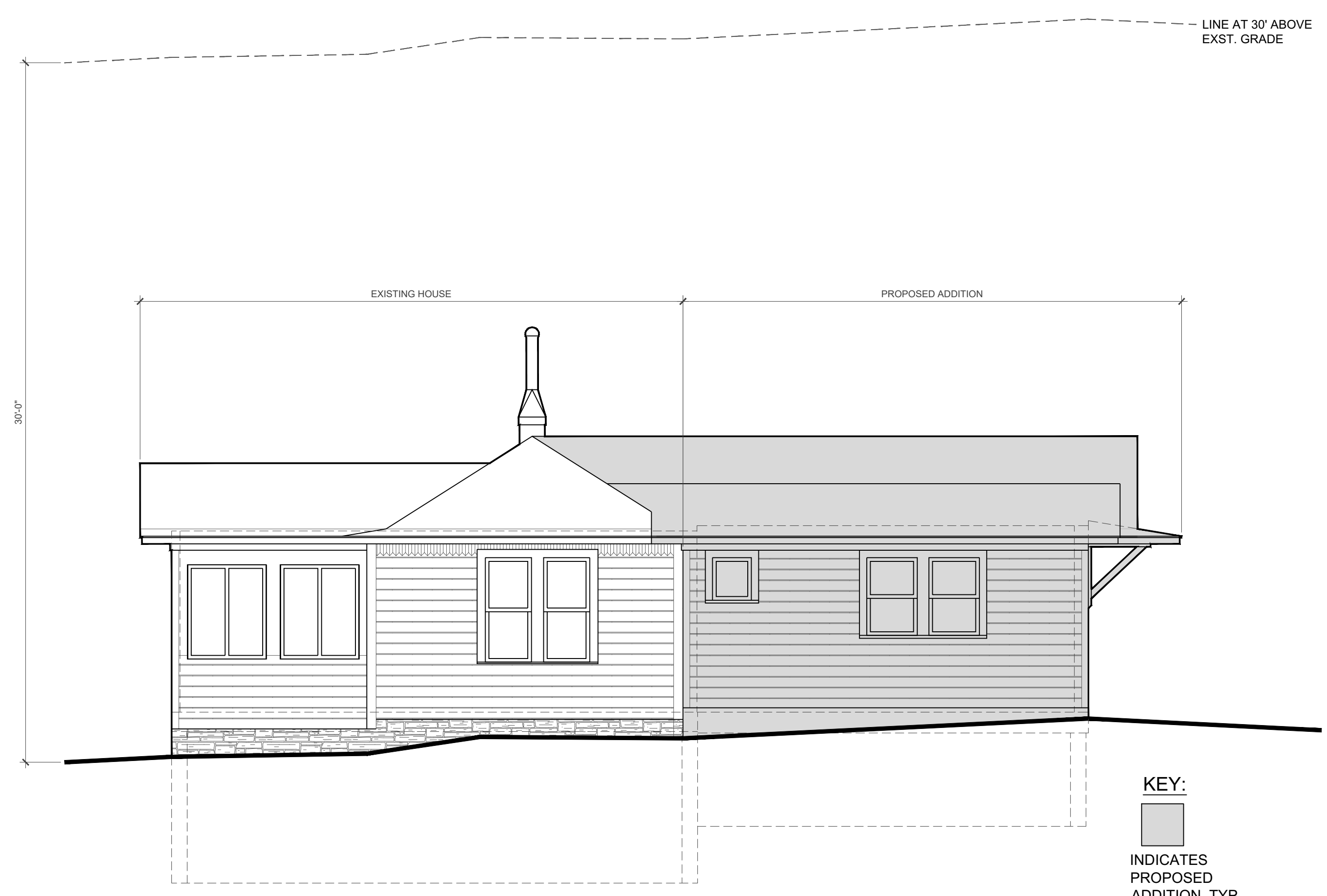
HISTORIC CHESEBRO ADDITION/ REMODEL
59 ELDORADO SPRINGS DRIVE
ELDORADO SPRINGS, CO 80025

DATE:
APRIL 17, 2023

DRAWN BY: JAR
PROPOSED ELEVATIONS



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

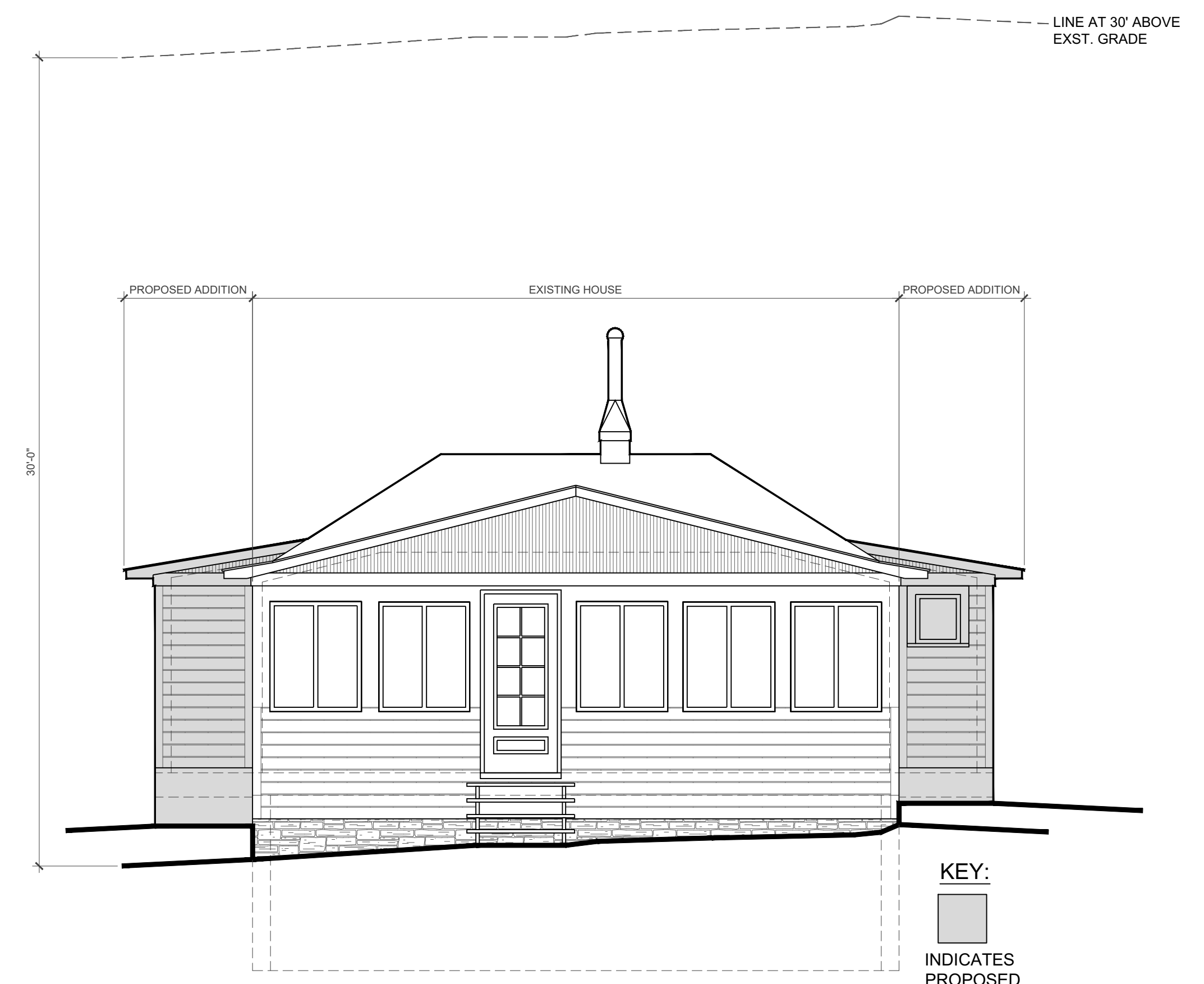


PROPOSED WEST ELEVATION
1/4" = 1'-0"

KEY:
[Shaded box] INDICATES PROPOSED ADDITION, TYP.



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



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

KEY:
[Shaded box] INDICATES PROPOSED ADDITION, TYP.

Walker, Samuel

From: LuAnn Penfold <lpenfold@mvfpd.org>
Sent: Wednesday, September 13, 2023 8:19 AM
To: Walker, Samuel
Subject: [EXTERNAL] Var-23-0004

We have no objections to the setbacks or addition provided setbacks are in accordance with the requirements of the building code.

Thank you for including us in the planning process.

LuAnn Penfold, Fire Prevention Specialist

Mountain View Fire Rescue
3561 N. Stagecoach Road, Longmont, CO 80504
303-772-0710 x1021 | lpenfold@mvfpd.org | www.mvfpd.org



**Right of Way & Permits**

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

September 18, 2023

Boulder County Community Planning and Permitting
PO Box 471
Boulder, CO 80306

Attn: Sam Walker

Re: Griffith Variance, Case # VAR-23-0004

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has **no apparent conflict** with the **Griffith Variance** for the building addition.

Please note that PSCo has existing overhead electric *distribution* facilities along the north property line - bear in mind that per the National Electric Safety Code, a minimum 10-foot radial clearance must be maintained at all times from all overhead electric facilities including, but not limited to, construction activities and permanent structures.

PSCo also has existing high-pressure natural gas *transmission* facilities within Eldorado Springs Drive. If there are any activities in this area, an engineering review must be performed.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Walker, Samuel

From: Lunz, Kate S <kathleen_lunz@fws.gov> on behalf of ColoradoES, FW6
<ColoradoES@fws.gov>
Sent: Tuesday, September 26, 2023 12:41 PM
To: Walker, Samuel
Subject: FW: [EXTERNAL] Referral Packet for VAR-23-0004: Griffith Variance at 59 Eldorado Springs Drive
Attachments: var-23-0004-referral-packet.pdf

Thank you for contacting the U.S. Fish and Wildlife Service (Service). The Service has reviewed your project and has no concerns with this project resulting in impacts to species listed as candidate, proposed, threatened, or endangered.

Project # 2023-0126181

Kate Lunz, Ph.D. (she/her)
 Fish and Wildlife Biologist / Preble's Lead
 Colorado Ecological Services Office
 134 Union Blvd
 Lakewood, CO 80228
 (303) 236-4752

From: Morgan, Heather <hmorgan@bouldercounty.gov>
Sent: Wednesday, September 6, 2023 1:59 PM
To: !LongRange <longrange@bouldercounty.gov>; Flax, Ron <rflax@bouldercounty.gov>; Historic <historic@bouldercounty.gov>; #WildfireMitigation <WildfireMitigation@bouldercounty.org>; Floodplain Admin <floodplainadmin@bouldercounty.gov>; Transportation Development Review <TransDevReview@bouldercounty.gov>; Adam, Jon <jadam@bouldercounty.gov>; Ruzzin, Mark <mruzzin@bouldercounty.gov>; #AssessorReferral <AssessorReferral@bouldercounty.org>; #CAreferral <CAreferral@bouldercounty.gov>; #CEreferral <CEreferral@bouldercounty.gov>; Northrup, Elizabeth (Liz) <enorthrup@bouldercounty.gov>; West, Ron <rowest@bouldercounty.gov>; Moline, Jeffrey <jmoline@bouldercounty.gov>; Atherton-Wood, Justin <jatherton-wood@bouldercounty.gov>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.gov>; Chamberlin, James <jchamberlin@bouldercounty.gov>; Allshouse, Alycia <aallshouse@bouldercounty.gov>; TD Stormwater Shared Mailbox <stormwater@bouldercounty.gov>; Stadele, Lee <leestadele@bouldercounty.gov>; Stadele, Lee <leestadele@flagstaffsurveying.com>; eldocommunity@gmail.com; info@eldoradosprings.com; BDRCO@xcelenergy.com; Donna.L.George@xcelenergy.com; Ranglos, Chris <ranglosc@bouldercolorado.gov>; bonnellj@bouldercolorado.gov; CollinsB@bouldercolorado.gov; CassidyJ@bouldercolorado.gov; hc_filesearch@state.co.us; eldorado.park@state.co.us; john.carson@state.co.us; stephanie.sisroy@state.co.us; mike.mchugh@state.co.us; Gill, Lisa <lisa.gill@state.co.us>; ColoradoES, FW6 <ColoradoES@fws.gov>; prevention@mvfpd.org; Frederick, Summer <sfrederick@bouldercounty.gov>; Huebner, Michelle <mhuebner@bouldercounty.gov>; Milner, Anna <amilner@bouldercounty.gov>; Sanchez, Kimberly <ksanchez@bouldercounty.gov>
Cc: Walker, Samuel <swalker@bouldercounty.gov>
Subject: [EXTERNAL] Referral Packet for VAR-23-0004: Griffith Variance at 59 Eldorado Springs Drive

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Please find attached the referral packet for **VAR-23-0004: Griffith Variance** at **59 Eldorado Springs Drive**.

Please return responses and direct any questions to [Samuel Walker](#) by **September 21, 2023**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)



Heather Morgan | Lead Administrative Technician

Planning Division | Boulder County Community Planning & Permitting

P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302

hmorgan@bouldercounty.gov | (720) 864-6510 | www.boco.org/cpp

My usual working hours are Monday-Friday, 8:00 a.m.-4:30 p.m.

*Boulder County has migrated all email to the .gov domain. Please update your contact lists to reflect the change from hmorgan@bouldercounty.org to hmorgan@bouldercounty.gov. **Emails sent to both .org and .gov addresses will continue to work.** This work is part of the migration to the .gov domain that began in July 2022 when the Boulder County website moved to www.bouldercounty.gov. This move to the .gov domain provides a higher level of cybersecurity protection.*



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.gov

Building Safety & Inspection Services Team

MEMO

TO: Sam Walker, Planner II
 FROM: Michelle Huebner, Plans Examiner Supervisor
 DATE: September 18, 2023

RE: Referral Response, VAR-23-0004: Griffith Variance. Request to reduce the required rear-yard setback from 25 feet (required) to 9 feet (proposed) and reduce the required side-yard setback from 10 feet (required) to 4 feet (western proposed) and 3 feet (eastern proposed) to allow the construction of a 495 sq. ft. residential addition.

Location: 59 Eldorado Springs Drive

Thank you for the referral. We have the following comments for the applicants:

1. **Building Permit.** A building permit, plan review, and inspection approvals are required for the proposed addition.

Please refer to the county's [adopted 2015 editions of the International Codes and code amendments](#), which can be found via the internet under the link:

2015 Building Code Adoption & Amendments, at the following URL:
[Amendments to Boulder County Building Code effective June 6, 2022](#)

2. There are several important Building Code requirements that present a potential challenge with this variance request.
3. The International Residential Code (IRC) Section R302.1 restricts openings such as openings in walls, projections (prohibits overhangs), and requires fire rated assemblies for structures that are closer than five feet (5') to the lot line.

TABLE R302.1(2)
EXTERIOR WALLS—DWELLINGS WITH FIRE SPRINKLERS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E 119 or UL 263 with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet ^a
Projections	Not allowed	N/A	< 2 feet
	Fire-resistance rated	1 hour on the underside ^{b, c}	2 feet ^a
	Not fire-resistance rated	0 hours	3 feet
Openings in walls	Not allowed	N/A	< 3 feet
	Unlimited	0 hours	3 feet ^a
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet ^a

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable

- a. For residential subdivisions where all *dwelling*s are equipped throughout with an automatic sprinkler system installed in accordance with Section P2904, the *fire separation distance* for nonrated exterior walls and rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining *lot* provides an open setback *yard* that is 6 feet or more in width on the opposite side of the property line.
- b. The roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- c. The roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.

4. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 165 mph (Vult) and 45 psf, respectively.
5. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space.
6. **BuildSmart.** Please refer to the county's adoption and amendments to Chapter 11 of the IRC, the county's "BuildSmart" program, for the applicable requirements for energy conservation and sustainability for residential additions and new residential buildings. Please be aware that there are energy related requirements of this code that may require the use of renewable energy systems (such as rooftop solar systems) that will also need to be approved by your electric utility provider. In some cases, there may be limitations on the size of on-site systems allowed by your utility provider that could constrain the project design. We strongly encourage discussions between the design team and the utility company as early in the process as possible in order to identify these constraints.
7. **Plan Review.** The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our Building Safety publications can be found at: [Building Publications, Applications and Forms - Boulder County](#)

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum building code requirements. Please call (720) 564-2640 or contact us via e-mail at building@bouldercounty.org



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.gov

Building Safety & Inspection Services Team

MEMO

TO: Sam Walker, Planner II
 FROM: Michelle Huebner, Plans Examiner Supervisor
 DATE: September 26, 2023

RE: Referral Response, VAR-23-0004: Griffith Variance. Request to reduce the required rear-yard setback from 25 feet (required) to 9 feet (proposed) and reduce the required side-yard setback from 10 feet (required) to 4 feet (western proposed) and 3 feet (eastern proposed) to allow the construction of a 495 sq. ft. residential addition.

Location: 59 Eldorado Springs Drive

Thank you for the referral. We have the following comments for the applicants:

1. **Building Permit.** A building permit, plan review, and inspection approvals are required for the proposed addition.

Please refer to the county's [adopted 2015 editions of the International Codes and code amendments](#), which can be found via the internet under the link:

2015 Building Code Adoption & Amendments, at the following URL:
[Amendments to Boulder County Building Code effective June 6, 2022](#)

2. There are several important Building Code requirements that present a potential challenge with this variance request.
3. The International Residential Code (IRC) Section R302.1 restricts openings such as openings in walls, projections (prohibits overhangs), and requires fire rated assemblies for structures that are closer than five feet (5') to the lot line.

TABLE R302.1(1)
EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	N/A	< 2 feet
	Fire-resistance rated	1 hour on the underside ^{a, b}	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

a. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the wall top plate to the underside of the roof sheathing.

b. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.

4. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 165 mph (Vult) and 45 psf, respectively.
5. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space.
6. **BuildSmart.** Please refer to the county's adoption and amendments to Chapter 11 of the IRC, the county's "BuildSmart" program, for the applicable requirements for energy conservation and sustainability for residential additions and new residential buildings. Please be aware that there are energy related requirements of this code that may require the use of renewable energy systems (such as rooftop solar systems) that will also need to be approved by your electric utility provider. In some cases, there may be limitations on the size of on-site systems allowed by your utility provider that could constrain the project design. We strongly encourage discussions between the design team and the utility company as early in the process as possible in order to identify these constraints.
7. **Plan Review.** The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our Building Safety publications can be found at: [Building Publications, Applications and Forms - Boulder County](#)

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum building code requirements. Please call (720) 564-2640 or contact us via e-mail at building@bouldercounty.org



Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
303-678-6200 • POSinfo@bouldercounty.org
www.BoulderCountyOpenSpace.org

TO: Sam Walker, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: September 8, 2023
SUBJECT: Docket VAR-23-0004, Griffith, 59 Eldorado Springs Drive

Staff has no natural resource concerns with the proposed variances. Although the parcel carries some natural resource designations in the Comprehensive Plan, none of these would be significantly impacted by the proposal.



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

Sep. 19, 2023

TO: Sam Walker, Planner II; Community Planning & Permitting, Development Review

FROM: Ian Brighton, Planner II; Community Planning & Permitting, Access & Engineering

SUBJECT: VAR-23-0004

59 Eldorado Springs Drive

The Development Review Team – Access & Engineering (A&E) staff has reviewed the above referenced docket and has the following comments:

1. The subject property is accessed from Eldorado Springs Drive, which is a privately-owned travelway as shown on the Moffat Lake plat recorded May 27th, 1905 at Reception #39920. Legal access to the subject parcel is demonstrated via the easement as shown on the plat.
2. A&E staff have no concerns with the proposed reduction in setbacks, however plans submitted by the applicant indicate a proposed gravel drive immediately adjacent to the western property line. The [Boulder County Multimodal Transportation Standards \(“the Standards”\)](#) require driveway access points to meet minimum setbacks. The proposed access design must be modified to comply with the Standards prior to building permit approval.

This concludes our comments at this time.



Public Works Department

Date: September 7, 2023
To: Sam Walker, Planner II, swalker@bouldercounty.gov
From: Jennifer Keyes, Stormwater Quality Coordinator, jkeyes@bouldercounty.gov
Subject: *VAR-23-0004: Griffith Residence* project at *59 Eldorado Springs Drive*

The Public Works Department Stormwater Quality Coordinator has reviewed the above referenced project, and has the following comments:

1. As a part of Boulder County's water quality protection and Municipal Separate Storm Sewer System Construction Program, a stormwater quality permit (SWQP) is required for the project within a 100 feet of a waterway. Based on the variance submittal materials, this project will be subject to a SWQP at the time they apply for a building permit.

This concludes our comments at this time, but I welcome questions at jkeyes@bouldercounty.gov and invite applicant (s) to review the information on the Boulder County Stormwater Quality Permit website: <https://www.bouldercounty.org/transportation/permits/stormwater-quality-permit/>

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

Physical Location • 2525 13th Street • Boulder, Colorado 80304 • Tel: 303.441.3900
Mailing Address: P.O. Box 471 • Boulder, CO 80306 • www.BoulderCounty.gov



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 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
 303-441-3930 • www.BoulderCounty.gov

Wildfire Mitigation Team

MEMO

TO: Sam Walker, Planner II
FROM: Kyle McCatty, Wildfire Mitigation Specialist
DATE: September 21, 2023
RE: Referral Packet for VAR-23-0004: Griffith Variance at 59 Eldorado Springs Drive

Thank you for the referral. We have the following comments for the applicants:

Decades of catastrophic wildfires, research, and case studies have shown that extreme wildfires are inevitable in the forests of Boulder County and across the Western US. Still, the loss of life and homes does not have to be inevitable. The conditions that principally determine if a house ignites occur within 100 feet of the house, including the house itself. That is why Boulder County has such strong wildfire mitigation requirements in our Land Use and Building Code. Boulder County encourages all homeowners to voluntarily take responsibility to mitigate their own home's risk of igniting in a wildfire through Wildfire Partners.

Generally, wildfire mitigation is required for all additions over 200 square feet in [Wildfire Zone 1](#) (the foothills or mountains—approximately west of Highway 93 and North Foothills Parkway) of the unincorporated portion of Boulder County. The Boulder County Building Code Wildfire Mitigation requirements are composed of ignition-resistant materials and construction and defensible space. An increased level of ignition resistant materials is strongly recommended for both the addition and the existing residence. However, it is not required because the greatest risk to the addition is the proximity of the addition and existing residence to neighboring structures, and because the Land Use Code restricts the ability to require changes to an existing structure.

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum land use and building code requirements. I can be reached at 720-564-2625 or via e-mail at kmccatty@bouldercounty.gov.

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

CL

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 15th day of August 2023.

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

Claire Levy

Claire Levy, Chair

Ashley Stolzmann

Ashley Stolzmann, Vice Chair

Marta Loachamin

Marta Loachamin, Commissioner

ATTEST:

Cecilia Lacey

Clerk to the Board



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
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BOARD OF COUNTY COMMISSIONERS

Hybrid Public Hearing

July 18, 2023 – 3:00 P.M.

All Board of County Commissioners public hearings and meetings will be offered in a hybrid format where attendees can join through Zoom or in-person at the Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder

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

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.

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 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

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

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 June 1, 2023 HPAB voted 8:0 to recommend approval of the landmark designation of the house.

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 19th/Early 20th Century American Movement.

RECOMMENDATION

Staff and the Historic Preservation Advisory Board 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.)






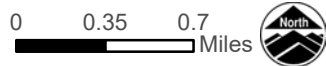
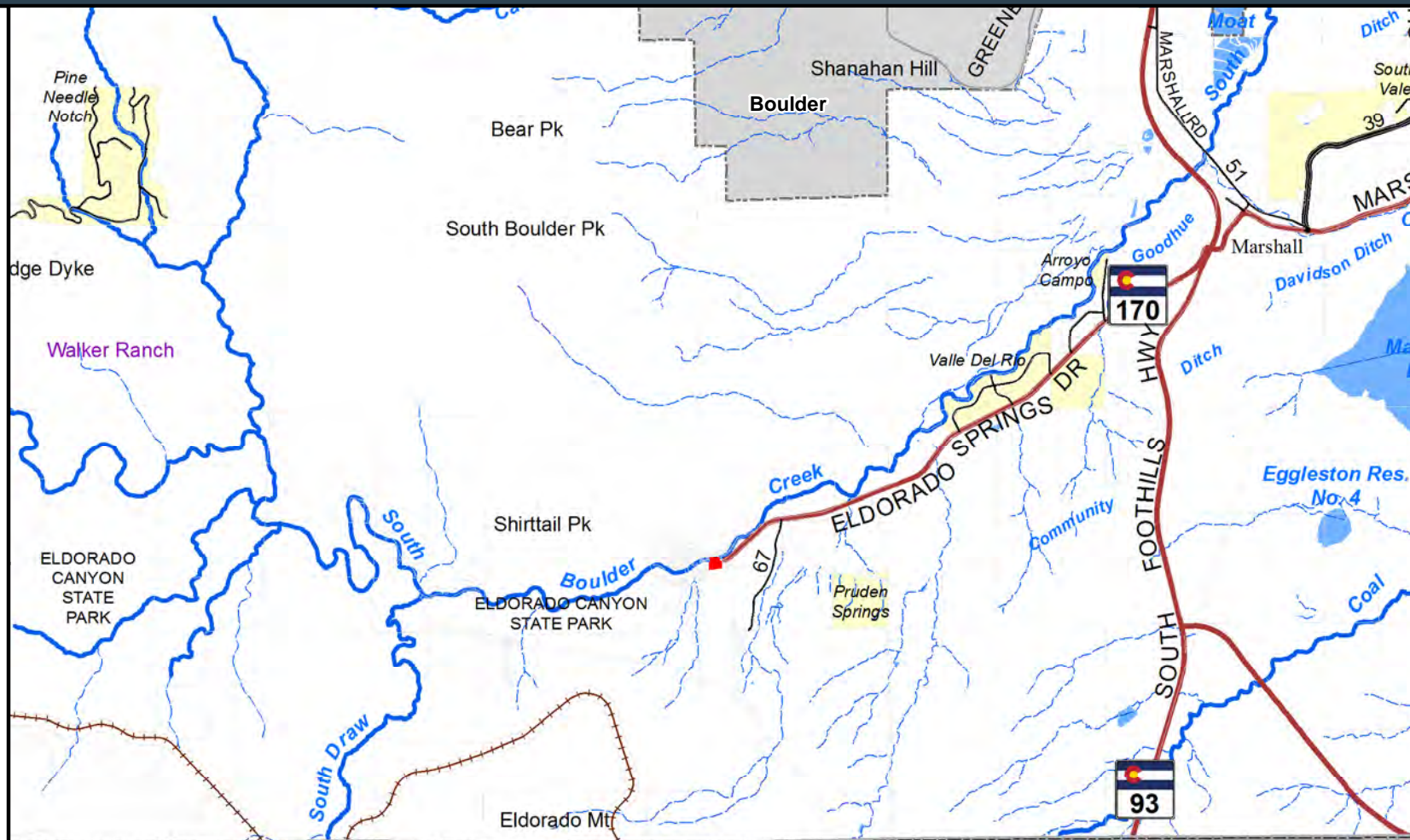
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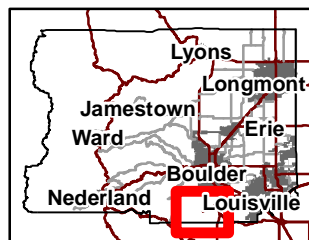
Vicinity

59 ELDORADO SPRINGS

-  Subject Parcel
-  Municipalities
- Subdivisions**
-  Subdivisions



Area of Detail Date: 4/11/2022



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Aerial

59 ELDORADO SPRINGS

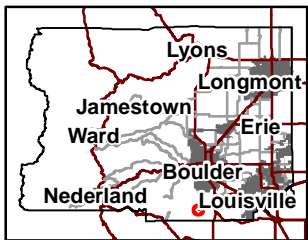
 Subject Parcel



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"/>	

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

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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

Resource Number: 5BL.9896
Parcel Number:157730306004

Boulder County
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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CITY OF THE CLIENT, THIS SURVEY WAS CONDUCTED AT THE REQUEST OF A TITLE 2. SEASON WAS NOT CONDUCTED BY ZENITH LAND SURVEYING, INC. THERE MAY BE SITS OF BAY OR OTHER ENCUMBRANCES IN THE PUBLIC RECORD THAT MAY AFFECT THIS ARE NOT SHOWN ON THIS SURVEY.

BEFORE ANY IMPROVEMENTS ARE MADE, THE OWNER SHALL OBTAIN THE NECESSARY CONTROL OR PERMISSION TO CONFLICT WITH THE RESULTS OF THIS SURVEY. THE OWNER OF BE ADVISED OTHER CONTROLLING OR CONFLICTING DOCUMENTS, RECORDS AND EVIDENCE PURSUANT TO TITLE 2.

1. LOCATION OF THE COMMUNITY UTILITY MONUMENTS TO THE SOUTH LINES OF THE SUBJECT LINES SHOWN AND INDICATED ALONG THE COMMUNITY UTILITY ARE APPROXIMATE AND IN OF AREA ONLY.

2. NO OTHER IMPROVEMENTS SERVING LOT 12 AND THE WEST 10' OF LOT 13 ARE PARTIALLY T PROPERTY AS SHOWN.

3. WALKS TO THE CURB ON LOT 16, THE DECK ATTACHED TO THE STRUCTURE ON LOT 17 AND WENTS SERVING LOTS 16 AND 17 ARE PARTIALLY ON THE SUBJECT PROPERTY AS SHOWN.

4. MONUMENTS ARE SHOWN, ESPECIALLY IN THE AREA BETWEEN BLOCK 1 AND THE

5. OF THE SOUTH PROPERTY LINES ALONG THE COMMUNITY UTILITY IS SHOWN BASED ON 22 DEPOSITED AS 15-00-0004. THE 20TH WAS OPEN AND LINES WERE CONCRETE AT HAS SINCE BEEN BACKFILLED.

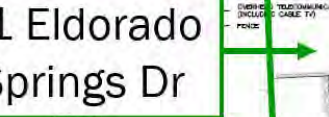
LEGEND

- 217'41" AS MEASURED DIMENSION
- MONUMENT FOUND AS DESCRIBED
- MONUMENT FOUND: #5 REBAR WITH 2" ALUMINUM CAP STAMPED "715 PLS 3887"
- MONUMENT FOUND: #5 REBAR WITH 2" ALUMINUM CAP STAMPED "715 PLS 3887"
- MONUMENT FOUND: SPIKE WITH 2" DRIVE PLASTIC CAP STAMPED "715 PLS 3887"
- MONUMENT SET: #5 REBAR WITH 2" ALUMINUM CAP STAMPED "715 PLS 3887"
- UNLESS OTHERWISE NOTED
- UTILITY POLE
- UTILITY WITH RIGID WIRE
- WELL
- ELECTRIC METER
- TELEPHONE BOX
- CLEAN OUT
- WOOD EDC
- STONE
- CONCRETE WALK
- REINFORCED CONCRETE
- RETAINING WALL
- CHIMNEY/UTILITIES
- CHIMNEY/UTILITIES (INCLUDING CABLE TV)
- POLE

81 Eldorado Springs Dr

Parcel B

Parcel A

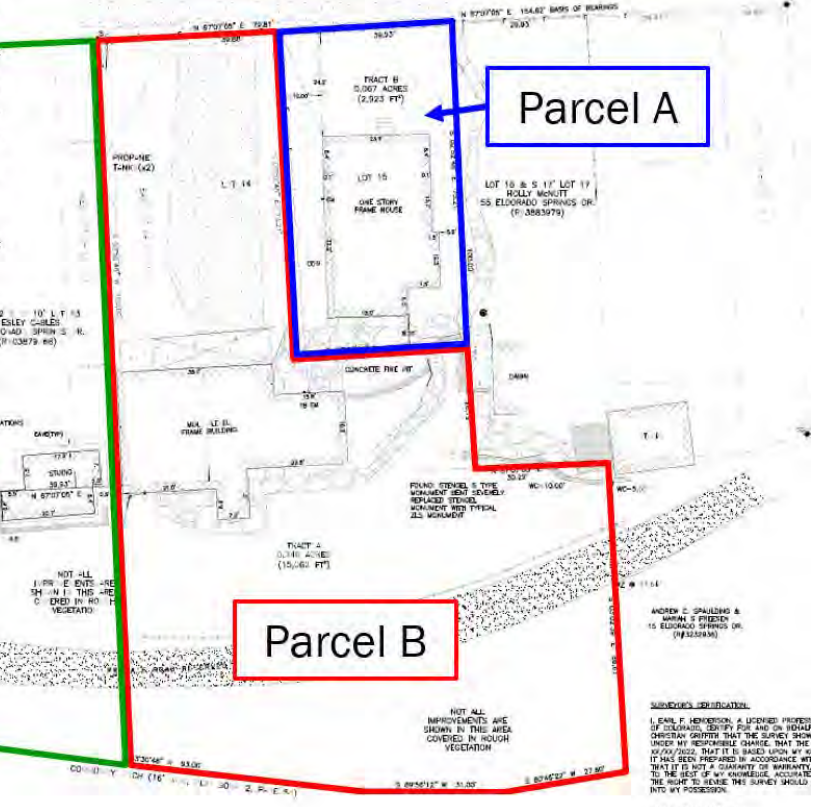


© COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION TO RECTIFY IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST NOTICE. IN NO EVENT MAY ANY ACTION BE BROUGHT AGAINST OR AGAINST ANY PARTY FOR MORE THAN TEN YEARS FROM THE DATE OF THE WORK HEREON.

THE REQUEST, UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE AN UNDERGROUND UTILITIES SHOULD BE LOCATED BY AN APPROPRIATE ENTITY PRIOR TO ANY CONSTRUCTION OR DIGGING OR OR AGUMENT IT. ZENITH LAND SURVEYING, INC. SHALL NOT BE LIABLE FOR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

WHO KNOWINGLY REVEALS, ALTERS OR REPAIRS ANY PUBLIC LAND, OUT OF LAND BOUNDARY MONUMENT OR ACCESSORY CORNER A CLASS DANGER PURSUANT TO STATE STATUTE 16-6-104, C.R.S.

AS PREPARED FOR THE EXCLUSIVE USE OF CHRISTIAN CHRISTEN, USE OF BY OTHER PERSONS OR ENTITIES WITHOUT THE EXPRESS WRITTEN PERMISSION OF ZENITH LAND SURVEYING, INC. IS PROHIBITED.



NOT ALL IMPROVEMENTS ARE SHOWN IN THIS AREA COVERED IN ROUGH VEGETATION

NOT ALL IMPROVEMENTS ARE SHOWN IN THIS AREA COVERED IN ROUGH VEGETATION

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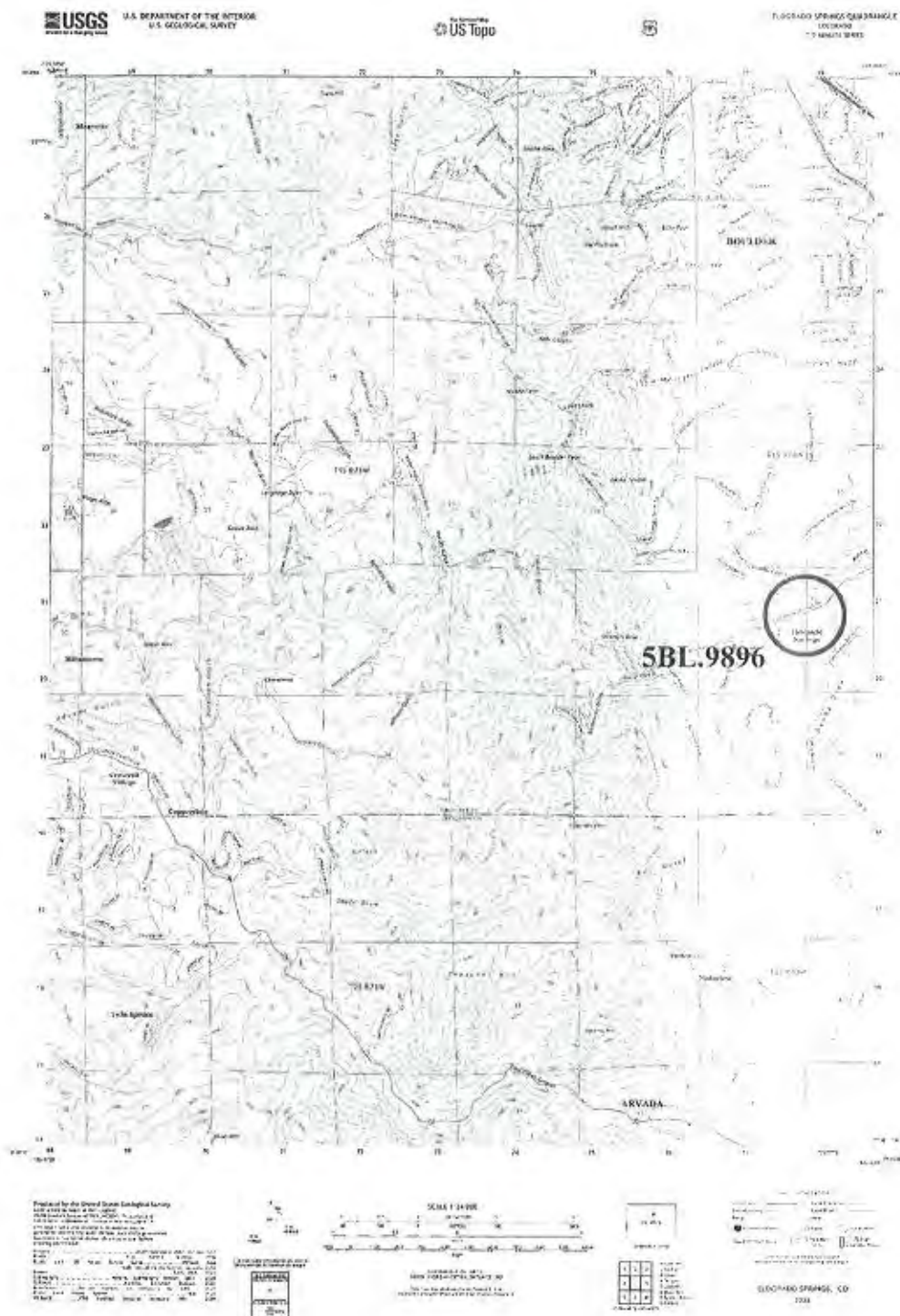
ANDREW C. SPANGLER & WORTH S. FREDERICK
15 ELDORADO SPRINGS DR.
DENVER, CO 80231

SURVEYOR'S CERTIFICATION

I, EARL F. HENDERSON, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF CHRISTIAN CHRISTEN THAT THE SURVEY SHOWN HEREON WAS CONDUCTED IN ACCORDANCE WITH THE COLORADO SURVEYING ACT AND THAT IT IS NOT A GUARANTEE OF WARRANTY TO THE BEST OF MY KNOWLEDGE, ACCORDING TO THE BEST OF MY KNOWLEDGE, ACCORDING TO THE BEST OF MY KNOWLEDGE, ACCORDING TO THE BEST OF MY KNOWLEDGE.

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

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.**

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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.**

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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

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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

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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.
- "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.
- Encyclopedia Staff. "Treaty of Fort Laramie." Text, June 9, 2020.
<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.

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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>.

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University of Colorado Year Book. www.ancestry.com, 1929.

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<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: 5BL9896

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.

Resource Number: 5BL.9896
 Parcel Number:157730306004

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

Resource Number: 5BL.9896
Parcel Number:157730306004



CITY OF THE CLIENT, THIS SURVEY WAS CONDUCTED HEREON THE BEHALF OF A TITLE & EASEMENT WAS NOT CONDUCTED BY ZENTH LAND SURVEYING, INC. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES IN THE PUBLIC RECORD THAT MAY AFFECT THIS SURVEY THAT ARE NOT SHOWN ON THIS SURVEY.

BEFORE ANY IMPROVEMENTS ARE MADE TO THE SURVEY, THE SURVEYOR SHALL HAVE CONTROL OR OBTAINED TO CONFLECT WITH THE RESULTS OF THIS SURVEY. THE SURVEYOR OF BE ADVISED EITHER BY THE CLIENT OR BY THE SURVEYOR OF ANY ENCUMBRANCES OR EASEMENTS THAT MAY AFFECT THIS SURVEY.

1. LOCATION OF THE COMMUNITY UTILITY MONUMENTS TO THE SOUTH LINES OF THE SUBJECT LOTS SHOWN AND DIMENSIONS ALONG THE COMMUNITY UTILITY ARE SHOWN AND IN FEET AND INCHES ONLY.

NO OTHER IMPROVEMENTS SERVING LOT 12 AND THE WEST 10' OF LOT 13 ARE PARTIALLY SHOWN AS SHOWN.

WALKS TO THE CROWN ON LOT 16, THE DECK ATTACHED TO THE STRUCTURE ON LOT 17 AND WALKS SERVING LOTS 16 AND 17 ARE PARTIALLY ON THE SUBJECT PROPERTY AS SHOWN.

MONUMENTS ARE SHOWN ESPECIALLY IN THE AREA BETWEEN BLOCK 1 AND THE

4. OF THE SOUTH PROPERTY LINES ALONG THE COMMUNITY UTILITY IS SHOWN BASED ON THE SURVEY OF 10-10-2004. THE UTILITY WAS OPEN AND LINES WERE CONCRETE AT THAT TIME (SEE BACKFILES).

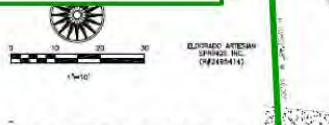
LEGEND

217.44' AS MEASURED DIMENSION	(D)	UTILITY POLE
MONUMENT FOUND AS DESCRIBED	(C)	UTILITY POLE WITH RIG WIRE
MONUMENT FOUND AS REBAR WITH 2" ALUMINUM CAP STAMPED "M STENCIL PLS 4848"	(R)	WELL
MONUMENT FOUND AS REBAR WITH 2" ALUMINUM CAP STAMPED "M STENCIL PLS 4848"	(E)	ELECTRIC METER
MONUMENT FOUND AS REBAR WITH 2" ALUMINUM CAP STAMPED "M STENCIL PLS 4848"	(B)	TELEPHONE BOX
MONUMENT FOUND AS REBAR WITH 2" ALUMINUM CAP STAMPED "M STENCIL PLS 4848"	(W)	WOOD POLE
MONUMENT FOUND AS REBAR WITH 2" ALUMINUM CAP STAMPED "M STENCIL PLS 4848"	(S)	STONE WALL
MONUMENT FOUND AS REBAR WITH 2" ALUMINUM CAP STAMPED "M STENCIL PLS 4848"	(G)	GRASS
MONUMENT FOUND AS REBAR WITH 2" ALUMINUM CAP STAMPED "M STENCIL PLS 4848"	(C)	CONCRETE WALK
MONUMENT FOUND AS REBAR WITH 2" ALUMINUM CAP STAMPED "M STENCIL PLS 4848"	(P)	POST FOUND/STATION
MONUMENT FOUND AS REBAR WITH 2" ALUMINUM CAP STAMPED "M STENCIL PLS 4848"	(M)	METAL WALL
MONUMENT FOUND AS REBAR WITH 2" ALUMINUM CAP STAMPED "M STENCIL PLS 4848"	(U)	UNDERGROUND UTILITIES
MONUMENT FOUND AS REBAR WITH 2" ALUMINUM CAP STAMPED "M STENCIL PLS 4848"	(C)	COMMUNICATIONS (INCLUDE CABLE TV)
MONUMENT FOUND AS REBAR WITH 2" ALUMINUM CAP STAMPED "M STENCIL PLS 4848"	(F)	FENCE

81 Eldorado Springs Dr

Parcel A

Parcel B

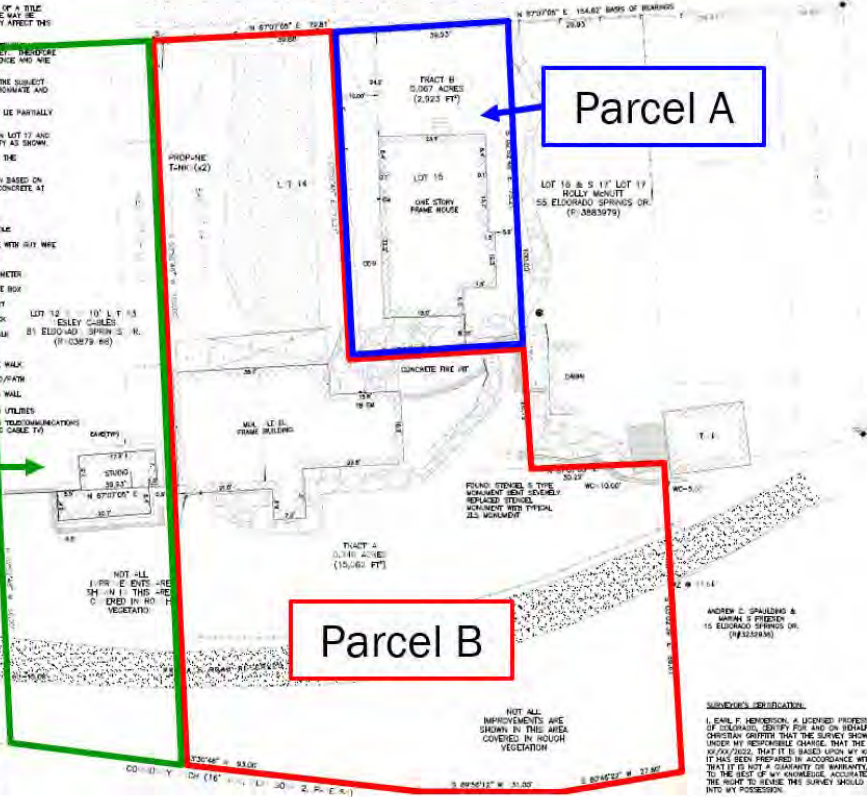


ELDERADO SPRINGS, INC. (092485414)

© COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION TO RECTIFY THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST NOTICE OF ANY ERROR OR ANY ACTION BASED UPON AND CORRECT IN HOWN REASON.

NOT ALL IMPROVEMENTS ARE SHOWN IN THIS AREA COVERED IN ROUGH VEGETATION

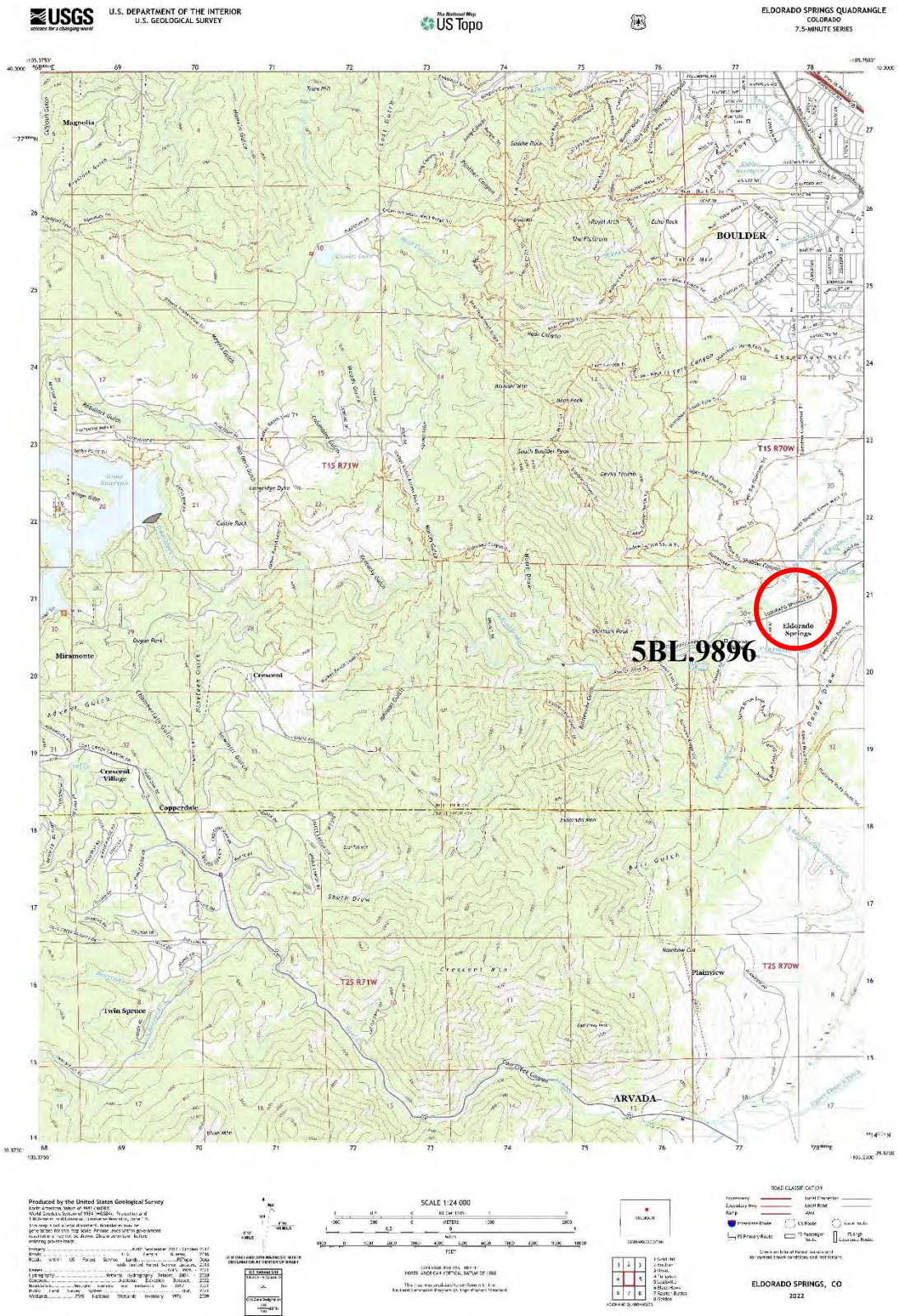
NOT ALL IMPROVEMENTS ARE SHOWN IN THIS AREA COVERED IN ROUGH VEGETATION



NOT ALL IMPROVEMENTS ARE SHOWN IN THIS AREA COVERED IN ROUGH VEGETATION

Resource Number: 5BL9896
Parcel Number: 157730306004

USGS TOPO Map



Resource Number: 5BL9896
Parcel Number:157730306004

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

Resource Number: 5BL.9896
Parcel Number:157730306004



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

Resource Number: 5BL.9896
Parcel Number:157730306004

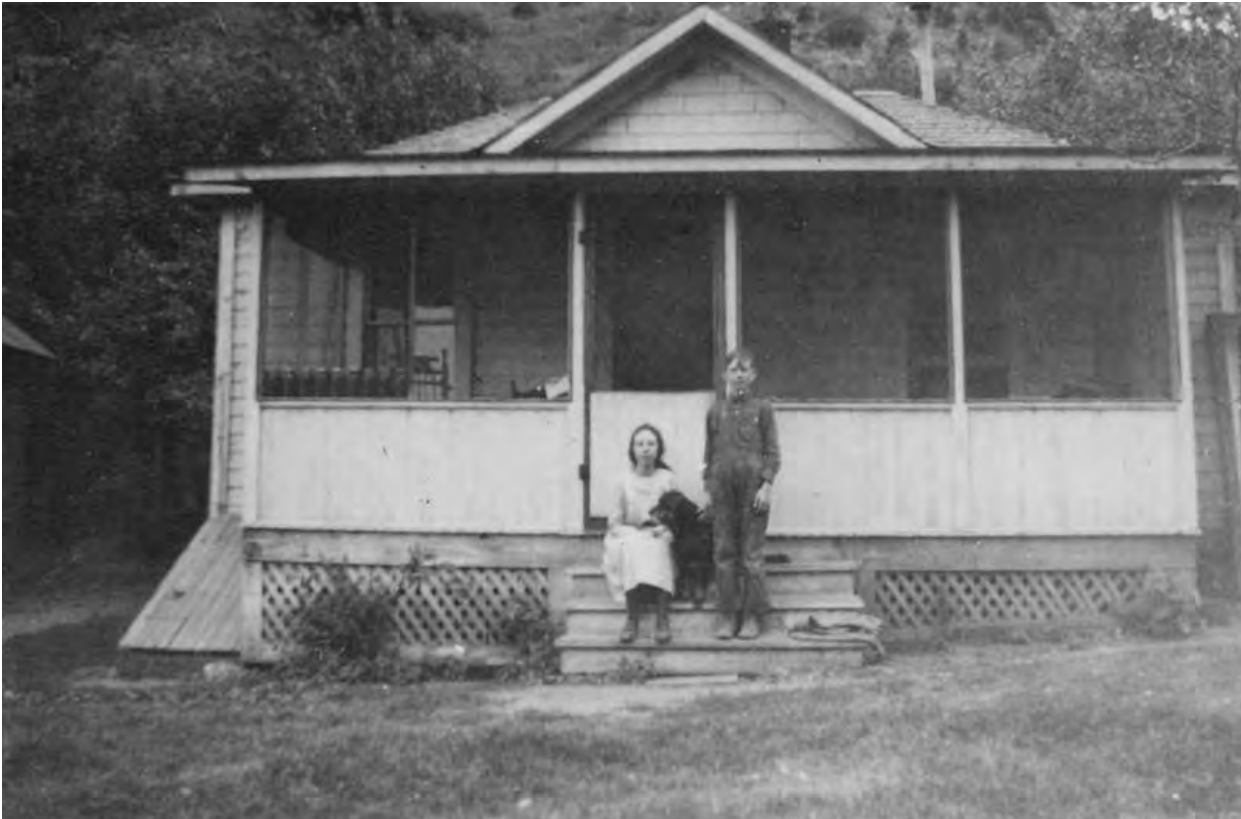


Interior-Far Left Room Garage and 2nd Story Apartment February 2023



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