



HARBECK-BERGHEIM HOUSE

RESOURCE ASSESSMENT REPORT



DRAFT MARCH 2021

ACKNOWLEDGEMENTS

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IMAGE CREDITS

Current-day (2020) photographs provided by Mundus Bishop, RATIO, and JVA. Historic photographs (pre-2020) provided by the City of Boulder or from online archives at the Carnegie Branch Library for Local History and Boulder Historical Society Collection, unless otherwise noted.

DISCLAIMER

The Resource Assessment Report documents the history, significance, integrity and current condition of the resource. It does not evaluate for listing in the National Register of Historic Places. If the resource has been previously listed or evaluated it is referenced and footnoted.



This report is funded in part through a grant from History Colorado, State Historical Fund

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Figure 1-1. Aerial view of the Harbeck-Bergheim House location (yellow) and the surrounding Beach Park (red) within the University Hills neighborhood of Boulder, Colorado, 1938 (Source: University of Colorado Boulder: Aerial Photographs of Colorado.)

COMMON TERMINOLOGY

State/National Register Terminology ^{1 2}

Area of Significance - an aspect of historic development in which a property made contributions for which it meets the National Register criteria, such as architecture, entertainment or recreation.

Character-Defining Features - the elements that account for the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

Contributing Resource - a building, site, structure, object, or feature adding to the significance of a property.

Designation Boundary - the boundary defined by the Landmarks Board and City Council that encompasses a historic property. This boundary represents a physical area in which any future alterations have historic preservation review associated with them.

Eligibility - ability of a property to meet the State/National Register criteria.

Evaluation Criteria - the established criteria for evaluating the eligibility of properties for inclusion in the State/National Register of Historic Places.

Historic Context - information about historic properties based on a shared theme, specific time period and geographical area.

Landscape Characteristics - the tangible and intangible aspects of a landscape from a historic period; these aspects individually and collectively give a space its historic character and aid in understanding its historical importance.

Local Landmark - a local area or building that has been determined to have a special character and historic, architectural, or aesthetic or value to the city.

Period of Significance - the span of time in which a property attained the significance for which it meets the State and/or National Register criteria, and/or Local Landmarks criteria.

Property Type - a grouping of properties defined by common physical and associative attributes.

Integrity ³

Integrity is the ability of a property to convey its significance. It is assessed to determine if the characteristics that shaped the property during the period of significance are present as they were historically.

Location is the place where the historic property was constructed or the place where the historic event occurred.

Setting is the physical environment of a historic property.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

1 US Department of the Interior, National Park Service, *How to Complete the National Registration Bulletin* (Washington DC: National Park Service Cultural Resources, 1997), Appendix IV.

2 US Department of the Interior, National Park Service, *The Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (Washington DC: Cultural Resource Stewardship and Partnerships, 1996).

3 Ibid.

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PROPERTY OVERVIEW

Property Name: Harbeck-Bergheim House
Location: University Hills neighborhood; adjacent to Beach Park
Property Address: 1206 Euclid Avenue, Boulder, CO 80302
Latitude/Longitude: 40.0050 / -105.2771
Legal Property Description: LOT 1-7 UNIVERSITY PLACE PARK
Parcel Tag: 146331315009

Acreage / Square Footage: 0.41 Acres / 17,786 SF
Date of Construction: House (1899), Adjacent Beach Park (1937)
Designer(s): Unknown

DESIGNATION, ELIGIBILITY, & CLASSIFICATION SUMMARY

Current Designation Level <input checked="" type="checkbox"/> Local Landmark <input type="checkbox"/> State Register of Historic Properties (SRHP) <input type="checkbox"/> National Register of Historic Properties (NRHP)		Ordinance & Listing Information City of Boulder Local Landmark No: <u>79-7</u> Ordinance No: <u>4454</u> Ordinance Date: <u>January 22, 1980</u> State ID: _____ Smithsonian Trinomial: <u>5BL1472</u> National Historic Landmark No: _____																			
State & National Register Eligibility ⁴ <table> <tr> <td>State Register of Historic Properties</td> <td>National Register of Historic Properties</td> </tr> <tr> <td><input type="checkbox"/> Determined Eligible</td> <td><input checked="" type="checkbox"/> Determined Eligible</td> </tr> <tr> <td><input type="checkbox"/> Delisted</td> <td><input type="checkbox"/> Delisted</td> </tr> </table>		State Register of Historic Properties	National Register of Historic Properties	<input type="checkbox"/> Determined Eligible	<input checked="" type="checkbox"/> Determined Eligible	<input type="checkbox"/> Delisted	<input type="checkbox"/> Delisted	Areas of Significance <u>Architecture</u> <u>Social History</u> <u>Community Planning and Development</u>													
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Recommended Period of Significance Date Range: <u>1900</u> to <u>1969</u>		Property Integrity: Aspects <table> <tr> <td><input checked="" type="checkbox"/> Location</td> <td><input checked="" type="checkbox"/> Workmanship</td> </tr> <tr> <td><input checked="" type="checkbox"/> Setting</td> <td><input checked="" type="checkbox"/> Feeling</td> </tr> <tr> <td><input checked="" type="checkbox"/> Design</td> <td><input checked="" type="checkbox"/> Association</td> </tr> <tr> <td><input checked="" type="checkbox"/> Materials</td> <td></td> </tr> </table>		<input checked="" type="checkbox"/> Location	<input checked="" type="checkbox"/> Workmanship	<input checked="" type="checkbox"/> Setting	<input checked="" type="checkbox"/> Feeling	<input checked="" type="checkbox"/> Design	<input checked="" type="checkbox"/> Association	<input checked="" type="checkbox"/> Materials											
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Designation Boundary

Harbeck-Bergheim House is located in its original location. The designated boundary includes the house and the surrounding area.



Figure 1-2. Designation Boundary of Harbeck-Bergheim House (blue), 2020 (source: Carnegie Library for Local History)

HISTORY & SIGNIFICANCE

Historic Context

See Appendix

Statement of Significance

Harbeck-Bergheim House is significant for its eclectic Colonial Revival meets Edwardian Vernacular style. Both of which were popular during the late nineteenth and early 20th century in the United States and are reflected in the classical details, Ionic columns, one-story portico, wrap around porch, and stacked bay windows.⁵ The residence is a finely crafted and well preserved example of these styles working in harmony. The prominent owners of the house also contribute to its significance for their social ties and marks left upon the City of Boulder. The architectural accomplishments of the residence, as well as its association with the city through the property's prominent ownerships, make the house a valued landmark within the University Hill neighborhood of Boulder.

Harbeck-Bergheim House is significant for the role it has played in the social and cultural life of Boulder since 1899. Harbeck and his wife, Kate, generally kept to themselves while they lived in Boulder during the summers. They were very close to their dogs, however, and upon Mrs. Harbeck's death she donated \$50,000 to the Society for the Prevention of Cruelty to Animals in Boulder (now known and still standing today as the Boulder Humane Society). Through this occurrence, they grew social roots with the Boulder community through a love of their dogs and animals that would continue to present day. Milton and Violet Bergheim purchased the house in 1939. Mr. Bergheim owned and operated a prominent clothing store along Pearl Street from 1891 until 1966.⁶ Their commitment to the growth of Boulder's downtown and clothing market is still shared through the preservation of the Harbeck-Bergheim house as well as their family owned store on Pearl Street.

Harbeck-Bergheim House is significant for its representation of the Colonial Revival and Edwardian Vernacular architectural styles made popular during the late nineteenth and early 20th century in the United States. These styles are reflected in the Harbeck-Bergheim House's prominent classical details. Bounded on two sides by a park, the Harbeck-Bergheim House is elevated from the street and is a dominant and impressive landmark within the University Hill neighborhood.⁷

Recommended Period of Significance

The recommended period of significance for Harbeck-Bergheim House is from 1900 to 1969. The period begins with the construction of the House and ends when the Berhgeim family moved out the residence in 1969, after which it was leased to the City of Boulder.

5 Colorado Historical Society. 1206 Euclid Avenue Historic Building Inventory Records. Office of Archaeology and Historic Preservation. Boulder: Boulder (Colo.), 1979,5.

6 Ibid, 2.

7 Ibid, 3.

Summary of Use

Historic Use

Harbeck-Bergheim house was historically maintained as a private residence within the University Hills Neighborhood from the year it was erected in 1899 until 1969. John and Kate Harbeck resided in this house during the summer months until 1936. Mrs. Harbeck gave orders that their pet's graves located in the backyard of the house were not to be disturbed even after her death which became the reason why the house did not sell until 1936 to a local investor. Many of the surrounding lots were sold to William Beach in 1937 with the exception of those containing the house (lots 1-7). Beach was a Boulder Business man who donated the property he purchased to the City of Boulder to be re-purposed as a park. Shortly after, Milton and Violet Bergheim purchased the house in 1939. The Bergheims called this structure home until 1969, when they leased the house with an option to buy to the City of Boulder. The City of Boulder started planning the future use of the site and ultimately re-purposed the house for community events in 1979. In 1985 the building is leased to the Boulder History Museum which used the spaces as a museum until 2018.

Date	Event
1899 to 1936	Home of John & Kate Harbeck
1936 to 1939	Home of Leonard Blystad
1939 to 1969	Home of Milton & Violet Bergheim
1970 to 1979	City of Boulder begins the purchase of the property and initiates a Facility Use Study
1979 to 1985	Community Center & Event Space
1985 to 2018	Boulder History Museum

Current Use

The City of Boulder has maintained and owned the property to this day. The lots that William Beach donated to the city for park purposes is still maintained as a neighborhood park today. Recently, both the Parks and Recreation Advisory Boards and the City Council voted to approve the lease agreement of the Harbeck – Bergheim House to Women's Wilderness Institute.⁸

Date	Event
1937 to present	William Beach purchases and donates 20 of the 27 lots, known as Beach Park
1969 to present	City of Boulder Ownership
2020 to present	Women's Wilderness Signs Lease for Property (2020 to present)

⁸ City and County of Boulder. Harbeck-Bergheim House, City and County of Boulder

ARCHITECTURAL DESCRIPTION

Architecture Summary

Harbeck-Bergheim House is a two-and-a-half-story dwelling with an attic atop a raised basement. The exterior of the house consists of rusticated evenly coursed stone walls and stone belt courses. A one-story portico with classical stone columns atop stone walls (that create a wrap-around porch) with a cornice line balustrade located on the front facing facade (north elevation). There are two (2) sets of two story bay windows that are located on the north and east elevations. Each have been designed with 1/1 light double-hung windows.⁹ The other elevations have a mix of double-hung and fixed windows. The house is topped by a flared, hipped roof with overhanging eaves and modillions. There is a wood cornice with dentil trim as well as dormers with cameo windows. The front entry door is a solid wood Dutch door flanked by leaded glass windows. A grand wooden stair with wood balusters and railings is located immediately inside the front of the entrance.

Primary Materials

This masonry structure is primarily built of coursed sandstone with a quarry-faced surface.¹⁰ The roof consists of asphalt shingles. Decorative wood trims can be found at the exterior windows, doors, roof eaves, and porch. Wood is also primarily utilized for trims on the interior of the building. The interior walls and ceilings are predominately painted plaster, and the floors are hardwood. Wood wainscotting is present in multiple areas of the house. Most of the doors are solid wood. Several of the rooms feature fireplaces with decorative wood trims, ceramic tile surrounds, and cast-iron inserts.

Harbeck-Bergheim house has primarily maintained much of its original character, design, and materials since its original construction. In 1972, the basement was modified to accommodate a caretaker's apartment. Between 1991 and 2015, various rehabilitations to preserve the structure's character took place. The alterations conducted during that time are as follows: the addition of a handicap ramp and handrail at the front sidewalk for accessibility; replacement of the rear porch, roof material, and front window; the addition of a new furnace, air conditioner and condenser as well as insulation in the attic; and last but not least, the addition of signage.



Figure 1-3. View of Harbeck-Bergheim House at 1206 Euclid Avenue, in the early 1900's (source: Carnegie Library for Local History)

⁹ Colorado Historical Society, 1979. 1206 Euclid Avenue Historic Building Inventory Records, 5.
¹⁰ CSC. Historic Structure Report: Building Condition Evaluation: Harbeck House Exterior. CSC, 5.

Construction & Alteration History

Date	Event	Source
1899	House was built by J. H. Harbeck.	"History at a Glance"
1936	Leonard Blystad purchased the property from estate representatives and proposed remodeling it as a fraternity or as apartments. The city turned down these plans due to zoning restrictions.	"History at a Glance"
1937	Blystad sold approximately 20 of the 27 lots to William Beach who then donated those 20 lots to the city for park purposes.	"History at a Glance"
1939	Milton Bergheim purchased the house property (lots 1-7) which he used as a private residence for his family.	"History at a Glance"
1970	City of Boulder leased the house property with the option to buy. The suggested repurpose of the building was to provide a cultural center for events and activities for persons of all ages within the boulder Community.	"History at a Glance"
1970 to 1972	A caretaker apartment was built in the basement of the property.	"History at a Glance"
1972	Officially named the Harbeck-Bergheim House.	"History at a Glance"
1974	A Facility Use Study Committee was formed because the original planned use never became a reality. Policies were adopted in 1974.	"History at a Glance"
1979	City of Boulder purchased the property from the estate of Milton N. Bergheim. The building was used for classes, special events, fund raising activities, clubs, workshops, etc.	"History at a Glance"
1980	Harbeck-Bergheim House was designated as a local Landmark.	City of Boulder Landmark. L-79-7
1985	Property was leased to the Boulder History Museum for use as a museum (non-conforming use).	"History at a Glance"
1986	Fire Suppression system installed.	"History at a Glance"
1990 to 1992	Negotiations for city funding for the museum's operating budget and relief of house maintenance responsibility take place.	"History at a Glance"
1991	Handicap ramp installed (Landmark Alteration Certificate).	"History at a Glance"
1992	Replaced the back porch in kind & install signage for the museum (Landmark Alteration Certificate).	"History at a Glance"
1996	Exterior lighting installed (Landmark Alteration Certificate).	"History at a Glance"
1999	Reroofed the front porch and replace the bay window roof metal cap (Landmark Alteration Certificate).	"History at a Glance"
2002	Handrail installed at the front sidewalk (Landmark Alteration Certificate).	"History at a Glance"
2005	Air conditioner, rooftop condenser unit, and new furnace installed (Landmark Alteration Certificate).	"History at a Glance"
2011	Front window was replaced (Landmark Alteration Certificate).	"History at a Glance"
2013	Building was reroofed with like materials (Landmark Alteration Certificate).	"History at a Glance"
2015	Attic was insulated.	"History at a Glance"
2018	Museum of Boulder vacated the property and moved to a new location; City of Boulder began decision-making process for the future use and ownership of the house.	"History at a Glance"
2018 to 2020	Staff identified stabilization and restoration of the home's interior stained-glass window as a community and departmental priority which is then fully restored by Watkins Stained Glass Studio.	Harbeck-Bergheim House
2020	Parks and Recreation Advisory Boards as well as City Council voted to approve the lease agreement of the Harbeck – Bergheim House to Women's Wilderness Institute.	Harbeck-Bergheim House

INTEGRITY

Location

The building has remained in its original location since construction.

Setting

Harbeck-Bergheim House resides on seven (7) open lots (originally 27). In 1937, William Beach bought the remaining original lots surrounding the house and presented it to the city as “Beach Park”, which has been maintained to this day. The house is surrounded by dense neighborhood in all directions. The University Hill neighborhood in which it resides is filled with interesting homes of the Craftsman era and others built in succeeding decades.

Design

The overall design has remained primarily unchanged since its original construction. In 1970-72, a caretaker apartment was built into the basement. Other minor rehabilitations and accessibility modifications took place in the years after. The interior has seen a fair amount of change to accommodate back of house spaces after the building turned over to a museum.

Materials

Most of the original materials have remained the same. Between 1991 to 2015, multiple minor rehabilitations, building upgrades and improvements took place. All materials that were replaced at this time were done so to match in kind. There were modifications to the interior that took place when accommodating a mixed-use office space. Some finishes were altered at this time.

Workmanship

The workmanship is consistent with the combination of the Colonial Revival and Edwardian Vernacular architectural styles seen in the United States during the turn of the 20th century.

Feeling

With much of the first and second floor spaces having been maintained with original decor and furnishings, the feeling is authentic.

Association

The building maintains its associations with John and Kate Harbeck, benefactors of the Humane Society, and the Bergheim family, who for two generations owned a clothing store in downtown Boulder.

CURRENT EXISTING CONDITION

ARCHITECTURAL CONDITION

Pavement

On the north side of the building, a porch wraps around the house from the front doors to the east. This porch floor is one step down from the level of the building interior. The concrete flooring does not seem to be original to the building, but it appears to be in good condition, with no major damage or cracks.

Masonry - Stone

Front Porch: The walls surrounding the porch appear to be made of the same stone as the main building. Overall the stone is in fair shape, with a few areas that are in poor condition. The primary areas of concern are on the interior faces of the wall on the north side, and all around the main entry stair to the north. There is significant wear to the stone and mortar and large amounts of both have been weathered away, mostly likely from salts and chemical deicers. There has also been an issue with graffiti at the building, the removal of which has also caused damage to the stone at both the porch and the main building walls.

The caps of these walls appear to be a different type of stone which is in fair condition. A large amount of the cap stones are covered with lichens growing on them. The entry steps to the porch were noted as Lyons sandstone in previous building evaluations, and appear to be in good condition, with some uneven gaps due to ground settling. Supporting the porch roof are four large stone columns. The stone appears to be in good condition, though the mortar is in fair to poor condition and appears in need of repointing.



Figure 1-4. View of the porch transition at the main entry door, 2020 (source: Ratio)



Figure 1-5. View of the stone damage at the interior porch wall, 2020 (source: Ratio)



Figure 1-6. View of the porch stone walls near the main entry steps, 2020 (source: Ratio)



Figure 1-7. View of the main entry steps, 2020 (source: Ratio)



Figure 1-8. View of the porch columns, 2020 (source: Ratio)

North Facade: In general, the stone masonry making up the north side of the building appears to be in good condition. There is some visible damage on the stone just west of the main entry door. One of the headers over the bay windows just east of the main entry has a large crack.

East Facade: The east wall of the building is in good condition overall. However, at the south end of the porch, there is considerable damage to the building masonry. The damage to the stone appears to have been caused by both water damage and drainage issues as well as past at graffiti removal processes. There is another area of damage at the base of the shallow pilaster near the south east corner of the building.

South Facade: The masonry on the south wall is in good condition overall. There is a cracked stone above the entry porch that was added on. And the south west corner of the building has vines growing on the stone, causing potential damage.



Figure 1-9. View of efflorescence west of main entry, 2020 (source: Ratio)



Figure 1-10. View of cracked header, 2020 (source: Ratio)



Figure 1-11. View of stone damage at stair, 2020 (source: Ratio)



Figure 1-12. View of stone damage at gutter, 2020 (source: Ratio)

West Facade: Like the other sides of the building, the stone overall appears to be in good condition on the west face. The stone detailing below one of the windows shows some evidence of water damage. Another area toward the bottom of the wall exhibits significant amounts of lichen growing on the stone. There are also a few stones where the face of the stone is damaged or weathered away.

Chimneys: The stonework on the chimneys appears to be in fair to poor condition. Many of the stones are very worn and weathered, with portions of the stones missing, and significant mortar missing. Of the three chimneys, the one in the north east corner appears to be in the worst condition.



Figure 1-13. View of cracked stone, 2020 (source: Ratio)



Figure 1-14. View of vines on stone masonry, 2020 (source: Ratio)



Figure 1-15. View of stone detailing below window, 2020 (source: Ratio)



Figure 1-16. View of lichen and weathered stone, 2020 (source: Ratio)



Figure 1-17. View of the south east chimney, 2020 (source: Ratio)

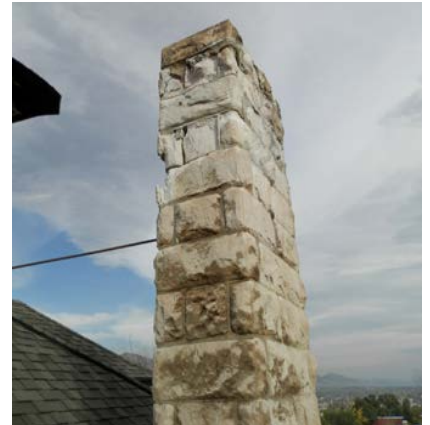


Figure 1-18. View of the north east chimney, 2020 (source: Ratio)

Masonry - Brick

The exposed brick in the building is in the basement and the attic. The brick overall appears to be in fair condition. The primary areas of damage to the brick masonry are those where ductwork or other penetrations have been made through the brick walls. The resulting openings left holes in the brickwork, and the attempted sealing material between the ducts and the brick has not functioned properly causing more damage to the surrounding bricks and the integrity of the walls in those areas.

Glazing

The exterior window glazing is in good condition overall with no major cracks or missing panes. A few of the basement windows have had the glazing removed for ventilation of interior appliances. The stained glass throughout the building has been rehabilitated and appears to be in good condition



Figure 1-19. View of basement brick masonry, 2020 (source: Ratio)



Figure 1-20. View of eave attic masonry, 2020 (source: Ratio)



Figure 1-21. View of stained glass at main north entry, 2020 (source: Ratio)



Figure 1-22. View of stained glass at interior stairway, 2020 (source: Ratio)

Wood

Exterior Porch: As viewed from ground level, the wood porch appears to be in fair condition. There is minor evidence of cracking and paint peeling. Below the porch, the wood soffit shows evidence of cracking and warping. During the site visit, it was evident that a substantial yellowjacket nest was located behind the soffit. The wood railing that wraps around the top of the porch is in poor condition. There are areas of major splintering, and multiple areas where the bare wood is exposed. An attempt at protecting the top of this wood was made at some point in the past, with the addition of metal caps that cover the tops of the rails. It is unclear the condition of the wood beneath

Exterior Roof: In general, the roof eaves and soffits appear to be in good condition. The brackets and additional wood detailing appears intact and with little evidence of rot or damage. However, the metal gutters and downspouts around the building are in poor to fair condition. The exterior wall finish around the attic appears to be in fair condition. There are a few areas with paint missing, and some weathering, but most of the finishes show little to no damage.

Exterior Windows and Doors: The wood windows and doors vary in condition based upon their locations, however many of the exterior frames and sashes show peeling and cracking paint over most of the exterior surfaces.



Figure 1-23. View of porch roof, 2020 (source: Ratio)



Figure 1-24. View of railing above entry porch, 2020 (source: Ratio)



Figure 1-25. View of attic exterior, 2020 (source: Ratio)



Figure 1-26. View of wood window, 2020 (source: Ratio)



Figure 1-27. View of roof soffits, 2020 (source: Ratio)

Exterior South Porch: The final exterior wood element is the south porch. This enclosed porch is currently used as the main entrance for the building users, and with the attached ramp, provides an accessible entry to the building. The porch walls are made of bead board and appear to be in fair shape with some warping and cracking. The flooring has been painted and is worn with signs of weathering, primarily near the exterior door. An entry ramp and stair have been added to access the south porch that are not original to the building. These additions appear to be in fair condition and have significant rust on the metal elements that connect the ramp to the concrete slab below. Just east of this porch area is a staircase leading to the basement, which runs below the porch. The cellar door type entry to the stair has additional plywood coverings and is kept closed due to vagrancy concerns.

Interior Lobby: Just inside the front door, the lobby area has wood wall paneling, a wood fireplace surround, and wood detailing leading up to the main staircase. The majority of these decorative wood elements are in good condition. The front door itself is a Dutch door, which is fully functioning. The detailing appears to be intact and showing minimal wear. The two primary areas of wear are around the window seat, and at the exposed treads of the staircase.



Figure 1-28. View of south porch entry ramp, 2020 (source: Ratio)



Figure 1-29. View of south porch interior, 2020 (source: Ratio)



Figure 1-30. View of south porch entry ramp, 2020 (source: Ratio)



Figure 1-31. View of lobby wood paneling, 2020 (source: Ratio)



Figure 1-32. View of main staircase Ratio, 2020 (source: Ratio)

Interior Windows and Doors: The larger window interiors appear to be in good condition overall, however many of the interior windowsills show significant wear, weathering, or water damage. Also, many of the smaller and curved windows have significant cracking in their frames and sashes. In general, the doors appear to be in fair condition. The door construction and materials have maintained their integrity, but around the hardware and other areas of use the finish has become worn, scratched, or scuffed over time. At some of the locations where the doors have been painted, the painted finish is scratched or peeling.



Figure 1-33. View of oval attic window, 2020 (source: Ratio)



Figure 1-34. View of interior window sill, 2020 (source: Ratio)



Figure 1-35. View of circular window, 2020 (source: Ratio)



Figure 1-36. View of interior wood pocket doors, 2020 (source: Ratio)



Figure 1-37. View of painted interior door Ratio, 2020 (source: Ratio)

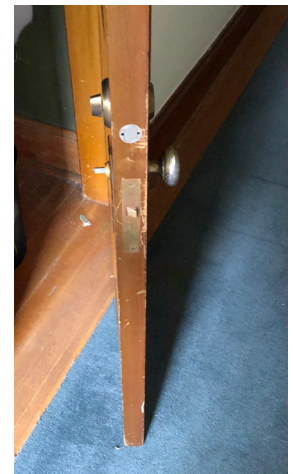


Figure 1-38. View of door hardware, 2020 (source: Ratio)

Wood Flooring: The wood flooring throughout the building appears to be in fair condition. There are a few larger areas of concern showing burn marks or water damage, however most of the flooring just has general wear and scratching showing the areas of use. In the attic, the wood flooring appears to be in worse condition than the rest of the building. There is gapping between boards, noticeable scratching, and the flooring does not appear to be of the quality or finish level as the rest of the building.

Attic: In the attic space, the walls and ceilings have been finished with wooden bead boards. This paneling appears to be in fair condition overall, with some areas where the panels have been replaced. There also appears to be water damage below the exterior windows. The stairs leading up to the attic are in fair condition but are severely worn and scratched on both the risers and the treads. At the top of the stairs, there are wood guardrails that are in good condition with some minor scrapes and scuffs on the interior surfaces.



Figure 1-39. View of wood flooring, 2020
(source: Ratio)



Figure 1-40. View of attic flooring, 2020 (source: Ratio)

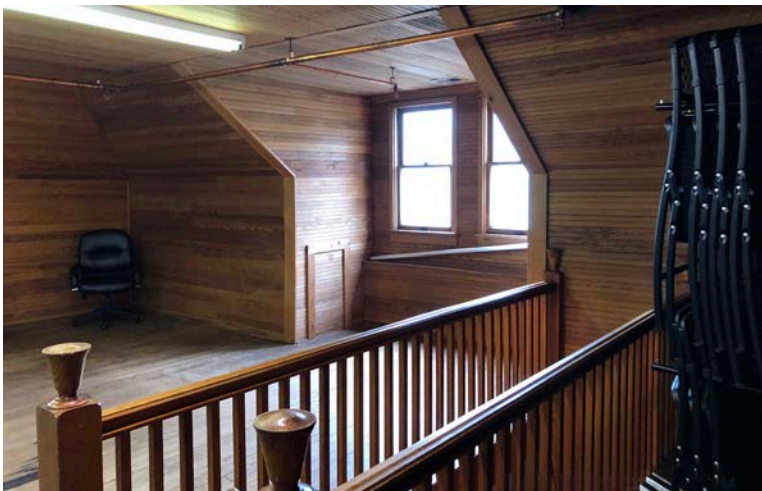


Figure 1-41. View of attic finishes, 2020 (source: Ratio)

Miscellaneous Interior Wood Components: On both the first and second floors, there are wood fireplace surrounds which appear to be in good condition. Also, on the first floor, there is a large built-in cabinet with stained glass doors and a mirrored back wall. This cabinet appears to be in good condition. Many of the second-floor closets contain built-in cabinetry. These cabinets are in fair condition. One cabinet has a missing drawer, and most have small scratches and dents on the top surfaces.



Figure 1-42. View of attic staircase, Ratio, 2020 (source: Ratio)



Figure 1-43. View of closet built-in cabinets, 2020 (source: Ratio)



Figure 1-44. View of closet built-in cabinets, 2020 (source: Ratio)



Figure 1-45. View of fireplace, 2020 (source: Ratio)



Figure 1-46. View of fireplace, 2020 (source: Ratio)



Figure 1-47. View of built-in cabinet, 2020 (source: Ratio)

Interior Finishing/Detailing

Apart from some detailing on the one of the first-floor ceilings, the interior wall and ceiling finishes are a mix of painted and unpainted wallpaper. Previous attempts to remove the wallpaper were unsuccessful, therefore the wallpaper was painted over. Most of the finished surfaces are in good condition. There are a few areas where the wallpaper is peeling. In a second-floor hall closet, a portion of the plaster finish has come off the wall.

Tiling: The tile work throughout the building includes restrooms on each floor, as well as the basement kitchen floor. In the second level restroom the tile wainscot and floor are in keeping with the character of the building and appear to be in good condition. Adjacent to the restroom is a separate shower that has tile walls and concrete flooring. The tile is in good condition but is not original to the building or in keeping with the character. The first-floor restroom was renovated for accessibility. The floor tile appears to be in good condition and matches the character of the building. The walls in the first-floor restroom have a bead board wainscot with wood trim, that are also in good condition. In the basement, the kitchen and restroom floor tiles are not original to the building and appear to be in fair condition. Portions of the grout need repair.

Roofing

From what was able to be observed, the main building roofing is asphalt shingles. These are in fair condition. Some edges of the shingles are weathered or torn. There is metal flashing around the chimneys and roof penetrations that appears to be in fair condition, with some areas where the sealant needs repair. The small portion of flat roof accessed from the attic window has a membrane roofing system that appears to be in good condition.



Figure 1-48. View of ceiling detailing, 2020 (source: Ratio)



Figure 1-49. View of peeling wallpaper, 2020 (source: Ratio)



Figure 1-50. View of second floor restroom, 2020 (source: Ratio)



Figure 1-51. View of shower tile, 2020 (source: Ratio)



Figure 1-52. View of first floor restroom, 2020 (source: Ratio)



Figure 1-53. View of basement kitchen, 2020 (source: Ratio)



Figure 1-54. View of basement restroom, 2020 (source: Ratio)

Mechanical

Most of the building is conditioned with radiators for heating and no method for cooling other than natural ventilation through the exterior windows. The attic has its own air conditioning system for heating and cooling. At the time of the site visit, all heating and cooling systems appeared to be in working order.

Other

Basement Finishes: The basement kitchen has an acoustical tile ceiling that is in fair condition. Most of the basement flooring is concrete, which appears to be in good condition other than a rough transition between two slabs at one of the doorways. The finished rooms of the basement, other than the kitchen and restroom, have carpet floors which are in good condition, but not original to the building. These same rooms have doors that are not original to the building and appear to be of hollow core construction. Additionally, the exterior windows in the basement appear to be in fair to poor condition. A few locations have missing or broken hardware, and some windows have been nailed shut.

Exterior Basement Staircase: The exterior stairs are currently covered and inaccessible. The steps are concrete. They appear to be in fair condition, though they do not appear to meet current code requirements regarding tread and riser dimensions.



Figure 1-55. View of radiator, 2020
(source: Ratio)

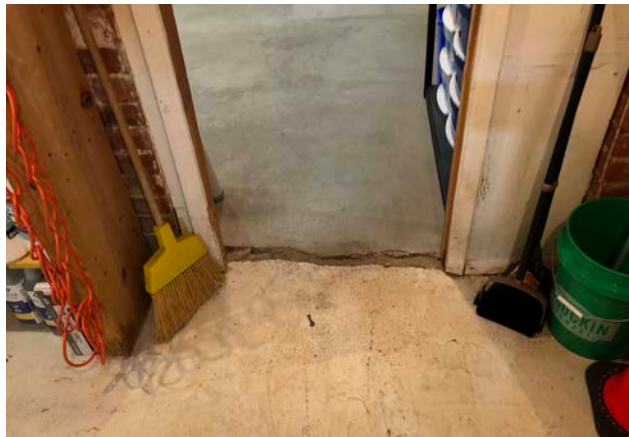


Figure 1-56. View of concrete floor transition, 2020 (source: Ratio)



Figure 1-57. View of exterior basement stair, 2020 (source: Ratio)

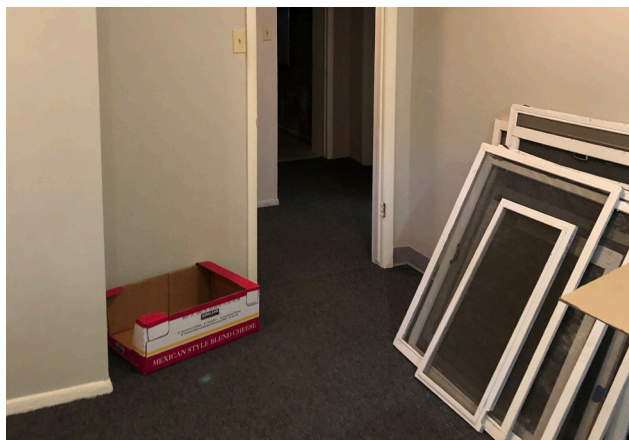


Figure 1-58. View of basement finishes, 2020 (source: Ratio)

STRUCTURAL CONDITION

Structural Summary

Harbeck-Bergheim House is stone masonry house that was built in 1900. The property, located in Boulder's University Hill neighborhood, originally served as a residence, and later housed a history museum from 1985-2018. Floor plans and elevations and a conditions report prepared by CSC in 1991 were available during this assessment; however, no structural drawings, original or otherwise, were available. The structural systems are described below based on our site observations and documentation of the structure.

Foundation

Harbeck-Bergheim House has a combination of coursed stone and rubble stone exterior bearing walls, the interior basement bearing walls are 3-wythe brick masonry. The foundation was not exposed or observed below grade, so the depth and presence of footings are unknown, however they are likely continuous masonry strip footings.

Overall, the foundation is in good condition. There is efflorescence at the interior faces of the basement walls which is evidence of past water infiltration (Figure 1-59). An exterior building condition evaluation was prepared by CSC in February 1991. Many of the eroded mortar joints and water infiltration issues identified in the report appear to have been addressed since the report was issued. Conditions of note include the horizontal bulge in the plaster of the north basement stair wall (Figure 1-60) and the settlement in the far southeast corner of the basement.

Roofing

The house has a steep hip roof with large, low-sloped eaves. There are hip-roofed dormers on three sides and a flat roof overhang over the front porch. The roof consists of 1 ¼" board sheathing supported by roof framing of 1 ½" x 5 ½" rafters spaced at 16". The ceiling framing of the attic consisted of 2x4 joists spaced at 16", blown in insulation was found above the ceiling, indicating that the structure currently has a cold roof.

The roof appears to be in good condition; there is no sagging or displacement to indicate any structural deficiencies. The areas of observed wood framing appear to be in good physical condition showing no signs of deterioration.



Figure 1-59. Efflorescence on basement walls, 2020 (source: JVA)



Figure 1-60. Horizontal bulge in basement stair wall, 2020 (source: JVA)

Flooring

The basement has a new slab on grade with a french drain along the exterior walls, apparently installed following the recommendations of the 1991 report to address perimeter wall leakage issues. The first, second, and attic floor systems are wood framed systems with joist spanning between bearing walls. In the basement, areas of the first-floor framing were visible and consisted of 2x12 joists spaced at 12" and spanning in the North-South direction. The header visible at the masonry wall openings consisted of seven 2x12 members. The framing for the other floors was not exposed, however, it most likely also spans in the North-South direction and consists of similar member sizes.

Overall the floor systems are in good condition; there is no sagging or displacement to indicate any structural deficiencies. If a new occupancy use with a greater floor load demand is desired (i.e. assembly use vs. the residential loads it was designed for, it is possible that strengthening of the floor systems would be required.

Walls and Framing

The structure has exterior stone bearing walls and interior multi-wythe brick bearing walls. The exterior walls have coursed rectangular ashlar units at the exterior with a rubble stone back-up at the interior. The stone is a buff-colored sandstone. The original mortar joints appear to be a soft lime-based mortar. There are several eras of repointing mortar on the building including a buff-colored mortar that appears to have similar strength to the original lime mortar as well as a grey colored mortar that is much harder than the original mortar.

The interior 3-wythe basement brick bearing walls consist of red clay brick that is slightly oversized from today's standard brick size. Interior bearing walls on the first and second floor are wood framed but were not exposed during the site observation.

The exterior stone of the house is in overall good condition with the exception of typical weather-related deterioration (erosion) of the sandstone units in Boulder's freeze-thaw climate and is more pronounced at the walls near grade at the porch and entry stair (Figure 1-61 and 1-64). There are isolated cracks including thermal movement related cracking of mortar joints at the porch and cracked ashlar units near the front entry door jamb (Figure 1-63). Many of the eroded mortar joints and water infiltration issues identified in the 1991 report appear to have been addressed since the report was issued. Lichen growth is present on the coping stones of the porch however it does not appear to be causing material damage of structural concern to the ashlar units.

Lateral force resisting system (LFRS)

The LFRS of the house consists of masonry bearing walls and wood floor and roof diaphragms. The LFRS is in good condition. It has performed well over the lifetime of the structure.

Stone Chimneys

The site includes three stone chimneys, two on the east and one the west side of the house. The porch railing and stair are constructed of a stone similar to that used for the building. The weather-related erosion of stone units and mortar joints in the chimneys has progressed to the point that the stones above the eroded units may become unstable and fall from the chimney (Figure 1-62).



Figure 1-61. Erosion of stone at locations of graffiti removal, 2020 (source: JVA)



Figure 1-62. Deteriorated and loose stone at chimney



Figure 1-63. Thermal related cracking at door jamb, 2020 (source: JVA)



Figure 1-64. Erosion of stone near grade and lichen growth at coping, 2020 (source: JVA)

Structural Condition Definitions

This structural condition assessment makes use of terms concerning the condition of building components which are defined as follows:

Good - A structural element, component or system is considered in good condition when it is undamaged, structurally sound or functionally operational, and performing as intended. No specific repairs are required, and only minor or routine maintenance is needed.

Fair - An element, component or system is considered in fair condition when there are signs of wear or deterioration, such as freeze-thaw deterioration, corrosion, or wood decay exceeding expectations based on the age and use of the element, that may be reducing the structural capacity of the member. Replacement or repair of the element may be required.

Poor - An element, component, or system is considered in poor condition when it no longer performs its intended structural purpose. Deterioration or damage reduced the load carrying capacity of the element and simple repairs cannot be justified or are not expected to be effective. The element may show signs of imminent failure. Major repair or replacement will be required.

Note: Condition ratings reported are based upon visual observations only. No material testing or exploratory observations have been made. Further investigation could result in modification to condition ratings.

Table 1-1: Condition Assessment of Architectural Features

Primary Architectural/ Structural Features	Description of Primary Materials	Condition
Pavement	Concrete slab on grade	Good
Masonry	Stone, Brick	Fair
Glazing	Single pane, Stained glass	Good
Wood	Stained and painted wood	Fair
Finishes	Plaster, wall paper, tile	Good
Roofing	Asphalt shingles	Good
Additional Building Systems		
Mechanical	Radiators, Attic HVAC	Good
Fire Protection & Suppression		Not Assessed
Irrigation	(Backflow preventer, spray heads, etc.)	Not Assessed
Electrical	Lighting and power	Good
Plumbing		Good

Table 1-2: Condition Assessment of Structural Features

Primary Architectural/ Structural Features	Description of Primary Materials	Condition
Foundation	Not observed; likely continuous masonry strip footings	Good
Roofing	Steep hip roof with large, low-sloped eaves	Good
Flooring	Varies	Good
Walls and Framing	Exterior: Stone bearing walls Interior: Multi-wythe brick bearing walls	Good
Lateral Force Resisting System (LFRS)	Masonry bearing walls and wood floor and roof diaphragms	Good
Chimney (x3)	Stone	Poor

ADDITIONAL IMAGES

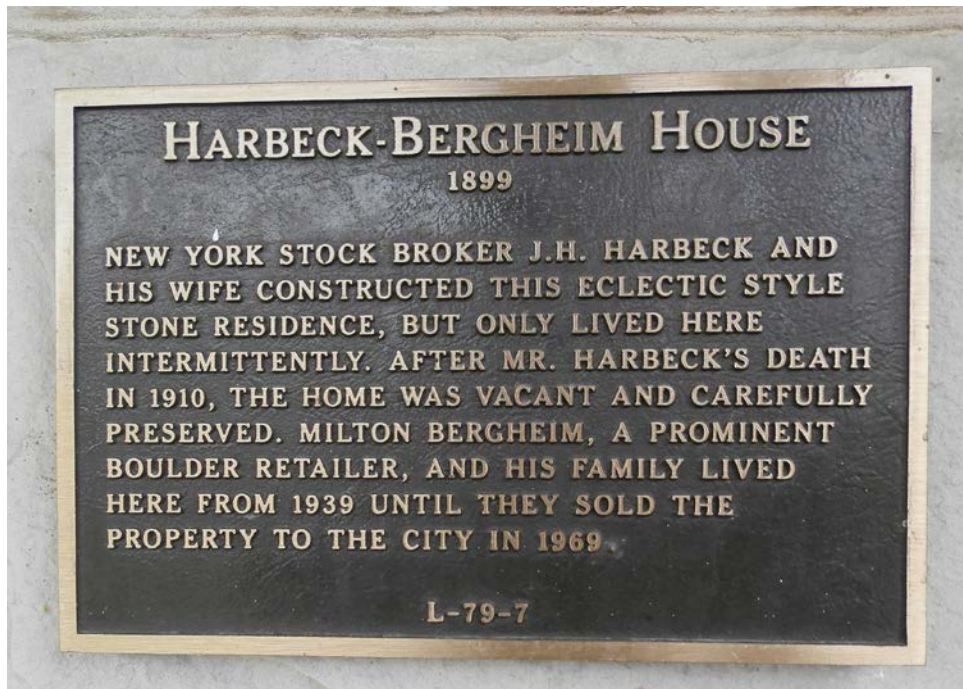


Figure 1-65. The Harbeck-Bergheim House Landmark Designation plaque, 2020 (source: Ratio)



Figure 1-66. Front (North) elevation view, 2020 (source: Ratio)



Figure 1-67. East elevation view, 2020 (source: Ratio)



Figure 1-68. South elevation view, 2020 (source: Ratio)



Figure 1-69. West elevation view, 2020 (source: Ratio)



Figure 1-70. View of basement window, 2020 (source: Ratio)



Figure 1-71. View of attic exterior, 2020 (source: Ratio)



Figure 1-72. View of wood floor damage, 2020 (source: Ratio)



Figure 1-73. View of second floor looking north, 2020 (source: Ratio)



Figure 1-74. View of interior arch detailing, 2020 (source: Ratio)

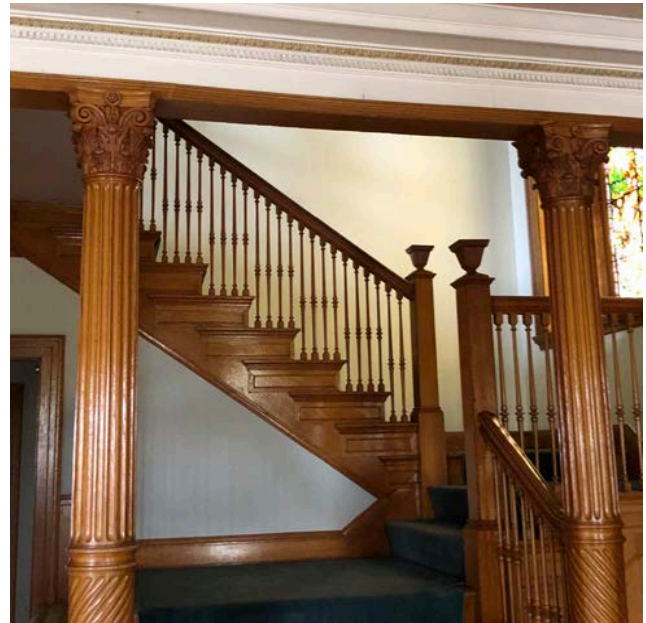
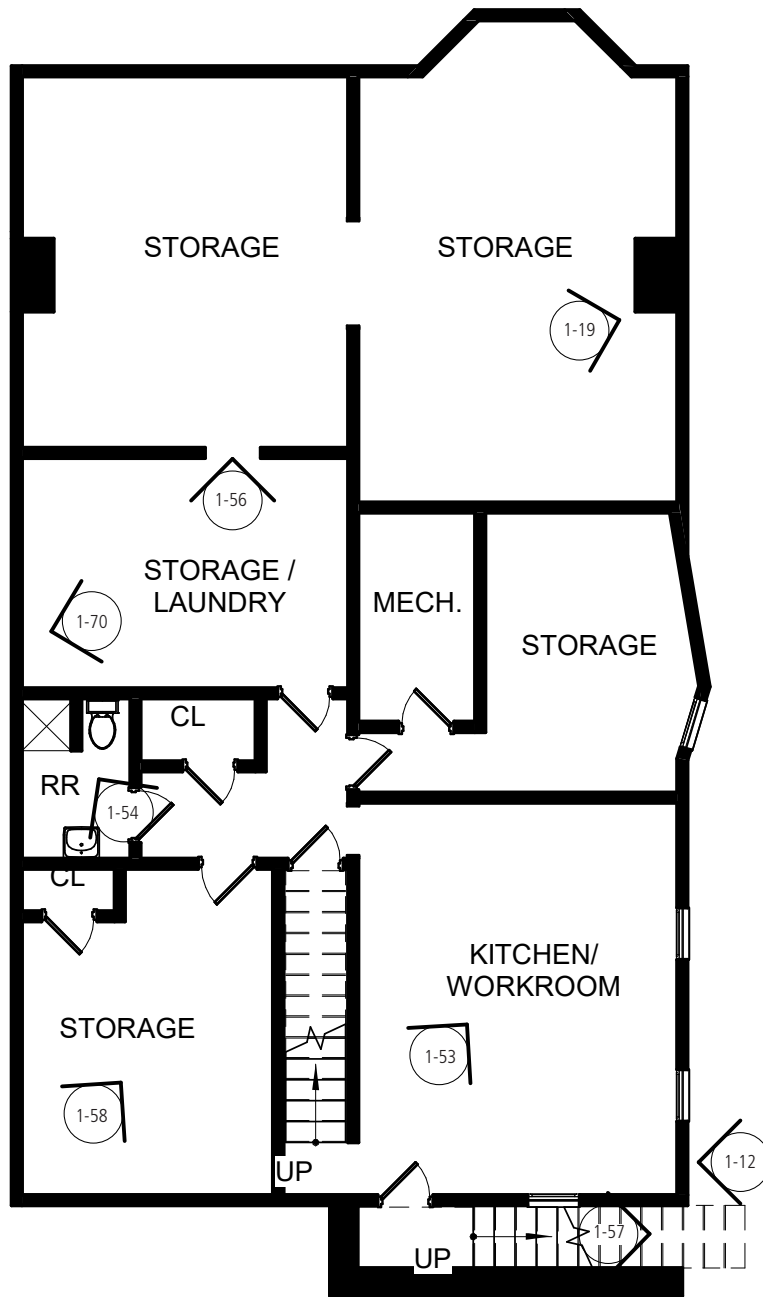


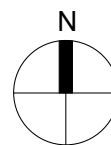
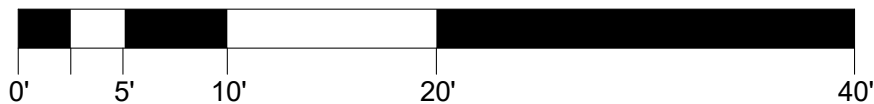
Figure 1-75. View of wood detailing at stair, 2020 (source: Ratio)

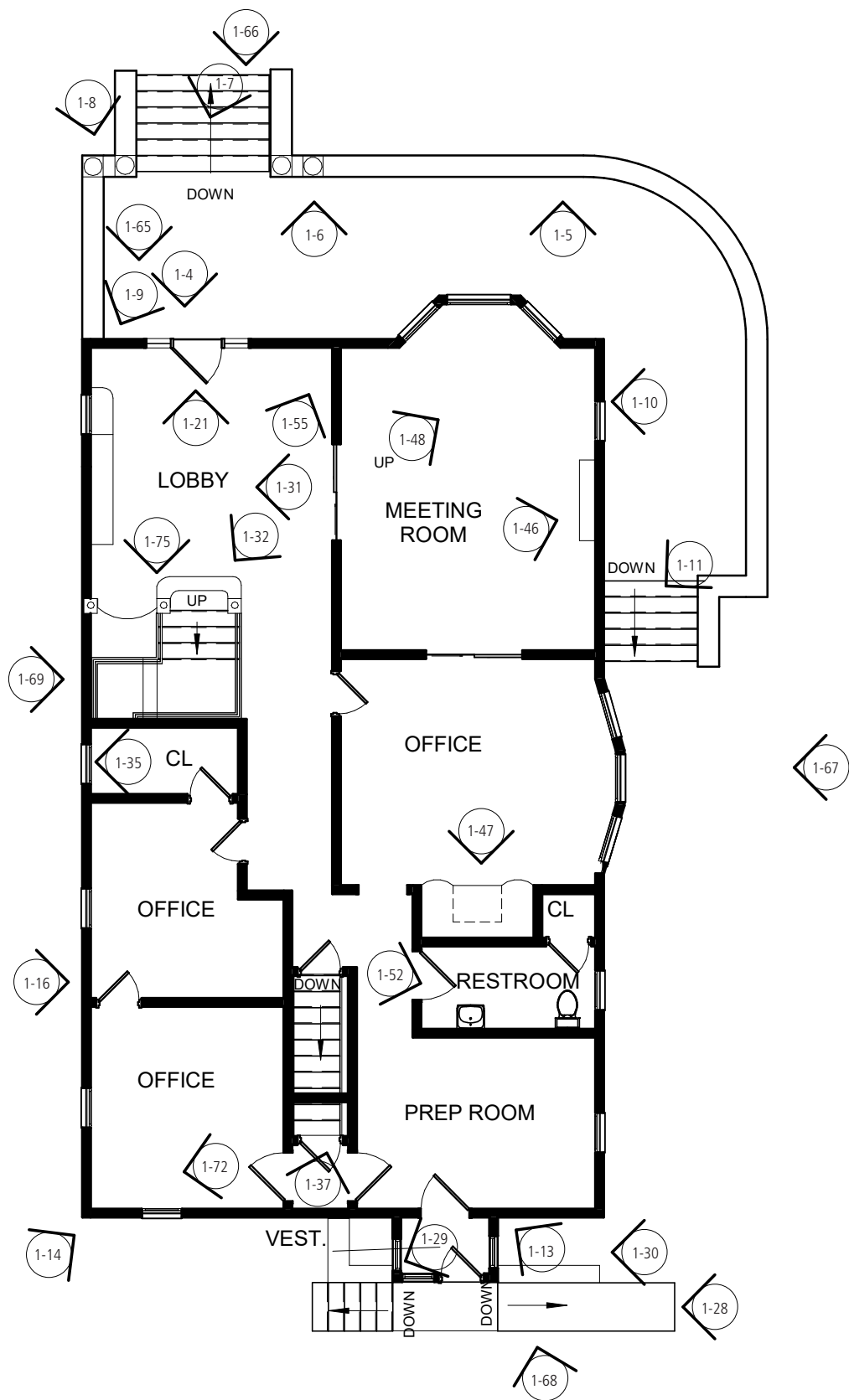
SKETCHES



EXISTING BASEMENT FLOOR PLAN

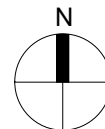
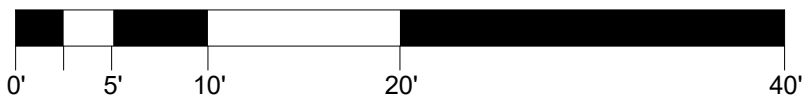
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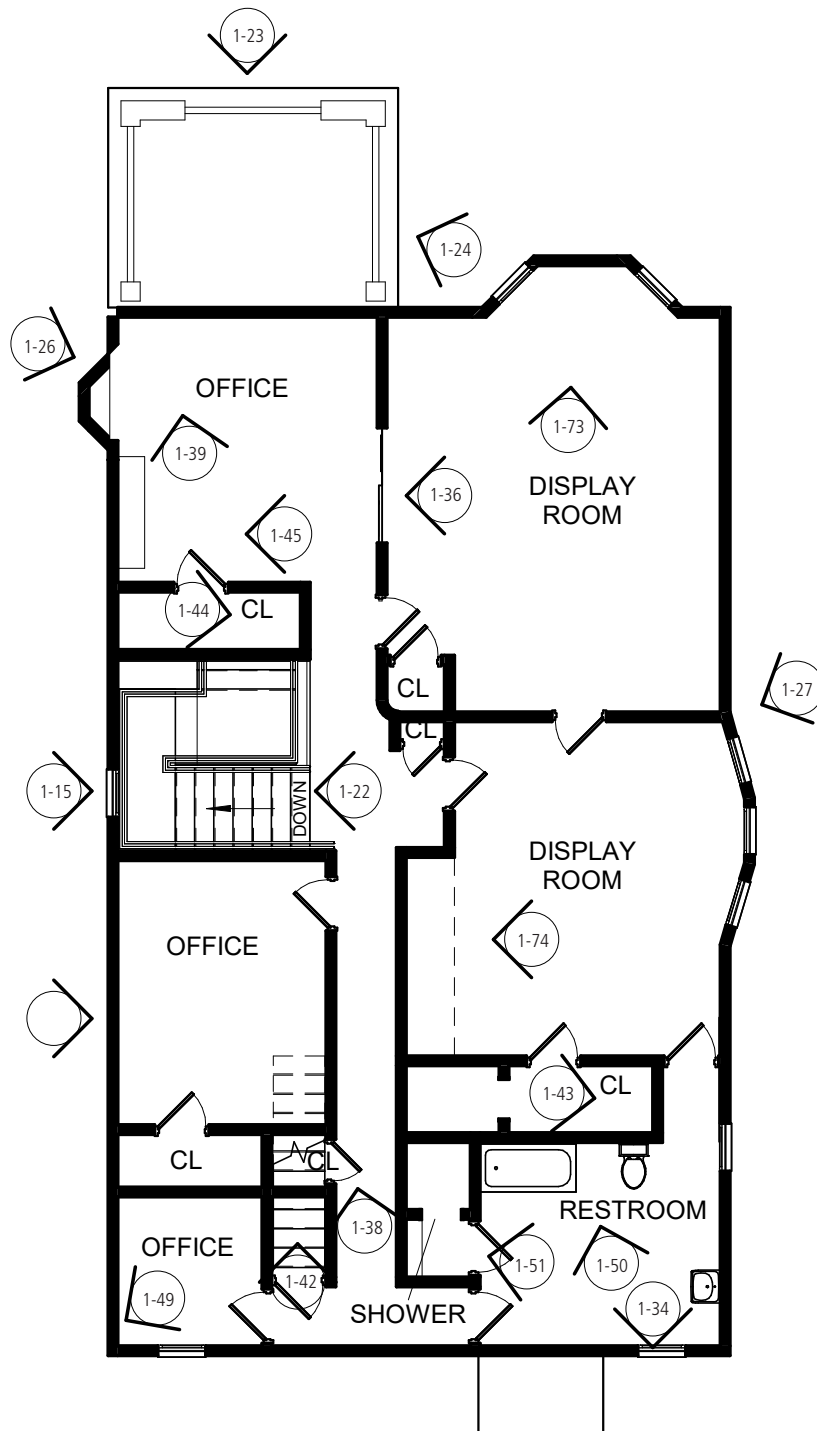




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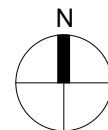
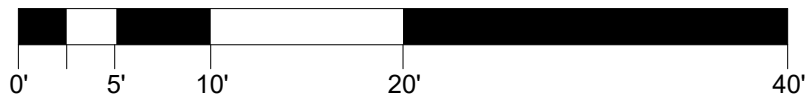
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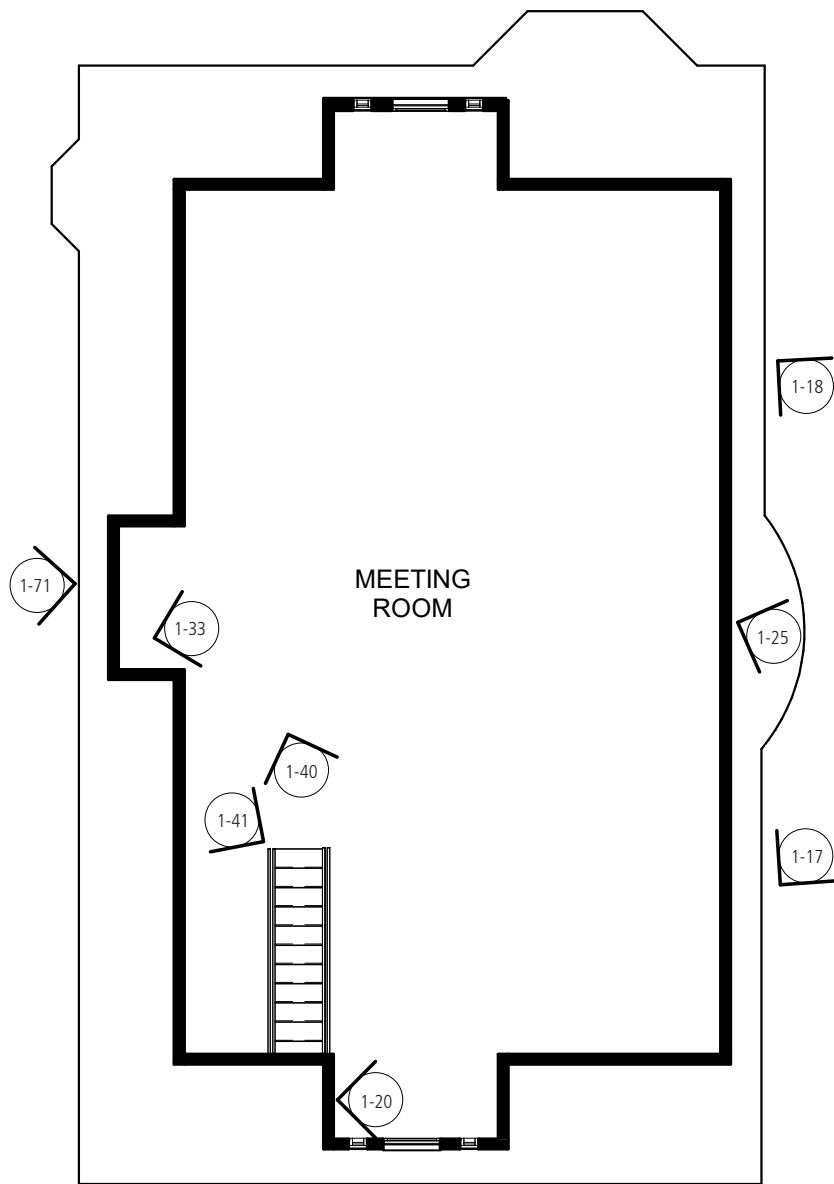




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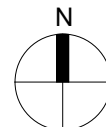
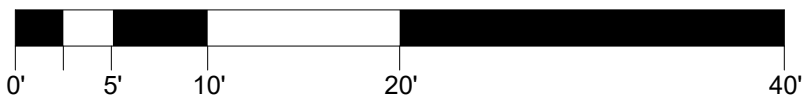
1" = 10'-0"





EXISTING ATTIC FLOOR PLAN

1" = 10'-0"



RESOURCES

Chronology “History at a Glance” document

City and County of Boulder. Harbeck-Bergheim House, City and County of Boulder, bouldercolorado.gov/parks-rec/harbeck-bergheim-house.

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University of Colorado Boulder. Aerial Photographs of Colorado. Luna Imaging.

Boulder Parks Multiple Resource Preservation Plan
Harbeck-Bergheim House Historic Context

Statement of Context

Harbeck-Bergheim House is associated with the themes of residential architecture and culture within the City of Boulder, as well as in the wider context of the United States. This house is significant for its eclectic Colonial Revival meets Edwardian Vernacular style. Both of which were popular during the late nineteenth and early twentieth century in the United States and are reflected in the house's character defining features. The residence is a finely crafted and well-preserved example of these styles working in harmony. The prominent owners of the house also contribute to its significance for their social ties and marks left upon the City of Boulder. The architectural accomplishments of the residence, as well as its association with the city through property's prominent ownerships, make the house a valued landmark within the University Hills Neighborhood of Boulder.

Background History

Harbeck-Bergheim House (officially renamed as such in 1972)¹ was built in 1899-1900 by John H. Harbeck. Mr. Harbeck was a chain store owner and stockbroker from New York. Harbeck and his wife, Kate, generally kept to themselves while they lived in Boulder during the summers. They were very close to their dogs and had very few friends within the town. After Mr. Harbeck's death in 1910, Mrs. Harbeck never returned to the house. Mrs. Harbeck gave orders that their pet's graves located in the backyard of the house were not to be disturbed even after her death which occurred in 1931. This is the reason why the house did not sell until 1936 to a local investor who wanted to turn the house into a fraternity or apartments (the City turned this idea down due to zoning restrictions). As part of her will, Mrs. Harbeck also donated \$50,000 to the Society for the Prevention of Cruelty to Animals in Boulder (now known as the Boulder Humane Society). The Boulder Humane Society was erected with this money and ended up being the final resting place for the Harbeck's pets years later.²

Many of the surrounding lots were sold to William Beach in 1937 except for those containing the house (lots 1-7). Beach was a Boulder Businessman who donated the property to the city of Boulder to be repurposed as a park. Shortly after, Milton and Violet Bergheim purchased the house in 1939. Mr. Bergheim owned and operated a prominent clothing store along Pearl Street from 1891 until 1966. The Bergheims called this structure home until 1969, when they leased the house with an option to buy to the City of Boulder. The City of Boulder completed its purchase of the property in 1979.³ The building was then repurposed from a private residence to a mixed-use space accommodating classes, special events, fundraising activities, etc. for over 5 years until the property was leased to the Boulder History Museum in 1985.⁴ The building and property was maintained as a museum until 2018. Shortly after the museum relocated to a new property, the structure was leased to its current occupants, the Women's Wilderness Institute, in 2020.⁵

Harbeck-Bergheim House has primarily maintained much of its original character, design, and materials since its original construction. In 1972, the basement was modified to accommodate a caretaker's apartment.

¹ Chronology "History at a Glance" document.

² Colorado Historical Society. *1206 Euclid Avenue Historic Building Inventory Records*. (Office of Archaeology and Historic Preservation.) Boulder: Boulder, CO, 1979, 2.

³ Ibid.

⁴ Chronology "History at a Glance" document.

⁵ City and County of Boulder. Harbeck-Bergheim House, City and County of Boulder

Between 1991 and 2015, various rehabilitations, building upgrades and improvements took place to preserve the structure's character and accessibility.

Definition of the Context

Harbeck-Bergheim House is associated with the themes of Architecture, Community Planning and development, as well as Social History within the City of Boulder. The building maintains high historic integrity and reflects both the Colonial Revival and Edwardian Vernacular styles, popular during the late nineteenth/ early 20th century in the United States. The Harbeck and Bergheim family collectively had an impact on the community development and social history by becoming the main benefactors of the Boulder Humane Society (Harbecks) and owning one of Downtown Boulder's first clothing stores (Bergheims). The Boulder Humane Society is still a major organization to the Boulder community, while the Bergheim clothing store is still located along Pearl street but operated by a different clothing company.

Development of the Theme or Area of Significance

The introduction of Harbeck-Bergheim House within the University Hills community was impactful for its role in community planning and development, its unique architectural collaborative style, and the social history that would come from its ownerships. Until the last decade of the 19th century, the University Hill area was primarily undeveloped, except for a few log cabins and pastureland owned by local farmers. The first large-scale development effort in this region was initiated in 1890 by the Denver and Boulder Land and Investment Company as University Place Addition. This 194-acre addition to the City of Boulder was located between College and Baseline Road - Sixth and Eighteen Street. The area was platted into 1,820 lots.⁶ One of these lots was allocated to the Harbeck Family who built their residence in 1899. With the growth of the University, construction of new homes in the University Hill area surged in the early 1900's and remains a prominent neighborhood within the City of Boulder today.

The newly developed University Hill area combined a wealth of residential architectural styles made popular across the nation during the late nineteenth/ early twentieth centuries. During this period of community development, homes of the Bungalow style were most popularly built, however the neighborhood also displayed a significant number of homes in the Edwardian Vernacular style, Colonial Revival, Tudor Revival, English Cottage, and Craftsman style⁷. The Harbeck-Bergheim House is a perfect eclectic example of the Edwardian Vernacular and Colonial Revival utilized for one residential structure. Some of the Edwardian Vernacular style characteristics seen at the Harbeck-Bergheim House include, but are not limited to: asymmetrical massing, lack of ornamentation, wrap-around porch, and classical details. In addition, some of the Colonial Revival characteristics seen at the residence include but are not limited to: a prominent entrance such as a portico, classic columns, dormers, and front doors with sidelights.

Although the Harbeck Residence kept to themselves for most of their summer stays in Boulder⁸, they grew social roots with the Boulder community through a love of their dogs and animals that would continue to present day. Without Kate's generous donation to the Boulder Humane Society, they may not have had as much success in those early years or even today. Two generations of the Bergheim family owned and operated a prominent clothing store in the heart of downtown Boulder along Pearl street⁹. Their commitment to the growth of Boulder's downtown and clothing market is still shared through the preservation of the Harbeck-Bergheim house as well as their family-owned store on Pearl Street. With proper preservation of the

⁶ R. Laurie Simmons and Thomas H. Simmons, *University Hill Neighborhood History and Walking Tour*, (Front Range Research, Inc.), 1992, 2.

⁷ Ibid, 3-4.

⁸ Colorado Historical Society. *1206 Euclid Avenue Historic Building Inventory Records*. (Office of Archaeology and Historic Preservation.) Boulder: Boulder, CO, 1979, 2.

⁹ Ibid, 4.

residence, these stories can be continuously shared with the University Hills Neighborhood and Boulder Community.

Associated Property Types

Harbeck-Bergheim House is reminiscent of the Edwardian Vernacular and Colonial Revival architectural styles made prominent throughout the United States. The Colonial Revival held influence in residential communities from the 1880s to the 1940s, while the Edwardian Vernacular style had a short-lived prominence lasting from 1900 to 1914. Multiple properties of these styles are found throughout the University Hills Neighborhood. Harbeck-Bergheim uniquely stands out within its community for the way both styles were harmoniously combined at the residence. The house's eclectic architectural nature, as well as being bounded on two sides by Beach park and elevated from the street sets it apart as a dominant and impressive landmark in the University Hills Neighborhood.

Physical Characteristics and Integrity

Harbeck-Bergheim House is a two-and-a-half-story dwelling with an attic and garden level basement. It has a flared, hipped roof with overhanging eaves, decorative modillions, and stone chimneys. There is a wood cornice with dentil trim as well as dormers with cameo windows. There are two sets of two-story bay windows that are located on the front facing facade (north elevation) and the east elevation. Each have been designed with 1/1 light double-hung windows.¹⁰ A one-story portico with classical stone columns atop stone walls (that make up a wrap-around porch) with a cornice lined balustrade is located on the front facing facade as well. A curvilinear stone wall is located adjacent to the front portico¹¹. The main door is a solid wood dutch door flanked by leaded glass sidelight windows.

This building has remained in its original location since construction. The Harbeck-Bergheim House resides on seven (7) open lots (originally 27). The house is surrounded by dense neighborhood in all directions. The University Hill neighborhood in which it resides is filled with interesting homes of the Craftsman era and others built in succeeding decades. The overall design has remained primarily unchanged since its original construction. Most of the original materials have remained the same. Between 1991 to 2015, multiple, but minor, rehabilitations, building upgrades and improvements took place. The workmanship is consistent with the combination of the Colonial Revival and Edwardian Vernacular architectural styles seen in the United States during the turn of the 20th century. With much of the first and second floor spaces having been maintained with original decor and furnishings, the feeling is authentic. The building maintains its associations with John and Kate Harbeck, benefactors of the Humane Society, and the Bergheim family, who for two generations owned a clothing store in downtown Boulder.

Bibliography

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¹⁰ Ibid, 5.

¹¹ Ibid.

R. Laurie Simmons and Thomas H. Simmons, *University Hill Neighborhood History and Walking Tour*, (Front Range Research, Inc.), 1992.