



City of Boulder Planning

MEMORANDUM TO THE LANDMARKS BOARD

August 14, 2020

Staff

Charles Ferro, Interim Comprehensive Planning Manager
Lucas Markley, Assistant City Attorney
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner II
Clare Brandt, Administrative Specialist II

Consideration of Demolition Permit

Public hearing and consideration of an application to demolish more than 50 percent of the roof and construct in front of the street facing wall at **728 10th Street**, a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code 1981 (HIS2020-00159) and under the procedures prescribed by chapter 1-3, "Quasi-Judicial Hearings," B.R.C. 1981.

Address: 728 10th St.
Owner: Lucinda Low and Daniel Magraw
Applicant: David Biek, Arcadea Architecture
Case Type: Non-Designated Demolition
Code Section: 9-11-23, B.R.C., 1981

Property Information

Date of Construction: 1924
Zoning: RL-1 (Residential Low - 1)
Lot Size: 15,330 sq. ft. (approx.)
Legal Description: LOTS 15-19 BLK 31 UNIVERSITY PLACE

Staff Recommendation

Staff recommends the Landmarks Board place a stay-of-demolition on the building to consider alternatives to demolition. A 180-day stay period would expire on Jan. 11, 2021.

Recommended Motion

I move that the Landmarks Board issue a stay-of-demolition for the building located at 728 10th St. for a period not to exceed 180 days from the day the permit application was accepted by the city manager in order to explore alternatives to demolishing the building, and adopt the findings of the staff memorandum dated August 14, 2020.

Alternative Motion Language

If the Landmarks Board chooses to not initiate landmark designation, staff recommends the following motion language:

I move the Landmarks Board approve the demolition application for removal of more than 50% of the roof and a portion of a street-facing wall as shown on application

materials dated May 29, 2020, finding that the building to be demolished does not have significance under the criteria set forth in section 9-11-23(f), B.R.C. 1981.

Should the board choose to issue the demolition permit, or if the permit is allowed to expire, staff will require that prior to demolition the following be submitted to P&S staff for review, approval and recording with Carnegie Library:

1. Measured drawings of all exterior elevations of the house and garage;
2. A site plan showing the location of all existing improvements on the subject property;
3. Color medium format archival quality photographs of the interior and exterior of the house and garage.

Summary

- On June 4, 2020, the Planning Department received an application to demolish a portion of the building, including more than 50% of the roof and a portion of a street-facing wall of a house constructed in 1924.
- The building is not in a designated historic district or locally landmarked but is over 50 years old and the proposed work meets the criteria for demolition defined in Section 9-16-1 of the Boulder Revised Code 1981.
- On June 17, 2020, the Landmarks design review committee (Ldrc) referred the application to the Landmarks Board for a public hearing, finding there was “probable cause to believe that the building may be eligible for designation as an individual landmark” and that the proposed scope of work was “potentially detrimental to the potential historic character of the building.”
- Staff finds that the property meets the significance criteria for individual landmark designation and recommends the Landmarks Board issue a stay-of-demolition for a period not to exceed 180 days from the day the permit application was accepted by the city manager.
- A 180-day stay period would expire on Jan. 11, 2021.

Purpose of the Board’s Review

Pursuant to section 9-11-23(d)(2), B.R.C. 1981, demolition requests for all buildings built prior to 1940 require review by the Landmarks design review committee (Ldrc). The Ldrc comprises two members of the Landmarks Board and a staff member. If, during the course of its review, the Ldrc determines that there is “probable cause” to consider that the building may be eligible for designation as an individual landmark, the issuance of the permit is stayed for up to 60 days from the date a completed application was accepted and the permit is referred to the board for a public hearing.

If the Landmarks Board finds that the building proposed for demolition may have significance under the criteria in subsection (f) of Section 9-11-23, B.R.C. 1981, the application shall be suspended for a period not to exceed 180 days from the date it was accepted by the city manager as complete, in order to provide the time necessary to consider alternatives to the building’s demolition. If imposed, a 180-day stay period

would start when the completed application was accepted by the city manager (July 15, 2020, when the Landmarks Board fee was paid) and expire on Jan. 11, 2021. Section 9-11-23 (g) and (h), B.R.C. 1981.

Property Description

The property is located on the east side of 10th Street between Baseline Road and Cascade Avenue, in the University Place addition to the city, platted in 1890. An alley is located on the east property line. At approximately 15,330 sq. ft., the lot is larger than the surrounding properties. The building is centrally located on the lot. The property is located in the identified potential University Hill Historic District and south of the Chautauqua Park National Historic Landmark.



Figure 1. Location Map showing 728 10th St.



Figure 2. 728 10th St., West Elevation (façade), 2020



Figure 3. 728 10th St., East Elevation (rear), 2020

Character-Defining Features

- One-story house with double front gable;
- Bungalow style, with overhanging eaves, exposed rafters and decorative beams;
- Walls composed of four materials: cobblestone with flagstone belt course, stucco, and horizontal siding at enclosed front porch;
- Divided light windows.



Figure 4. 728 10th St., North Elevation (side), 2020.



Figure 5. 728 10th St., South Elevation (side), 2020.



Figure 6. Survey Photo, 728 10th St., 1991.



Figure 7. Survey Photo, 728 10th St., 2001.



Figure 8. Tax Assessor Card Photograph, 728 10th St., c. 1929.

Alterations

The 1924 house appears to be largely intact to its original construction, alterations include:

- Dormer with wide overhanging eaves located on the south elevation (1960s);
- Partial enclosure of the porch (date unknown).

Scope of Demolition

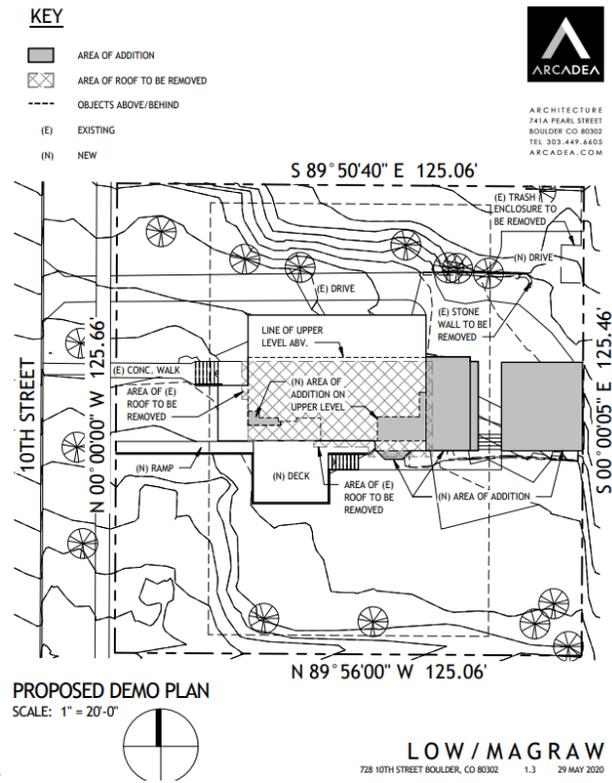


Figure 9. Proposed scope of demolition, plan view.



ARCHITECTURE
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ARCADEA.COM



WEST ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"



WEST ELEVATION - BY-RIGHT*
SCALE: 1/16" = 1'-0"
*BY-RIGHT OPTION WAS SUBMITTED FOR PERMIT 01 JULY 2020.



WEST ELEVATION - PROPOSED
SCALE: 1/16" = 1'-0"

LOW / MAGRAW RESIDENCE - LANDMARKS REVIEW
728 10TH ST - 15 JULY 2020

Figure 10. Proposed scope of demolition, elevation view (top: existing; middle: building permit submittal; bottom: Landmarks Board proposal).

The threshold for historic preservation demolition review that is triggered by the proposal includes (bottom image in figure 10):

- Removal of more than 50% of the roof;
- Removal of a portion of a street-facing wall (removal of a portion of the gable end and replacement of the non-historic wood lap siding with stucco).

The applicants have submitted a building permit for a design that does not required review by the Historic Preservation program (middle image in figure 10).

AREA HISTORY

This property was surveyed as part of the [1991 Boulder Survey of Historic Places – University Hill](#) (link). The following is an excerpt on the history of the University Hill neighborhood.

The original University Place Addition to Boulder encompasses an area from Sixth through Eighteenth streets and from College Avenue to Baseline Road (excluding a triangular area which would later become University Park Addition). It was laid out and subdivided, and platted in 1890 by the Denver and Boulder Land and Investment Company.¹

The company purchased 194 acres of land adjoining the city in June 1890 from William Arnett. The land was divided into 1,820 lots. By 1891, the company had made some improvements to the subdivision and University Place began to be advertised as a potentially desirable residential area. However, the 1893 Silver Panic, a downturn in the agricultural sector, and the resulting general depression prevented further development.²

The opening of the streetcar line and growth of the University of Colorado in 1899 ushered in the long hoped for real estate boom in the University Place addition. The route from the Depot³ at 14th Street and Water Street (now Canyon) traveled on Walnut to Broadway, up 13th Street to College Avenue, and then up 9th Street to Baseline Road and onto the Chautauqua grounds while the return route went down 10th Street to Aurora, to 14th Street and then to Broadway to Walnut Street and back to the Depot. Ninth and 14th streets are wider than other thoroughfares in the area, indicating that they were planned as the major north-south arterials in the neighborhood. By the 1910s, steady growth was underway in the neighborhood with the construction of the first houses in the area.

¹ The area west of 9th Street between College Avenue and Baseline Road was platted in 1902 as the Chautauqua Heights Addition.

² Simmons, R. Laurie, and Thomas H. Boulder Survey of Historic Places, 1991 Survey Report. Front Range Research Associates. December 1991.

³ This 1887 building, a local landmark, was threatened to be demolished in 1972, and was moved to the Pow Wow fairgrounds at the northwest corner of 30th & Pearl Streets. In 2008, it was moved again to its current location east of 30th Street and north of Pearl Street near the railroad tracks.

It was the proximity and steady growth of the University of Colorado that attracted residents to the neighborhood, as people moved to the city to work or study at the growing institution. A number of university professors chose the University Hill neighborhood and the proposed district as a choice location to reside.

Early in the neighborhood's history, a building covenant of sorts existed and was written into the buyer's deed agreement by the investment company. It stated that, "no building can be constructed to cost less than \$1500 and must be built of brick, stone, or a combination of the two."⁴

PROPERTY HISTORY

The house at 728 10th St. was constructed in 1924 and was owned by the Jump family from 1924 until 1945.

George Jump was born in 1887 and moved to Boulder in 1905. He was a longtime Boulder businessman and civic leader. Jump was long engaged in mining activities in Boulder County, owning and developing a number of tungsten mining properties around Nederland. He operated the April Fool and Good Friday mines and the Good Friday mill on North Boulder Creek, which he later sold for uranium operations. During the 1940s, Jump developed the Oregon Mine in Gordon Gulch. Jump was a member of Boulder School District 3 board of education from 1933 until 1945. In addition, he was active in many Masonic organizations. He owned the Ideal Metal Weatherstripping Company in Boulder, which he operated with his sons. George married Clara Wessel of Boulder in 1907. Clara Wessel's father was also a miner. The couple had five children – Robert, Clyde, L.G., Raymond and Mary Lou.⁵

In 1945, the Jumps sold the property to Arthur and Venola Bevins. Arthur Bevins was born in 1891 in Trinidad, Colorado and worked as a mail carrier for the Post Office. He registered for the World War II draft in 1942 and died in 1947 (cause of death unknown). Venola was born in 1887 and died in 1983. Following her husband's death, she operated a boarding house at 945 11th St. and later moved to 1560 High St., where she lived with Margaret Beins (relation unknown) who worked in the personnel department at the National Bureau of Standards.

R. Ernest and Eleanor Leffel purchased the property in 1947 and lived there until 1952. R. E. was an assistant professor at the University of Colorado.

Lorene Ruth, widow of Weldon Ruth, owned the property from 1952 until 1962. She worked as a receptionist at Duhon & Wolfe.

⁴ Barker, Jane Valentine. *Historic Homes of Boulder County*. Boulder, 1979.

⁵ Simmons, R. Laurie, and Thomas H. *Historic Building Inventory Record for 728 10th St.* Front Range Research Associates. June 1991.

The property then passed to Daniel Bailey and then David and Bette Heimann, who each owned the property for a decade. The Heimanns sold the property to the current owners in 1983.

Criteria for the Board's Decision:

Section 9-11-23(f), B.R.C. 1981, provides that the Landmarks Board "shall consider and base its decision upon any of the following criteria:

- (1) The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in Sections 9-11-1 and 9-11-2, B.R.C. 1981;
- (2) The relationship of the building to the character of the neighborhood as an established and definable area;
- (3) The reasonable condition of the building; and
- (4) The reasonable projected cost of restoration or repair.

In considering the condition of the building and the projected cost of restoration or repair as set forth in paragraphs (f)(3) and (f)(4) ..., the board may not consider deterioration caused by unreasonable neglect.

As detailed below, staff considers this property may be eligible for designation as an individual landmark.

CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY

The following is a result of staff's research of the property relative to the significance criteria for individual landmarks as adopted by the Landmarks Board on Sept. 17, 1975.

See Attachment D: Individual Landmark Significance Criteria

HISTORIC SIGNIFICANCE:

Summary: The house located at 728 10th St. meets historic significance under criteria 1, 2, 3, and 4.

1. Date of Construction: 1924

Elaboration: The 1929 Tax Assessor Card records the date of construction as 1924.

2. Association with Persons or Events: George Jump

Elaboration: The 1991 Survey states:

In 1926, this was the home of George and Mary Jump and their son, Robert. George W. Jump was a longtime Boulder businessman and civic leader. He was born in 1887 and moved to Boulder about 1905. Jump was long engaged in mining activities in Boulder County, owning and developing a number of tungsten mining properties around Nederland. He operated the April Fool and Good Friday mines and the Good Friday mill on North Boulder Creek, which he later sold for uranium operations.

During the 1940s, Jump developed the Oregon Mine in Gordon Gulch, Jump was a member of Boulder School District 3 board of education from 1933 until 1945. In addition, he was active in many Masonic organizations. He owned the Ideal Metal Weatherstripping Company in Boulder, which he operated with his sons.

Jump married Clara Wessel of Boulder in 1907. Clara Wessel's father was also a miner. The couple had five children – Robert, Clyde, L.G., Raymond and Mary Lou.

- 3. Distinction in the Development of the Community:** University Hill Addition
Elaboration: The property is located in the University Hill Addition to the city, which was platted in 1890.
- 4. Recognition by Authorities:** Front Range Research Associates, Inc.
Elaboration: The property was surveyed in 1991 and found to represent a type, period or method of construction, noting "This well-preserved dwelling is representative of the Bungalow style, popular during the 1920s in the University Hill neighborhood in Boulder. The building is notable for its varied wall composition, which includes cobblestone, wood, and stucco. The native stone construction is found throughout this Boulder neighborhood.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 728 10th St. meets architectural significance under criteria 1 and 4.

- 1. Recognized Period or Style:** Bungalow
Elaboration: The property is an example of the Bungalow style, with its double front gable, stone and stucco walls, overhanging eaves with exposed rafters, decorative beams and divided-light windows.
- 2. Architect or Builder of Prominence:** Unknown
Elaboration: The builder of this house is unknown.
- 3. Artistic Merit:** None observed
- 4. Example of the Uncommon:** Use of materials
Elaboration: The use of cobblestone, flagstone, stucco and wood is unusual.
- 5. Indigenous Qualities:** Native stone construction with the use of cobblestone and flagstone.

ENVIRONMENTAL SIGNIFICANCE:

Summary: The house located at 728 10th St. meets environmental significance under criteria 1 and 2.

- 1. Site Characteristics:** The house is centrally located in the middle of a large lot with mature vegetation and retains its historic residential character.

2. **Compatibility with Site:** None observed
3. **Geographic Importance:** None observed
4. **Environmental Appropriateness:** None observed
5. **Area Integrity:** The property is located in the identified potential University Hill Historic District. The 700 block of 10th Street appears to retain its historic integrity.

CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:
The property is located in the identified potential University Hill Historic District. The 700 block of 10th Street appears to retain its historic integrity.

CRITERION 3: CONDITION OF THE BUILDING
Staff has not received information specific to the condition of the building.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:
Staff has not received information specific to the condition of the building.

Analysis:

Staff considers that there is “probable cause” to consider the property at 728 10th St. may be eligible for designation as an individual landmark based upon its significance as an intact example of a Bungalow residence, its association with the Jump family and its location in the identified Potential University Hill Historic District.

Consistent with the LDRC determination, staff considers that the removal of more than 50% of the roof as shown on application materials dated May 26, 2020 would be potentially detrimental to the historic character of the building. The removal of a portion of the front gable roof and its redesign into an asymmetrical configuration would also be detrimental to the building’s potential historic character. However, the removal of the wood lap siding on the street-facing wall, enclosed between 1929 and 1991, would not be detrimental.

Neighborhood Comment:

Staff has not received public comment related to this case.

The Board’s Decision:

If the Landmarks Board finds that the buildings to be demolished do not have significance under the criteria set forth in section 9-11-23(f), B.R.C. 1981, the city manager shall issue a demolition permit.

If the Landmarks Board finds that the buildings to be demolished may have significance under the criteria set forth above, the application shall be suspended for a period not to

exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the demolition of the building (Section 9-11-23(h), B.R.C. 1981). A 180-day stay period would expire on Jan. 11, 2020.

Findings:

Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the property at 728 10th St. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

1. The property may be eligible for individual landmark designation based upon its historic and architectural significance;
2. The property contributes to the character of the neighborhood as an intact representative of the area's past;
3. It has not been demonstrated to be impractical or economically unfeasible to rehabilitate the building.

Attachments:

- A: Applicant Materials
- B: [Historic Building Inventory Form](#) (link)
- C: Boulder County Tax Assessor Card c. 1929
- D: [Significance Criteria for Individual Landmarks](#) (link)



JULY 15, 2020

TO: MARCY CAMERON & JAMES HEWAT &
CITY OF BOULDER LANDMARKS PRESERVATION ADVISORY BOARD

SUBJECT: 728 10TH STREET, BOULDER COLORADO

ARCHITECTURE
741A PEARL STREET
BOULDER CO 80302
TEL 303.449.6605
ARCADEA.COM

Dear Marcy, James and LPAB,

Thank you very much for your assistance and guidance with this project so far. Our clients, Lucinda Low and Dan Magraw, who have owned this home for many years, but have not lived in it recently, would like to update the whole house to current standards before moving back in.

We very much appreciate the members of the Board and Staff wanting to preserve as much of the original 1924 home as possible, and this is our goal, as well, within certain practical limits. We feel its historic value has already been compromised quite a lot by the filling in of the porch and by the second level addition in the 1960's. After careful consideration of our options, we and our clients have decided we'd rather design a whole home that looks like it could have been built in 1924 (or have a timeless character), rather than have our addition look like a second level was plopped on top of the original home. We prefer to have consistent detailing throughout, rather than making the addition stand out from the original. Our intent is to replicate and replace the original detailing with new materials (as the existing boards are 96 years old and falling apart), but with new energy efficient windows and sturdy detailing so that this home can stand for another 100 years.

We did take into consideration the request of the LDRC to open the front porch back up to its original 1924 condition. While Lucinda and Dan did not feel this was practical, they did decide to remove some existing shoddy construction and open up the south side of the porch to its original 1924 condition, rather than enclosing it as originally proposed.

In the interest of staying close to the owners' target schedule for construction, we have submitted a By Right solution to the City for permit, but would like to make our case to the Board to change a few details to be more in keeping with what Lucinda and Dan would prefer. This proposal is very similar to what was presented to the LDRC at the end of May, with the upper level wall coming all the way out to the same plane as the lower level. It also extends the second-floor balcony across this façade so that it is more functional and so that it aligns with the indentation of the open south side of the porch on the main level below it.

We understand that this approach is somewhat at odds with the possibility of landmarking the home, but the owners are sure they do not want to go that route. We feel this is the best solution for the character of the neighborhood and the long-term preservation of this historic asset.

WARM REGARDS,

A handwritten signature in blue ink, appearing to read 'David Biek'.

David Biek
Principal Architect, 303-819-2424 mobile



ARCHITECTURE
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WEST ELEVATION - EXISTING

SCALE: 1/16" = 1'-0"



WEST ELEVATION - BY-RIGHT *

SCALE: 1/16" = 1'-0"

*BY-RIGHT OPTION WAS SUBMITTED FOR PERMIT 01 JULY 2020.



WEST ELEVATION - PROPOSED

SCALE: 1/16" = 1'-0"

LOW/MAGRAW RESIDENCE - LANDMARKS REVIEW

728 10TH ST - 15 JULY 2020



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SOUTH ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION - BY-RIGHT*
SCALE: 1/16" = 1'-0"

*BY-RIGHT OPTION WAS SUBMITTED FOR PERMIT 01 JULY 2020.



SOUTH ELEVATION - PROPOSED
SCALE: 1/16" = 1'-0"

LOW/MAGRAW RESIDENCE - LANDMARKS REVIEW

728 10TH ST - 15 JULY 2020



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NORTH ELEVATION - EXISTING
SCALE: 1/16" = 1'-0"



NORTH ELEVATION - BY-RIGHT*
SCALE: 1/16" = 1'-0"

*BY-RIGHT OPTION WAS SUBMITTED FOR PERMIT 01 JULY 2020.



NORTH ELEVATION - PROPOSED
SCALE: 1/16" = 1'-0"

LOW/MAGRAW RESIDENCE - LANDMARKS REVIEW

728 10TH ST - 15 JULY 2020



ARCHITECTURE
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VIEW FROM SOUTH-WEST - EXISTING



VIEW FROM SOUTH-WEST - BY-RIGHT*

*BY-RIGHT OPTION WAS SUBMITTED FOR PERMIT 01 JULY 2020.



VIEW FROM SOUTH-WEST - PROPOSED

LOW / MAGRAW RESIDENCE - LANDMARKS REVIEW
728 10TH ST - 15 JULY 2020



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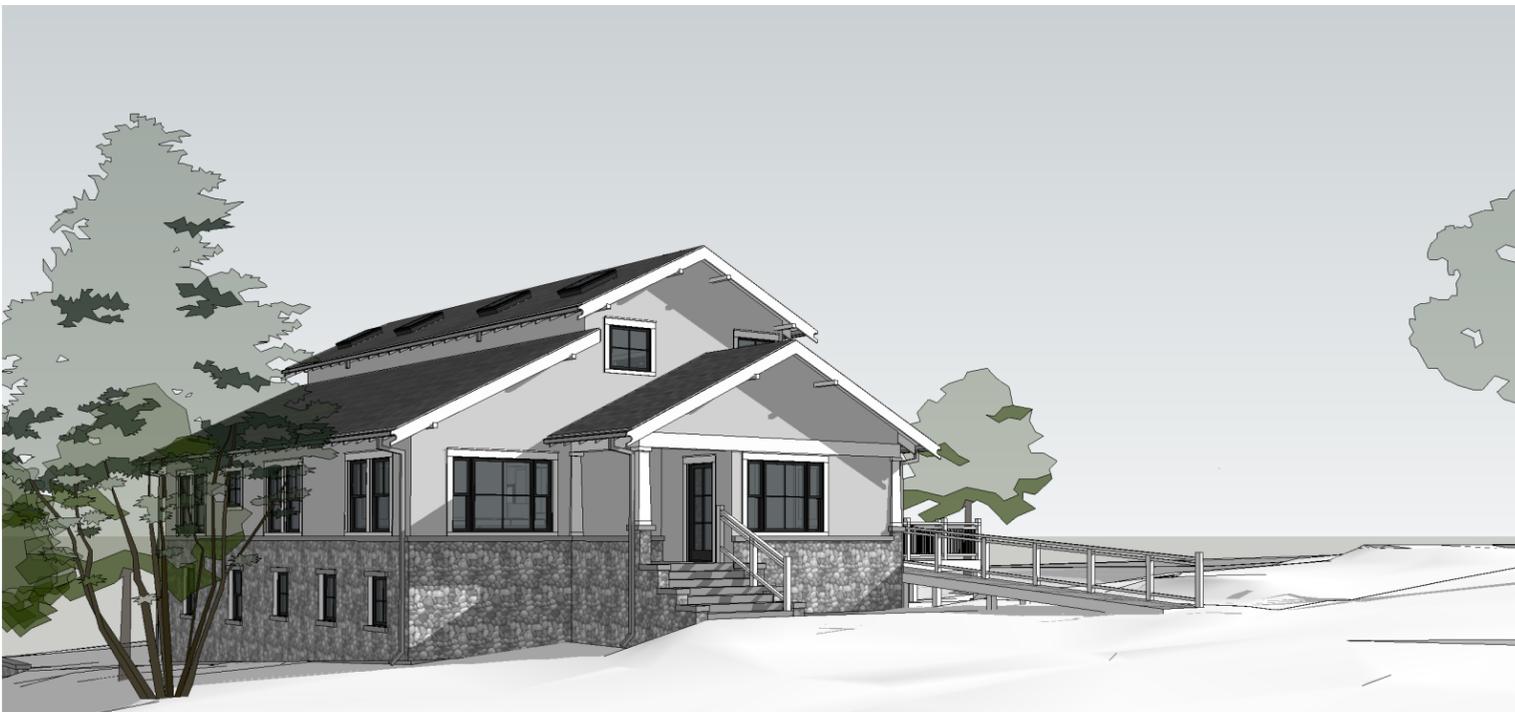


VIEW FROM NORTH-WEST - EXISTING



VIEW FROM NORTH-WEST - BY-RIGHT*

*BY-RIGHT OPTION WAS SUBMITTED FOR PERMIT 01 JULY 2020.

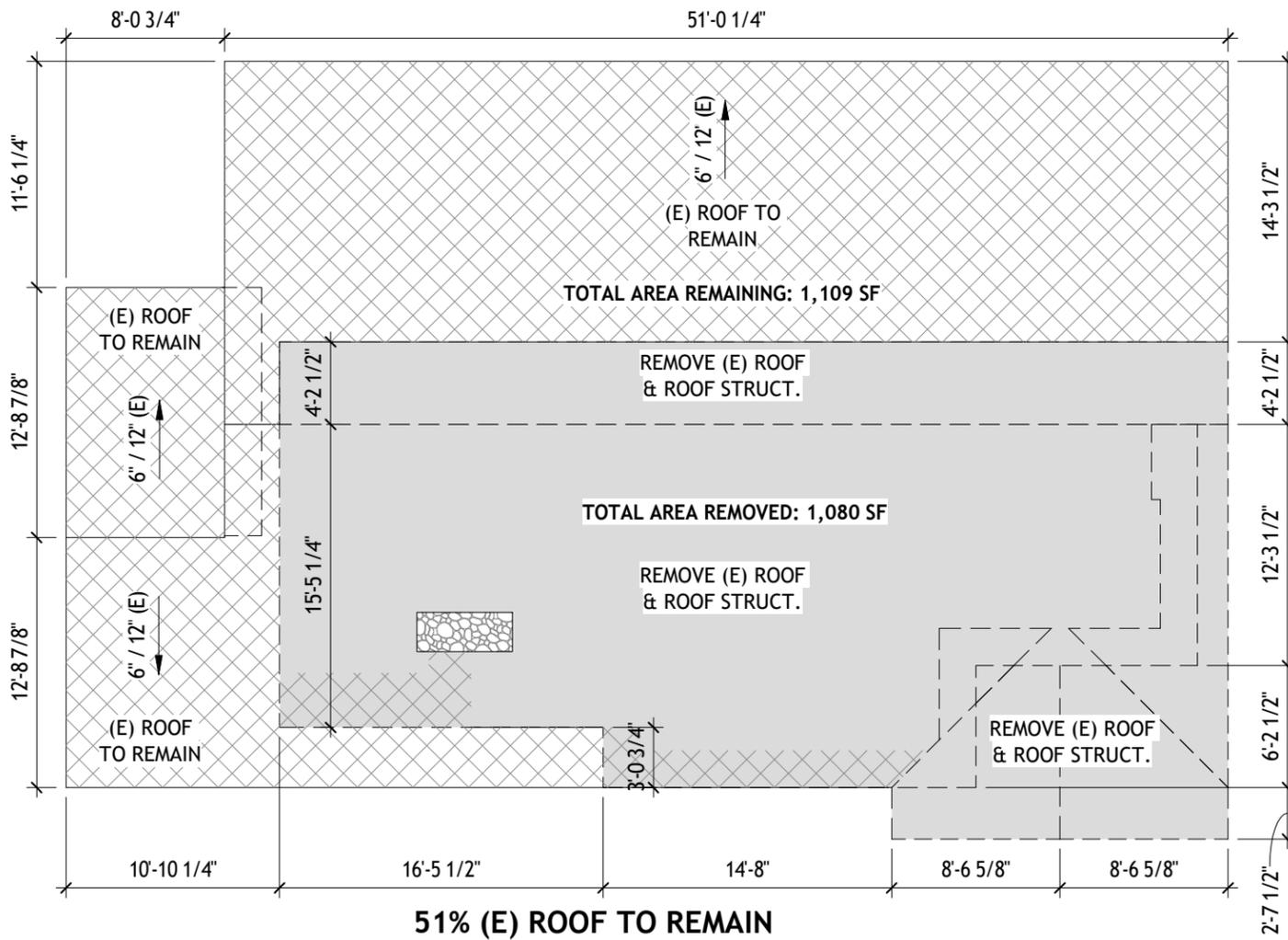


VIEW FROM NORTH-WEST - PROPOSED

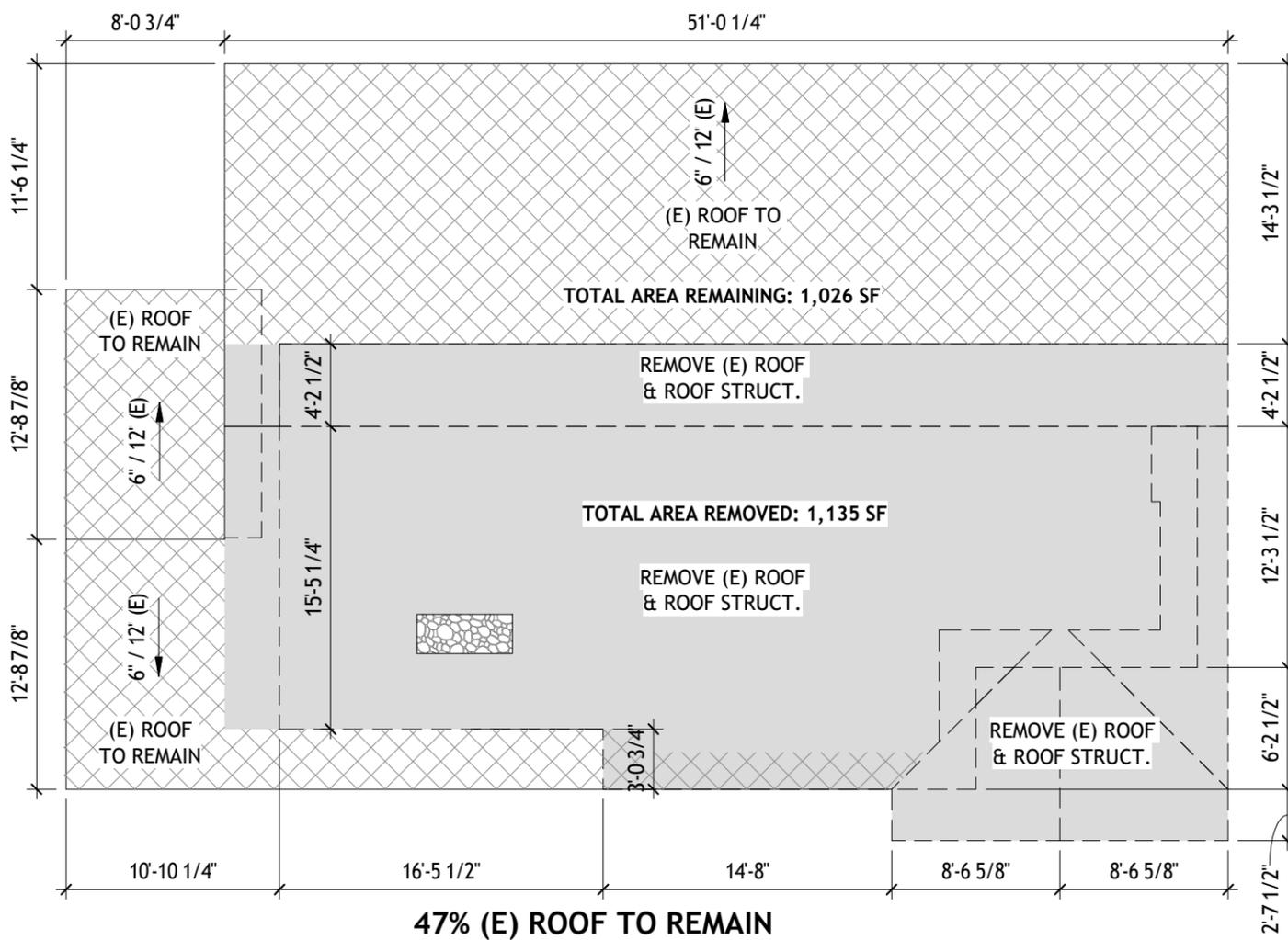
LOW / MAGRAW RESIDENCE - LANDMARKS REVIEW
728 10TH ST - 15 JULY 2020



ARCHITECTURE
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ROOF DEMOLITION PLAN - BY-RIGHT



ROOF DEMOLITION PLAN - PROPOSED

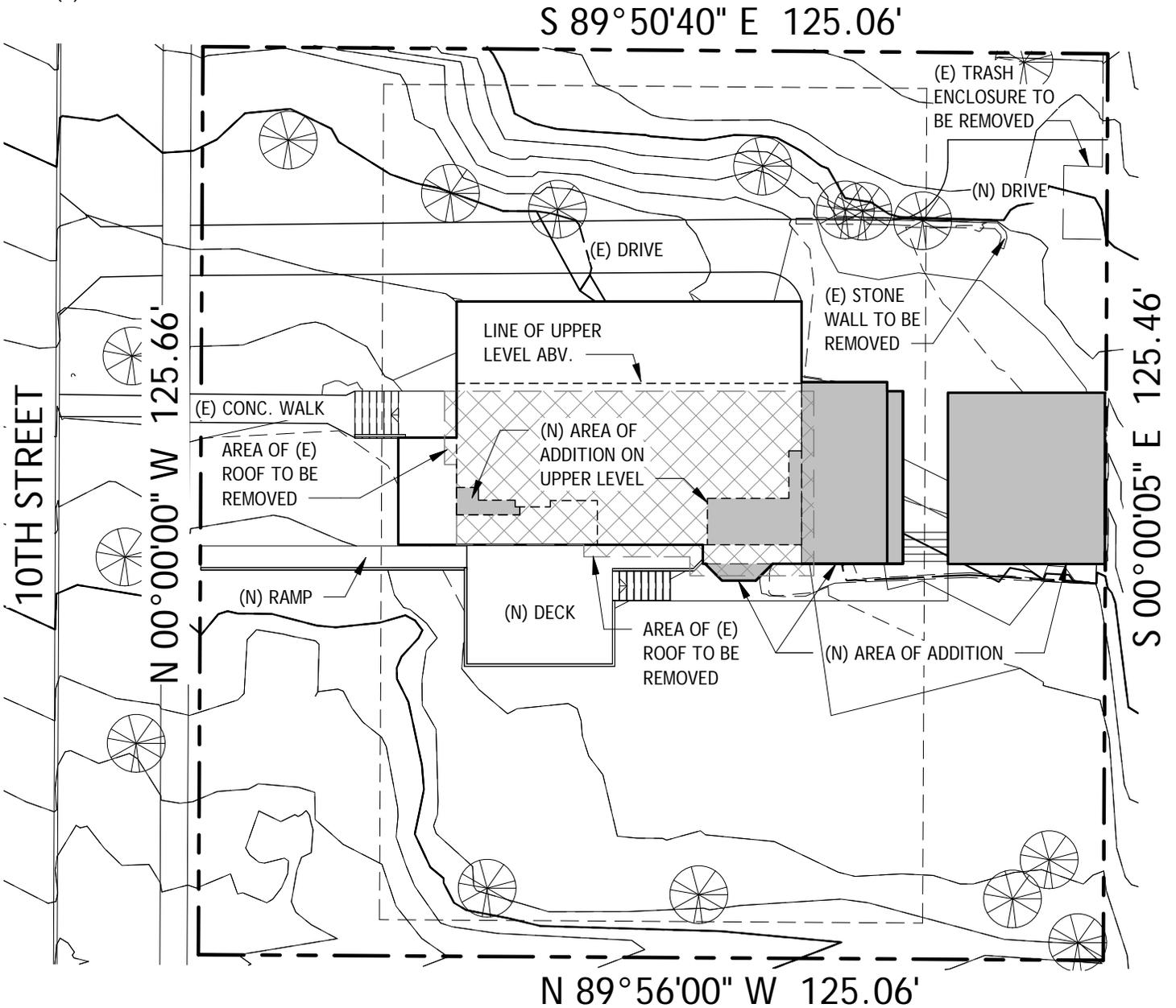
LOW / MAGRAW RESIDENCE - LANDMARKS REVIEW
728 10TH ST - 15 JULY 2020



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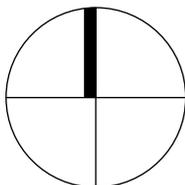
KEY

-  AREA OF ADDITION
-  AREA OF ROOF TO BE REMOVED
-  OBJECTS ABOVE/BEHIND
- (E) EXISTING
- (N) NEW



PROPOSED DEMO PLAN

SCALE: 1" = 20'-0"

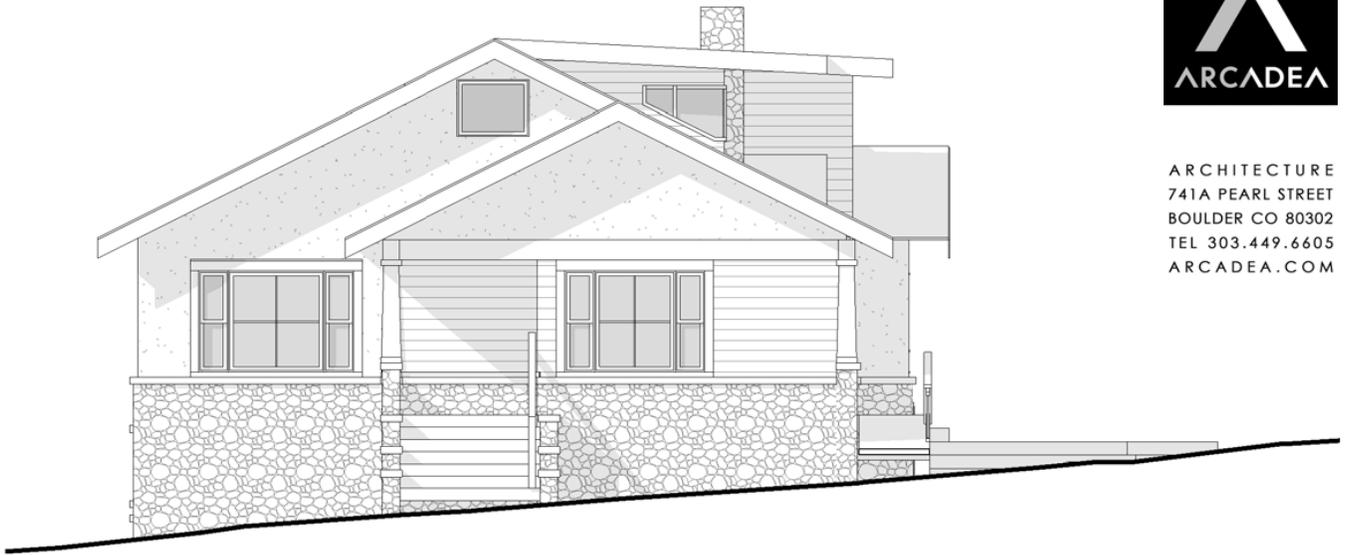


LOW / MAGRAW

728 10TH STREET BOULDER, CO 80302 1.3 29 MAY 2020

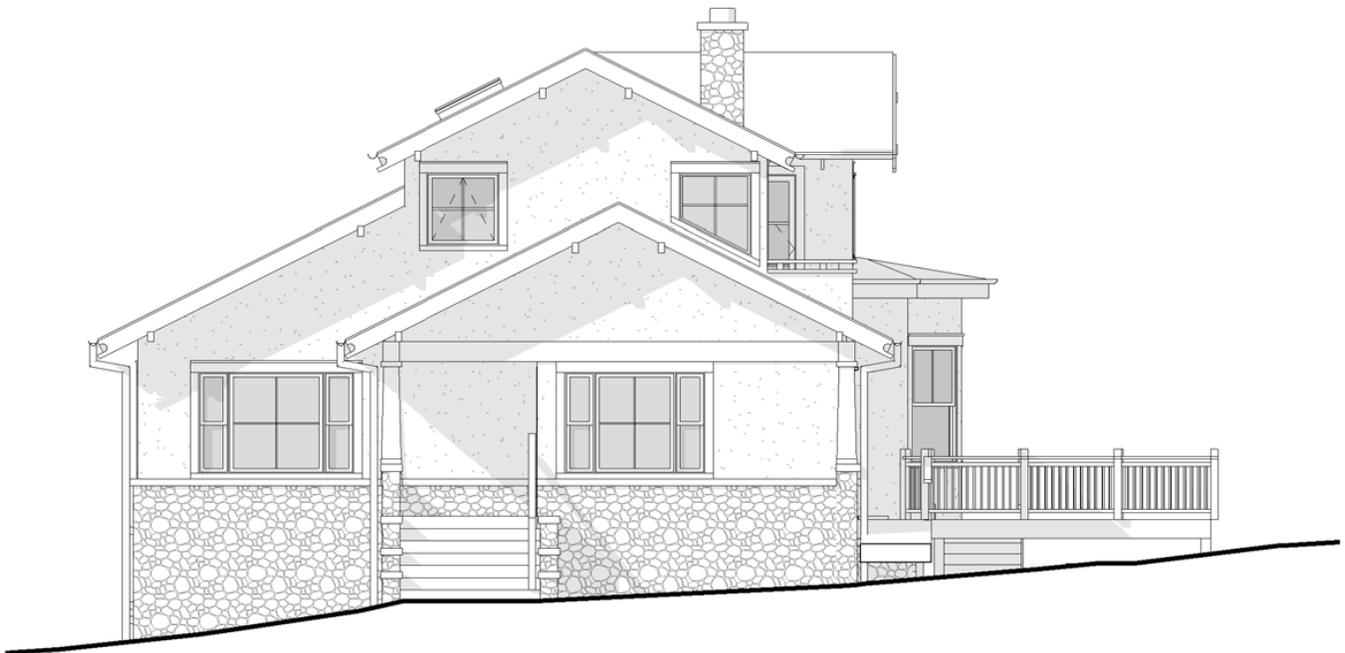


ARCHITECTURE
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WEST ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"



WEST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"

LOW/MAGRAW

728 10TH STREET BOULDER, CO 80302 1.4 29 MAY 2020



WEST ELEVATION (STREET FRONT)



ARCHITECTURE
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EAST ELEVATION



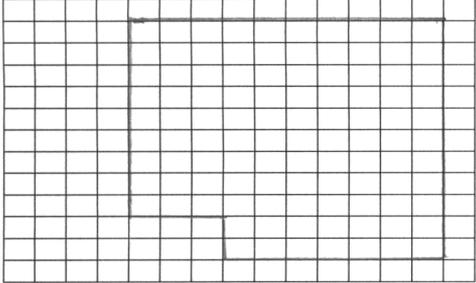
NORTH ELEVATION



ARCHITECTURE
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SOUTH ELEVATION

<p>PLAN SHAPE:</p> 	<p>ARCHITECT: Unknown</p> <p>SOURCE:</p>	<p>STATE ID NO.: 5BL3166</p> <p>ORIGINAL OWNER: George and Mary Jump</p> <p>SOURCE: Boulder City Directory, 1926</p>		
<p>BUILDER/CONTRACTOR: Unknown</p> <p>SOURCE:</p>		<p>THEME(S): Urban Residential Neighborhoods, 1858-present</p>		
<p>CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):</p> <p style="text-align: right;">CONTINUED YES X NO</p>				
<p>HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): In 1926, this was the home of George and Mary Jump and their son, Robert. George W. Jump was a longtime Boulder businessman and civic leader. He was born in 1887 and moved to Boulder about 1905. Jump was long engaged in mining activities in Boulder County, owning and developing a number of tungsten mining properties around Nederland. He operated the April Fool and Good Friday mines and the Good Friday mill on North Boulder Creek, which he later sold for uranium operations. During the 1940s, Jump developed the Oregon Mine in Gordon Gulch. Jump was a member of Boulder School District 3 board of education from 1933 to 1945. In addition, he was active in many Masonic organizations. He owned the Ideal Metal Weatherstripping Company in Boulder, which he operated with his sons. Jump married Clara Wessel of Boulder in 1907. Clara Wessel's father was also a miner. The couple had five children--Robert, Clyde, L.G., Raymond, and Mary Lou.</p> <p style="text-align: right;">CONTINUED YES X NO</p>				
<p>SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):</p> <table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"> <p>ARCHITECTURAL SIGNIFICANCE:</p> <p>REPRESENTS THE WORK OF A MASTER</p> <p>POSSESSES HIGH ARTISTIC VALUES</p> <p><input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION</p> </td> <td style="width:50%; border: none;"> <p>HISTORICAL SIGNIFICANCE:</p> <p>ASSOCIATED WITH SIGNIFICANT PERSONS</p> <p>ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS</p> <p>CONTRIBUTES TO AN HISTORIC DISTRICT</p> </td> </tr> </table>			<p>ARCHITECTURAL SIGNIFICANCE:</p> <p>REPRESENTS THE WORK OF A MASTER</p> <p>POSSESSES HIGH ARTISTIC VALUES</p> <p><input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION</p>	<p>HISTORICAL SIGNIFICANCE:</p> <p>ASSOCIATED WITH SIGNIFICANT PERSONS</p> <p>ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS</p> <p>CONTRIBUTES TO AN HISTORIC DISTRICT</p>
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<p>STATEMENT OF SIGNIFICANCE: This well-preserved dwelling is representative of the Bungalow Style, popular during the 1920s in the University Hill neighborhood of Boulder. The building is notable for its varied wall composition, which includes cobblestone, wood, and stucco. The native stone construction is found throughout this Boulder neighborhood.</p> <p style="text-align: right;">CONTINUED YES X NO</p>				
<p>REFERENCES (BE SPECIFIC): Boulder Daily Camera biographical files; Boulder County Assessor records.</p> <p style="text-align: right;">CONTINUED YES X NO</p>				
<p>SURVEYED BY: R. L. Simmons</p>	<p>AFFILIATION: Front Range Research Associates, Inc.</p>	<p>DATE: June 1991</p>		

Attachment B - Historic Building Inventory Form



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Address: **728 10TH ST**
Boulder, Colorado

COLORADO CULTURAL RESOURCE SURVEY
Cultural Resource Re-evaluation Form

1. Resource Number: **5BL3166**

2. Temp. Resource Number:

3. Attachments

(Check as many as apply)

- Photographs
- Site sketch map
- U.S.G.S. map photocopy
- Other
- Other

4. Official determination

OAHP USE ONLY

- Determined Eligible
- Determined Not Eligible
- Need Data
- Nominated
- Listed
- Contributing to N.R. District
- Not Contributing to N.R. District

5. Resource Name: **Jump Residence**

6. Purpose of this current site visit: **Resurvey**

7. Previous Recordings: **Front Range Research Assoc.; June 1991**

8a. Changes or Additions to Previous Descriptions:

A large stepped shed dormer addition has been added to the south side of the roof and a handicapped ramp with an unpainted wood rail has also been added.

8b. Square Footage: 3194

9. Changes in Condition:

10a. Changes to Location or Size Information

10b. UTM Coordinates: **13 476124E 4427639N**

11. Changes in Ownership:

12. Other Changes, Additions or Observations:

13. Eligibility Assesment:

Individual:

National Register: **Not Eligible**

Local Landmark: **Not Eligible**

Local Landmark:

District:

National Register: **Contributing**

Local: **Contributing-restorable**

14. Managment Recommendations: **N/A**

Address: **728 10TH ST**

Resource Number: **5BL3166**

Temp. Resource Number:

Cultural Resource Re-evaluation Form

page 2 of 2

15. Photograph Types and Numbers:

Type: **b&w**

Roll No: **01- I**

Frame No: **06**

16. Artifact and Field Documentation Storage Location: **N/A**

17. Report Title: **University Hill Resurvey**

18: Recorder(s): **Kathryn Howes Barth, AIA; Lara Ramsey** 19: Date(s): **Oct 2001**

20: Recorder Affiliation: **Kathryn Howes Barth, AIA; Ramsey Planning and Preservation**

Attach Photo and Map if Extensively Altered

Attachment B - Historic Building Inventory Form



Item 5B - 728 10th Street Memo 8.12.2020

IO# 3599

Appraised 19 29

BOULDER COUNTY REAL ESTATE APPRAISAL

OWNER Daniel & E. Bailey

HOUSE No. 728 STREET 10th CITY Boulder

LOTS 15-16-17 BLOCK 31 ADDITION Univ. Place

Year Constructed 1924 Est. Life in Years 80

Photograph

728-10th St.

ESTIMATE OF VALUATION

	BLDG. PART A	BLDG. PART B	GARAGE
No. Cubic Feet	22950	3672	22950
Cost per cu. ft.	30	27	14
Total Cost	\$ 6180	\$ 514	\$ 6885
Porches			315
Garage			
Extras			
TOTAL	\$ 6180	\$ 514	\$ 7400
% Obsolescence			
% Physical Dep.	35	370	31
Net After Deducting Depreciation	\$ 5810	\$ 483	\$ 5350
30% Utility Dep.	\$ 1740	\$ 143	\$
PRESENT VALUE	\$ 4070	\$ 340	\$

BUILDING PLAN

DESCRIPTION		ANNUAL ASSESSMENT			
CLASS OF BLDG.	CONSTRUCTION	DESCRIPTION	AMOUNT	YEAR	TOTAL
Basement	Full	Building Permit	\$	1938	\$ 490
Roof	Wood Shingle	Original Cost, Improvements Only	\$	1939	\$ 2880
Heating	Hot Air	Additions and Betterments	\$	1940	
Plumbing	Hot Water	Owner's Estimate of Present Value	\$	1941	
Light	Electric	Private Appraisal	\$	1942	490
Priv. Garage	2 Basement	Insurance	\$	1943	2880
Barns or Sheds	None	Mortgage 1935 H.O.S.C.	\$ 3874	1944	
State of Reps.	Good	Monthly Rental	\$	1945	
Local Imps.	Partial	Advertised for Sale	\$	1946	
		Transferred in 19 47-15000	\$	1947	
		Transferred 2-16-62 \$ 24,500			
				58	1650
					5550
					1200

Boulder County Tax Assessor Card c. 1929



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