



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: Tuesday, August 14, 2018

AGENDA TITLE: Call-Up Item: 90 Arapahoe Ave. (HIS2018-00069)

PRESENTER/S

Jane S. Brautigam, City Manager
Jim Robertson, Director for Planning and Sustainability
Charles Ferro, Interim Comprehensive Planning Manager
Debra Kalish, Senior Counsel, City Attorney's Office
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Anthony Wiese, Historic Preservation Intern
Caleb Gasperek, Historic Preservation Intern

EXECUTIVE SUMMARY

The proposal to rehabilitate and construct additions to the Silver Saddle Motel cabins and office building at 90 Arapahoe Ave., a pending landmark, was conditionally approved by the Landmarks Board (4-1, **F. Sheets** opposed) at its Aug. 1, 2018 meeting.

The decision was based upon the Board's consideration that the proposed alteration meets the requirements in Section 9-11-18, B.R.C. 1981, the *Mapleton Hill Historic District Design Guidelines* and the *General Design Guidelines*.

The board's approval is subject to a 14-day call-up period by City Council. The approval of this Landmark Alteration Certificate is subject to City Council call-up no later than **Aug. 15, 2018**.

ATTACHMENTS

Attachment A: Disposition for 90 Arapahoe Ave. dated Aug. 3, 2018

Notice of Disposition

You are hereby advised that on Aug. 1, 2018 the following action was taken:

- ACTION:** Approved by a vote of 4-1 (**F. Sheets** opposed)
- APPLICATION:** Public hearing and consideration of an application to rehabilitate and construct additions to the Silver Saddle motel cabins and office building at 90 Arapahoe Ave., a pending landmark, pursuant to Section 9-11-18 of the Boulder Revised Code, 1981 (HIS2018-00069).
- LOCATION:** 90 Arapahoe Ave.
- ZONING:** RM-3 (Residential-Medium 3)
- OWNER:** Curtis McDonald, Canyon Creek Villas, LLC – 90 Arapahoe
- APPLICANT:** Tim Laughlin, Surround Architecture

This decision was based on the Board's consideration that the proposed alterations and new construction generally meets the requirements in Section 9-11-18, B.R.C. 1981 and the *General Design Guidelines*.

Ex Parte Contacts

J. Decker had no ex parte contacts. **R. Pelusio** made a site visit. **B. Jellick**, **E. Budd**, and **F. Sheets** reviewed the application at the Landmarks Design Review Committee. **L. Payton** reviewed the concept and site plans of the same applications that went through the Planning Board processes.

Staff Presentation

M. Cameron presented the case to the board, with the staff recommendation that the Landmarks Board conditionally approve the Landmark Alteration Certificate.

Applicant's Presentation

Tim Laughlin, Surround Architecture, presented the proposal and answered questions from the board.

Public Comment

Estella Cole wrote a letter to the Landmarks Board expressing concern that the proposed alterations do not meet the Secretary of the Interior's Standards for Rehabilitation.

Ronald Dreasher, 96 Arapahoe Ave., president of September School, spoke in support of the application.

Motion

On a motion by **B. Jellick**, and seconded by **E. Budd**, (**4-1, F. Sheets** opposed), the Landmarks Board adopt the staff memorandum dated Aug. 1, 2018 as the findings of the board and approve a Landmark Alteration Certificate for the rehabilitation and construction of additions at 90 Arapahoe Ave., subject to the following conditions:

CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for ensuring that the alterations shall be completed in compliance with plans dated July 5, 2018, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following, which shall be subject to the final review and approval of the Ldrc:
 - a. Revised plans showing historic windows rehabilitated rather than replaced; retention of painted finish on wood log siding; reduction of parapet on Motel Office Building to tuck underneath the existing eaves;
 - b. Final architectural plans that include details including wall and roof materials, paint finish, door and window details, rehabilitation and select replacement of only deteriorated wood siding, and hardscaping on the property to ensure that the final design of the building is consistent with the General Design Guidelines and the intent of this approval.

F. Sheets opposed the motion to approve the project because she considers that the proposal will not be compatible with the historic buildings and the proposed alterations remove the character-defining features of the property that make it eligible for landmark designation.

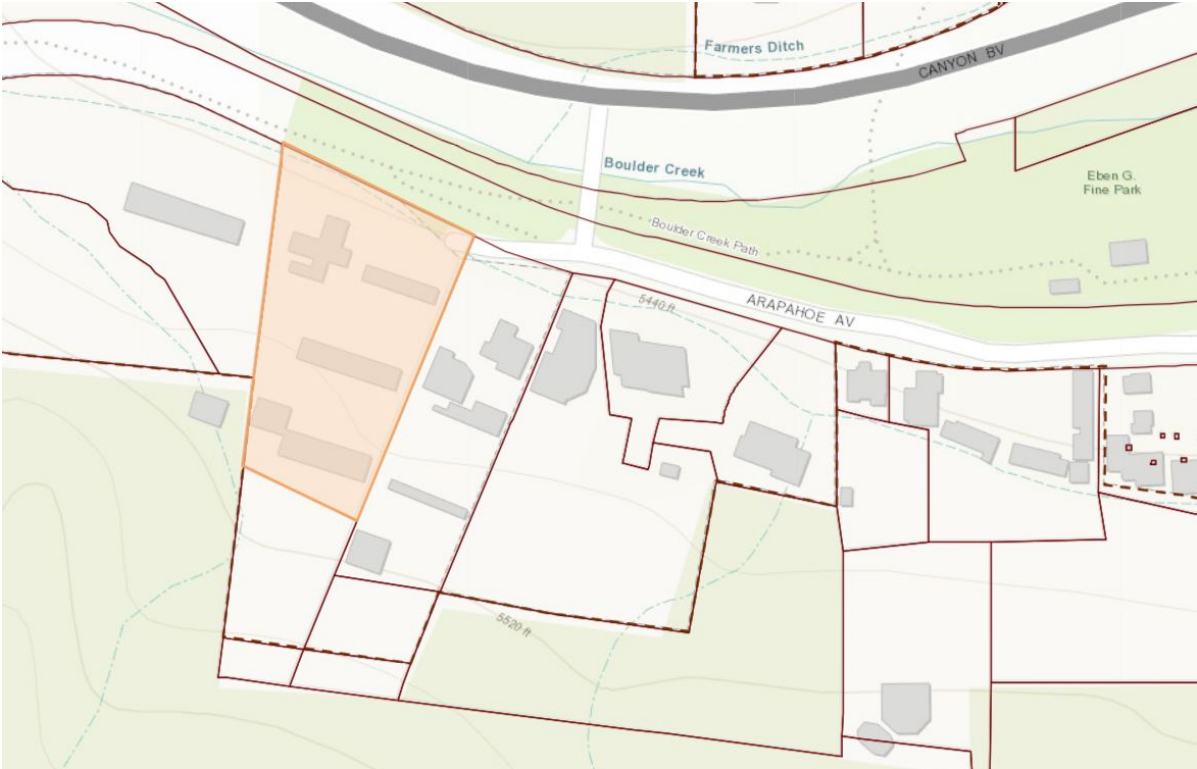


Figure 1. Location map of 90 Arapahoe Ave.

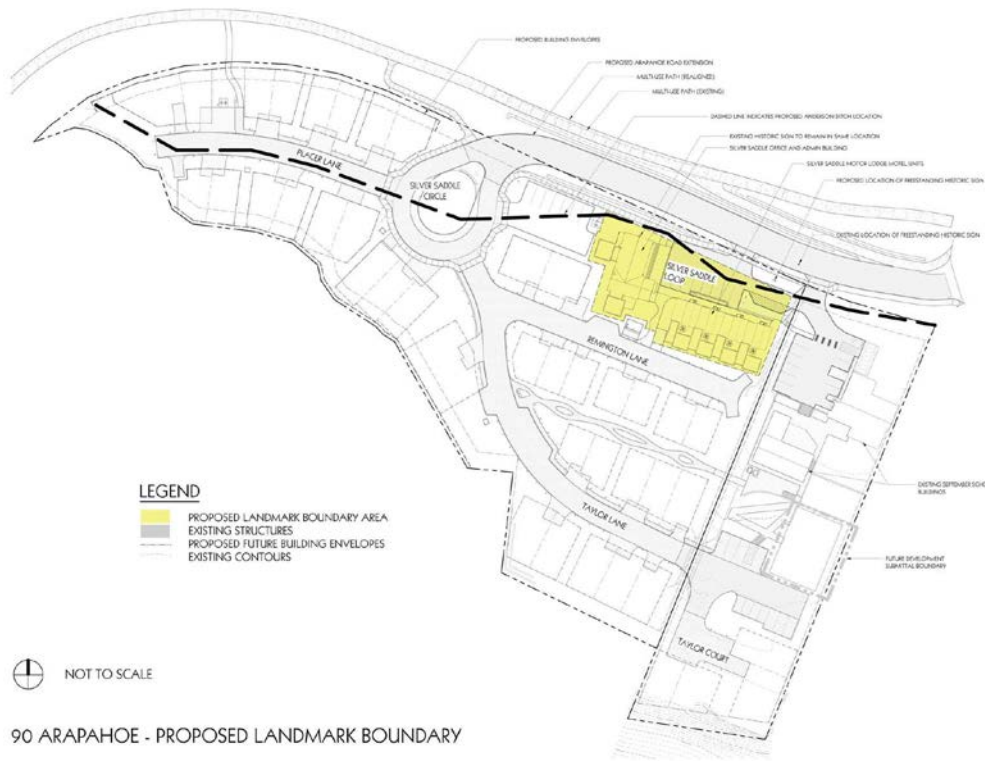


Figure 2. Proposed Landmark Boundary (pending landmark HIS2017-0114)



Figure 3. Postcard view of the Silver Saddle Motel, date unknown. Ebay



Figure 4. View facing south toward the motel cabins, 2018



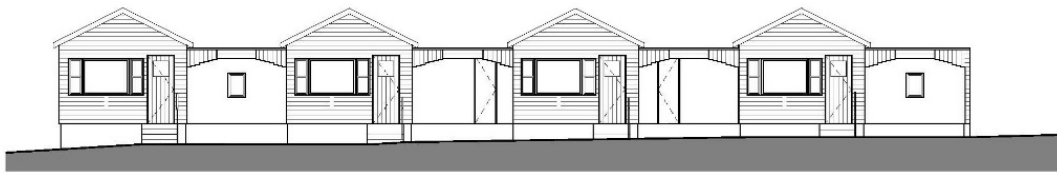
Figure 5. View facing west toward the office administration building, 2018



Figure 6. Proposed View of Silver Saddle Motel, facing west.



Figure 7. Proposed View of Silver Saddle Motel, facing south.



2 NORTH ELEVATION (Existing)
1/8" = 1'-0"



2 NORTH ELEVATION - LAC
1/8" = 1'-0"

Figure 8. Motel Cabins, existing and proposed north elevation.



1 SOUTH ELEVATION (Existing)
1/8" = 1'-0"



1 SOUTH ELEVATION - LAC
1/8" = 1'-0"

Figure 9. Motel Cabins, existing and proposed south elevation.



Figure 10. Motel Cabins, existing and proposed east elevation.



Figure 11. Motel Cabins, existing and proposed west elevation.

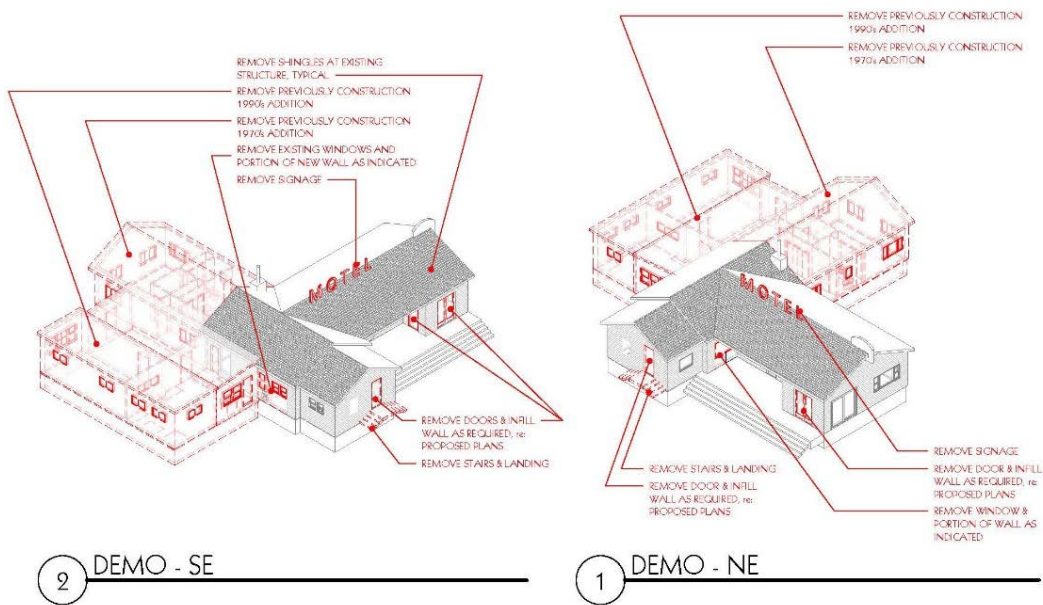


Figure 12. View of additions proposed for removal.

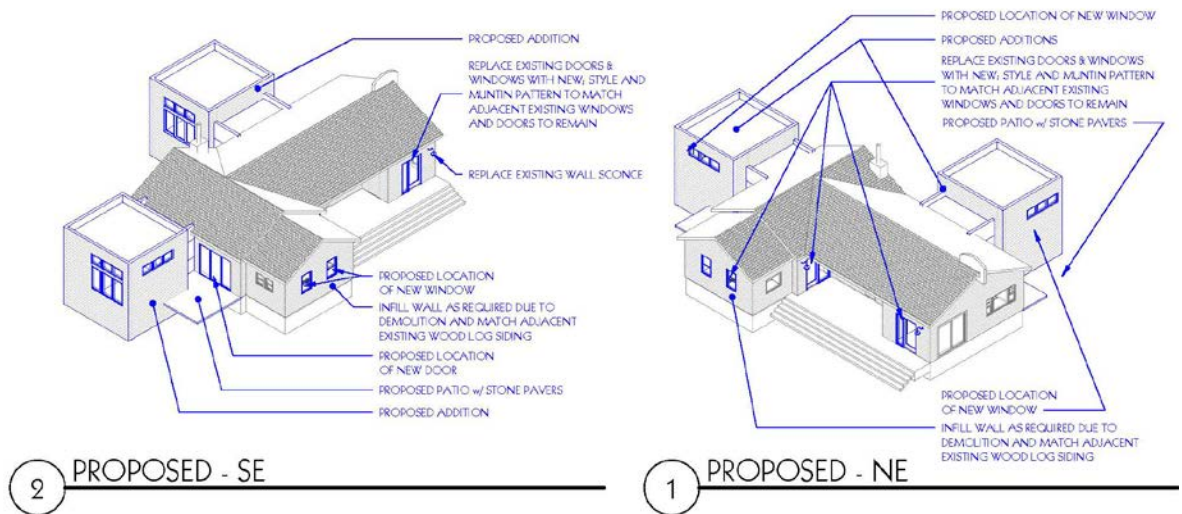
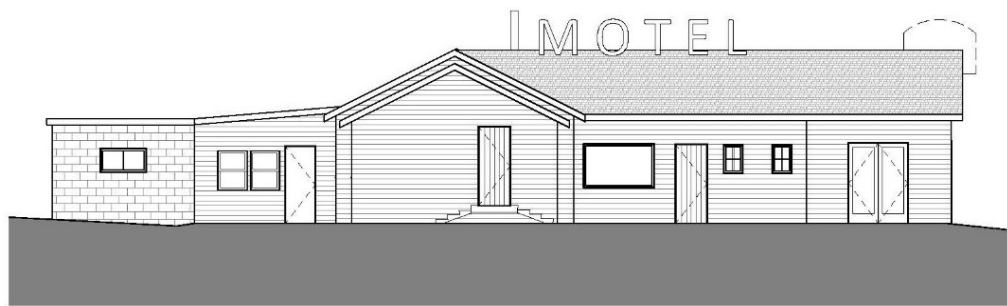


Figure 13. View of proposed additions



1 EAST ELEVATION (Existing)
1/8" = 1'-0"



1 EAST ELEVATION - LAC
1/8" = 1'-0"

Figure 14. Motel Office Building, existing and proposed east elevation.

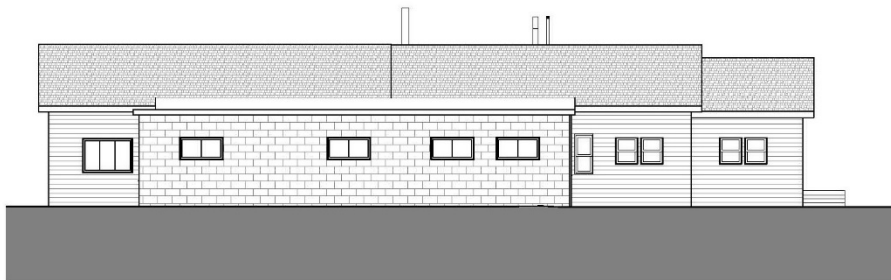


1 NORTH ELEVATION (Existing)
1/8" = 1'-0"



1 NORTH ELEVATION - LAC
1/8" = 1'-0"

Figure 15. Motel Office Building, existing and proposed north elevation.



2 SOUTH ELEVATION (Existing)
1/8" = 1'-0"



2 SOUTH ELEVATION - LAC
1/8" = 1'-0"

Figure 16. Motel Office Building, existing and proposed south elevation.



2 WEST ELEVATION (Existing)
1/8" = 1'-0"



2 WEST ELEVATION - LAC
1/8" = 1'-0"

Figure 17. Motel Office Building, existing and proposed west elevation.