



Arch11 partners on Boulder adaptive reuse project

by Jennifer Hayes

Where others tried to demolish and redevelop, John Reynolds and Arch11 worked to revamp and reuse.

The developer and architecture firm recently finished the adaptive reuse of the John Lund Hotel building and its adjacent midcentury neighbor in downtown Boulder – a project steeped in community.

“The project was designed to meet the needs of the community,” said Reynolds of Reynolds|Lee Development LLC, building owner and developer. “Boulder has a great creative, entrepreneurial culture here but we don’t have enough of the office space here these companies are looking for.

“One of the things my father (Bill Reynolds) taught me was to meet the needs of and listen to the community and you will find success,” he continued. “The success of the Lund Hotel is the real energy it created and respecting its neighborhood.”

The property at 1904 Pearl St. comprises two buildings, the John Lund Hotel building, constructed in the late 1800s, which once housed workers constructing the Continental Divide’s Moffat Tunnel, and its midcentury neighbor. Totaling 15,000 square feet, the buildings include 12,000 sf of fully leased commercial space, five studio apartment units and one caretaker unit.

“We were tasked with renewing the building exteriors and creating raw, industrial entrepreneurial space on the interior,” said E.J. Meade, AIA, principal at Arch11, who used historic



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Arch11 and John Reynolds recently completed the adaptive reuse of the John Lund Hotel building in Boulder.

photos of the buildings to inform design decisions and build from the inside out.

The project involved peeling back layers of stucco and fake stone and restoring the original brickwork and openings of the building while meeting the workspace needs of low- and high-tech companies, explained Meade, adding Reynolds sought to celebrate Boulder’s entrepreneurial ethos and be empathetic to the community with a respectful nod to the past.

Arch11 reimagined the building facades with modern materials and windows that closely approximated the size and scale of the original but introduced updates that differentiated old from new. Additionally, Arch11 reinforced the structure, foundations and mechanical systems to ensure the buildings met 21st Century code requirements, including being American with



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Work included modernizing and reinforcing the hotel, built in the late 1880s, that once housed workers constructing the Continental Divide’s Moffat Tunnel.

Disabilities Act compliant. Rolling garage doors and windows also were added at the rear to animate the alley frontage. Graffiti artist Dalek was commissioned to tag the building with a “singular identity” and one in which Dalek engaged the community in the implementation of the piece.

“Some developers see a project like this as not economically viable but John sees a way to bring forward the bones of a

historic building in an economically feasible way,” said Meade. “He has a unique approach to projects and cares a lot about the detailing.”

Arch11 and Reynolds also are wrapping up renovation of a five-story, 30,000-sf building at 14th and Walnut streets in Boulder and are going through the city approval process to restore and renovate an old cigar factory at 1852 Arapahoe Ave. in Boulder into a coffee house.▲