



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, April 5, 2017**



I. CALL TO ORDER and ELECTION OF OFFICERS

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, April 5, 2017, in Council Chambers at 606 Manitou Avenue. Vice Chair Nichols declared a quorum present and called the meeting to order at 6:09 pm. The following Commissioners attended:

PRESENT:	Vice Chair ANN NICHOLS Commissioner DEBORAH MOORE Commissioner PATRICIA MCLEAN Commissioner ROGER ARMSTRONG
ABSENT:	Chair NEALE MINCH (Excused) Commissioner TAMMILA WRIGHT (Excused) Commissioner ROBERT JACKSON (Excused) Commissioner LISETTE CASEY (Excused)
STAFF:	Wade Burkholder, Planning Director Michelle Anthony, Senior Planner Dylan Becker, Planner I
GUESTS:	Sara Hartley, Hazard Mitigation and Resiliency Director

Vice Chair Nichols stated annual elections were usually in March, however, since this year's March meeting was cancelled the election was being held at this meeting. She noted Chairman Minch had served for two years and was not interested in continuing as Chair. Vice Chair Nichols reported she had agreed to step-up to serve as Chair and she had contacted Commissioner Casey, who agreed to serve as Vice Chair.

ITEM 1. Election of Chair

NOMINATION:

Commissioner Armstrong nominated Ann Nichols to serve as Chairperson.

SECOND:

Commissioner Moore seconded the nomination.

DISCUSSION:

There were no further nominations.

VOTE:

Nomination was approved, 4-0

ITEM 2. Election of Vice Chair

NOMINATION:

Commissioner Moore nominated Lisette Casey to serve as Vice Chairperson.

SECOND:

Commissioner Armstrong seconded the nomination.

DISCUSSION:

There were no further nominations.

VOTE:

Nomination was approved, 4-0.

II. APPROVAL OF MINUTES

ITEM 3. February 4, 2017

MOTION:

Commissioner McLean moved to approve the February Meeting Minutes as submitted.

SECOND:

Commissioner Armstrong seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 3-0. (Commissioner Moore abstained because she was not present for the February meeting.)

ITEM 4. March 1, 2017 (Meeting Cancelled/No Minutes)

III. NOTICE OF COUNCIL ACTION

ITEM 5. Brook Street Bridge – Staff reported the City received three proposals for rehabilitation of the bridge on March 10, 2017. A committee reviewed the proposals the following Wednesday and made a recommendation. City Council was to have considered whether to rehabilitate the bridge or demolish it at the April 4, 2017, meeting, however that was postponed to allow for additional clarification regarding the recommended contractor's proposal.

ITEM 6. Soda Springs Pavilion – Staff reported that following discussion at the February meeting, an HPC subcommittee consisting of Commissioners Nichols and Armstrong met with representatives of the Park and Rec Advisory Board, the Manitou Springs Arts Council, Staff from the Planning and Public

Services Departments, and the selected contractor, Concrete Couch. The group determined a comfort level with proceeding with construction of the proposed enclosure, noting the Contractor demonstrated a knowledge of the building's Craftsman style and the intent to coordinate the design of the panels and gates with that style. Council approved moving forward with the project on March 21, 2017, on a 5-2 vote. Commissioner McLean asked Chairperson Nichols if she was satisfied with the proposal. Chairperson Nichols replied that they had not gotten elevation drawings, but did discuss with the contractor and were comfortable.

At this time, Vice Chair Nichols explained the public hearing procedures to the audience and asked if any Commissioners had ex parte communications or conflicts of interest to declare. Hearing none, the meeting continued.

IV. UNFINISHED BUSINESS

There was no unfinished business to discuss.

V. NEW BUSINESS

ITEM 7. MCAC 1704 – Maintenance Mini-Grant Request - 218 Ruxton Avenue (Our Lady of Perpetual Help Church) – Chuck Smith, Applicant

Senior Planner Michelle Anthony recommended indefinite postpone of MCAC 1704 due to the fact the applicant had not submitted the information required for the request.

MOTION:

Commissioner Armstrong moved to postpone MCAC 1704 indefinitely.

SECOND:

Commissioner Moore seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

ITEM 8. MCAC 1705 - Review and Recommendation to City Council Regarding Project Designs for the Lower Canon/Park Avenues Flood Improvement Project – City of Manitou Springs, Applicant

Wade Burkholder, Planning Director, presented the staff report dated March 31, 2017.

Chairperson Nichols stated the Commission typically approved MCACs and inquired if the request was brought to the Commission for a recommendation to City Council instead of an approval. Ms. Anthony responded the Commission should ask Ms. Hartley regarding what she needed from them and the Commission could make a recommendation to Council or move for approval regarding MCAC 1705.

Sara Hartley, Hazard Mitigation and Resiliency Director, stated the Mayor had received a letter from the State of Colorado moving the close out date for the Lower Canon Avenue/Park Avenue Flood Improvement Project from March 2018 to December 31, 2017. Ms. Hartley stated if the project was not completed by the end of the year, the State of Colorado would de-allocate all remaining funds, as well as the funds the City had already been reimbursed. Therefore, the City would need to move up the construction schedule for the project. The City had originally planned to start construction after Labor Day to ensure there was minimal impact on the Downtown District. Ms. Hartley stated she was unsure if the State's decision was influenced by potential cuts in 2018 on funding to the Community Development Block Grant Program, as well as funding for the Hazard Mitigation Grant Program through FEMA. Ms. Hartley remarked the plan was to start on the Soda Springs Park improvements first, then move onto the floodwalls on Park Avenue, and last the roadway gates, which had a fourteen (14) week order time.

Chairperson Nichols inquired if the new project deadline would cause conflicts between Canon Avenue/Park Avenue Flood Improvement and the Canon Avenue and Park Avenue Bridge Projects. Ms. Hartley responded it would. Ms. Anthony commented the City was in the process of figuring out how to coordinate the two projects within both of their funding deadlines.

Chairperson Nichols inquired if the stair feature on the side of the park could be stone clad as opposed to concrete. Ms. Hartley responded she did not see making that change as an issue. Ms. Anthony commented it would be a good alternative, however if there should be a technical issue, the colored concrete would also work. Ms. Hartley stated she did not see the recommendation as a problem and would forward this to the project engineers.

Hearing no further questions for staff Chairperson Nichols opened the public hearing.

Bill Coleman, 21 Cherokee Road, stated there were three alternatives in the packet and inquired if staff was recommending alternative number one as the best option for the project. Ms. Hartley responded the recommendation was actually a hybrid between alternatives one and three. The three-foot high speed bump, from a design standpoint, was not feasible and this was one reason staff recommended the hybrid option. Ms. Hartley stated this would raise the road bed one foot and include an eighteen (18) foot wide passive flood gate, a flood wall, a planter box, and another fifteen (15) foot wide floodgate, which would accommodate the valet parking lane at the Cliff House without interfering with the other, traffic lane.

Mr. Coleman inquired whether other improvements would be made on Canon Avenue. Ms. Hartley responded there were no plan to put in a floodwall along Canon Avenue east of the Cliff House because the intersection of Canon and Park Avenues would be sealed off completely from floodwaters so there would not be a need for it.

Hearing no further comment from the public, Chairperson Nichols closed the Public Hearing.

MOTION:

Commissioner Moore moved to approve MCAC 1705 for the proposed design noting that the design of the proposed project complies with the City's Historic District Guidelines and follows guidance provided previously by the Commission and the finding that the project will conform to the purpose and intent of the Historic Preservation regulations by promoting compatible architectural design and infill structures. Commissioner Moore offered the condition that the treads on the stairs located on Park Avenue shall be clad in red sandstone as opposed to colored concrete.

SECOND:

Commissioner Armstrong seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

ITEM 9. MCAC 1703 – Exterior Alteration or Remodel – 209 Elk Path – Pamela Higgins, Applicant

Michelle Anthony, Senior Planner, presented the staff report dated March 31, 2017.

Commissioner Armstrong inquired whether the garage door was acceptable. Ms. Anthony responded it was of a carriage house style, as was typically approved.

Chairperson Nichols stated she was not fond of closed railings and noticed the house directly south of the property had the same closed railing, so there was some historical use of this style in the area. She expressed concern a closed railing would make the porch dark. Ms. Anthony suggested looking at a design that integrated both open and closed railings and felt the matter was worth discussing further.

Commissioner McLean inquired if the property was owned by a corporation or an individual. Ms. Anthony responded a Limited Liability Corporation owned the property. Commissioner McLean then inquired if the property would be for sale. Ms. Anthony responded it would be.

Hearing no further questions for staff regarding the report, Chairperson Nichols invited the applicant to the podium.

Pamela Higgins, Project Manager for Springs Realty, 217 Columbia Road, Unit D, Colorado Springs and Jaime Bailey, J&B Construction, 6035 Santana Drive, Colorado Springs, stepped up to the podium. Mr. Bailey stated the stairs accessing the porch had to be replaced and they wanted an open baluster railing so the porch railing would match. He noted the ceiling above the porch was very low and made the porch very dark, which was the reason they preferred the open railing. Ms. Higgins commented the views from the property and porch were very beautiful.

Chairperson Nichols inquired about replacing the concrete stairs. Ms. Higgins responded they intended to replace the stairs and the sidewalk leading up to the property. Mr. Bailey commented the stairs were in very poor condition and they wanted their work to be up to code. Ms. Higgins commented the sidewalk was also in very poor condition and she had to be careful every time she walked on it because it slanted in a dangerous and unsafe manner.

Chairperson Nichols asked if the applicant would be amenable to the recommendation made by staff regarding the sandstone tread on the concrete steps. Ms. Higgins responded she was not opposed to this, but needed to price it out first. Ms. Anthony commented this was an alternative to colored concrete and either choice would be an upgrade.

Chairperson Nichols inquired if the applicants were amenable with the recommendation regarding the smooth surface on the wood siding. Mr. Bailey responded he felt the recommendation was fine and they would go with the smooth siding.

Commissioner Armstrong inquired if the applicants were agreeable and amenable to all of the findings and recommendations of staff. Ms. Anthony noted they had indicated their preference for an open railing. Mr. Bailey responded he was in agreement with the other requirements.

Hearing no further questions for the applicants Vice Chair Nichols opened the floor to public comment.

Deborah Fox, 21 Cherokee Road, stated she was a neighbor and was in favor of the open railing at 209 Elk Path because the porch was too dark and uninviting. Ms. Fox commented there were many properties in the Peakview Subdistrict, which had open railings, including her property built in 1910. She asked if the applicant planned to alter the Cherokee Road side of the property. Ms. Higgins responded the back door would be moved to the side of the house, everything would be stuccoed in the back with a nice, clean appearance, and a new slab to provide an area to sit.

Hearing no further comment from the public, Vice Chair Nichols closed the Public Hearing.

Commissioner Mclean stated she was in favor of the open railings.

Chairperson Nichols commented the proposed enhancements would be a huge improvement to the property and neighborhood. She noted the Commission had not really addressed the issue regarding stone cladding the walls, but assumed the applicants would look into the matter based on their budget. Ms. Higgins responded they would look into stone cladding the walls should their budget allow it.

Chairperson Nichols noted the Commission should add the sandstone tread alternative to the colored concrete, as well as the alternative to stone clad the retaining walls.

MOTION:

Commissioner McLean moved to approve MCAC 1703 at 209 Elk Path to allow exterior modifications of the existing building as proposed with the following conditions:

1. The approval is outlined in the application and the accompanying materials dated March 7, 2017, unless changed by the following conditions.
2. The existing siding on the portion of the building below the front porch and around the garage entry shall be replaced with new material that matches the profile and reveal of the current material and provides for a smooth surface that will be painted in a color of the choice of the property owner.
3. The porch, stairs and the concrete steps and walls in the front yard shall all feature an open railing per the design proposed in the application.
4. Should the owner decide to clad the retaining walls, either partially or completely, in stone or manufactured stone, Staff will review and approve the final profile and color on behalf of the Commission.
5. As an alternative to the colored concrete, sandstone stair treads should be considered.

SECOND:

Commissioner Moore seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

ITEM 10. MCAC 1706 – Petition for Re-Inclusion in Local Historic Preservation District – 10 Old Man’s Trail (Hiawatha Gardens) – Brian Murphy, Petitioner

Michelle Anthony, Senior Planner, stated staff recommended postponement of MCAC 1706 until the May HPC Meeting to allow her to pull together the required information for consideration of the designation.

MOTION:

Commissioner Armstrong moved to postpone MCAC 1706 until the May 3, 2017 Historic Preservation Commission Meeting.

SECOND:

Commissioner Moore seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0.

VI. OTHER BUSINESS

There was no other business to discuss.

VII. ADJOURNMENT

There being no further business before the Commission, Chairperson Nichols adjourned the meeting at 6:58 p.m.

Minutes Prepared by: Dylan Becker, Planner I