



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, January 3, 2018**



I. CALL TO ORDER and APPROVAL OF AGENDA

The Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, January 3, 2018, in Council Chambers at 606 Manitou Avenue. Chairwoman Nichols declared a quorum present and called the meeting to order at 6:06 pm. The following Commissioners attended:

PRESENT: Chair ANN NICHOLS
Commissioner ROBERT JACKSON
Commissioner NEALE MINCH
Commissioner SAMANTHA BELDING
Alternate Commissioner ROGER ARMSTRONG

ABSENT: Vice Chair LISETTE CASEY (excused)
Commissioner TAMMILA WRIGHT (excused)

STAFF: Michelle Anthony, Senior Planner
Karen Berchtold, Senior Planner
Dylan Becker, Planner I

GUESTS: None

II. APPROVAL OF MINUTES

ITEM 1. December 6, 2017

MOTION:

Commissioner Minch moved to approve the December 6, 2017 Regular Meeting Minutes of the Historic Preservation Commission as presented.

SECOND:

Commissioner Jackson seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0. Commissioner Armstrong abstained as he was not present for the December 6, 2017 Regular Meeting of the Historic Preservation Commission

III. NOTICE OF COUNCIL ACTION

There was no Notice of Council Action to discuss.

At this time, Chairwoman 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

ITEM 2. MCAC 1714 – Material Change of Appearance Certification (New Construction) – 722 Manitou Avenue – Todd Liming of behalf of Faruk Sahin, Applicant

Michelle Anthony, Senior Planner presented the Staff Report dated December 28, 2017.

Commissioner Minch inquired if there were plans for any outside tables or chairs and commented they would need to be cordoned off in some way. Ms. Anthony responded the tables and chairs could be placed out on the sidewalk, but the City did not allow them to be cordoned off and since the City had widened the sidewalk, there had been several businesses which wanted to cordon off their sidewalk tables to extend their liquor license outside, but the City would not allow them to do so.

Hearing no further questions for staff, Chairwoman Nichols invited the Applicant to the podium.

Faruk Sahin, 724 Manitou Avenue, stated he had worked with Ms. Anthony in the past and understood the importance of an inch or the importance of color. Mr. Sahin stated he was happy and willing to discuss these things with the Commission.

Bill Beard, Project Architect, stated this project was a great project to work on and felt Mr. Sahin had the right attitude for Manitou Springs. Mr. Beard stated his goal was to complete the functional relationships, code issues, occupancy, and uses on the conceptual level and felt he had accomplished just that. Mr. Beard stated the easement on the east side of Mr. Sahin's site had to access the building at 720 Manitou Avenue on the second level which made the stairway connections fairly tricky. Mr. Beard stated the upside to this was it gave the main level a better streetscape use and felt he, Mr. Sahin, and Mr. Liming had found a good balance between what was wanted and needed in the space from a variety of perspectives.

Mr. Beard stated the second and third floors would be used for residential housing and the main floor would be used commercially. Mr. Beard stated he hoped the optional rooftop loft would also be constructed as he felt it offered something unusual in the Downtown Zone of the City.

Mr. Beard presented the floor plan, elevations, and geometries of the different views of the proposed building. Mr. Beard stated the loft was optional because it was above and beyond the basic project in terms of cost and the loft would be most visible from the south side of Manitou Avenue in front of the library. Mr. Beard stated a little pop-up would be visible from the third floor of the adjacent building at 720 Manitou Avenue, but he felt it was rather insignificant.

Commissioner Minch inquired if the building at 720 Manitou Avenue was seven feet (7 ft.) shorter than the proposed building and if it would be of any use in screening the optional loft. Mr. Beard responded the adjacent building at 720 Manitou Avenue did not have a parapet along its east side which was the location where someone would be able to see over the roof and be able to view the optional loft. Ms. Anthony inquired if it was possible to see the roof structure of 720 Manitou Avenue. Mr. Beard responded one could see the roof structure of the building which was sloped down and the proposed building would have parapets which was now required by Code. Mr. Beard stated all of his analysis were of the worst case scenario in regard to visibility and felt the building colors were important in making the building of good design.

Mr. Beard presented a handout pertaining to material colors and stated there was a relationship between color, material, and texture. Mr. Beard stated different materials behaved and appeared differently depending on climate, location, context, scale, porosity, moisture, and temperature. Mr. Beard stated if his team were to change something on the South Elevation, they would likely move the stone further up the face of the building to the cornice level.

Mr. Beard stated the colors were usually selected on site and a material mock-up was essential. Mr. Beard stated he felt strongly the Commission should be involved in the mock up and site visit so they could get an idea of what the materials will look like on the actual building when completed. Mr. Beard stated he had a mild concern regarding reddish hues because, although the color of the building Mr. Sahin owns to the west is within his control, the building to the east was not, and worried the reds may be too jarring. Mr. Beard stated he felt the colors should be more subtle which was why they were looking at more of a brownish red with more neutral stucco colors.

Mr. Beard stated the material and color mock ups may be slightly deceiving because of its small scale and when the Commissioners came by the site there would also be full size examples of the actual windows they would be installing on the building. Mr. Beard stated it was essential the mock ups reflected the actual materials the construction would utilize.

Commissioner Minch, referring to the visibility plan, inquired if the plan depicted which portions of the optional loft were visible and from where. Mr. Beard responded the visibility plan only showed how visible the optional loft was above the third floor. Commissioner Minch stated the front of the building, which had the parapet and cornice, would also help conceal the loft to a certain degree and felt the color of the loft may be important to look at, in terms of blending, as well. Mr. Beard responded the optional loft color would be the same as what was shown on the North Elevation drawing. Ms. Anthony commented if it was a similar stucco color it should blend without issue.

Commissioner Minch inquired if there was a plan for anything to be done or placed in the open area on the roof not occupied by the optional loft. Mr. Beard responded his team was thinking there would need to be some mechanical equipment located there. Commissioner Minch inquired if there would be any tables or chairs up there. Mr. Beard responded there was no intention to do so and access would be limited on the roof due to visibility concerns. Commissioner Minch noted the scale of the balconies located on each floor of the building appeared smaller. Mr. Beard commented his team had fixed the scale of the balconies on the plans submitted to the Commission, but otherwise had no substantive changes to the plans.

Commissioner Minch inquired how long it would take to complete the basic construction of the exterior. Mr. Beard responded it would be a three to five month shell project and a six to nine month total project depending on obstacles and funding.

Mr. Beard stated there was a problem with project delivery in the construction industry due to a lack of labor and economic factors and felt it was a good idea to get a contract negotiated with a contractor.

Mr. Beard also stated the staging for the construction also needed to be figured out as there was very limited space and the logistical situation was difficult. Commissioner Minch commented the reason he asked was because Manitou Avenue was a very busy street from May through September. Mr. Beard responded there was need for discussion between the City and Mr. Sahin on how and when the project would be done. Ms. Anthony commented she felt either way, the project would likely extend into the busy season, but felt it

would be better for the project to begin at the end of the busy season and if the sidewalk needed to be closed or a walkway installed, there were ways of dealing with the construction from a pedestrian standpoint. Mr. Beard stated he had envisioned a covered walkway.

Commissioner Minch stated he was also asking because Canon Avenue was closed due to bridge construction and was concerned this could be another kick in the teeth to the businesses on that side of Manitou Avenue. Ms. Anthony stated she did not think the businesses would be impacted as badly as the businesses on Canon Avenue during the bridge construction because the street would remain open. Mr. Beard stated, in the worst case scenario, they could temporarily remove the planter in front of the site which would allow pedestrians to walk around. Commissioner Minch commented his questions were out of the purview of the Commission but wanted to know for his own personal reasons.

Chairwoman Nichols inquired if Mr. Beard was agreeable to whatever came out once the Commission had seen the mock-ups. Mr. Beard responded as long as Mr. Sahin could afford it, he was open to it and again stressed the importance of seeing the mock-ups on site to obtain a better idea of how the actual materials would appear. Ms. Anthony stated she felt this was a good way to deal with the matter. Chairwoman Nichols stated she felt the point Mr. Beard had brought up regarding the building colors was valid. Mr. Beard commented he wished he could use all three colors. Ms. Anthony stated if Mr. Sahin could afford to do so, the Commission seemed amenable and commented paint was transitory, whereas the stone colors would be on the building forever. Mr. Beard commented none of the materials would patina or age as well as natural materials. Ms. Anthony commented, at least with the greenstone, the City was well aware of how that aged, but the other materials were less certain in that regard.

Commissioner Belding stated she had noticed the stonework in one of the designs was very linear and inquired if any other stone patterns had been considered or explored. Mr. Beard stated he had not considered the selected stonework to be linear per se, and also felt it was important not to use a manufactured stone. Ms. Anthony commented it was best if the stone was sourced fairly locally and the City often used a place out of Pueblo, Colorado. Mr. Beard commented there were huge quality differences between manufactured stone and natural stone. Ms. Anthony stated the stonework design was less linear than, as an example, a ledge stone, and suggested over ordering stone in order to select the best pieces for placement on the building. Mr. Beard stated there was some flexibility to do so, especially with a more local supplier, and felt it was a good idea to have a contractor negotiate with suppliers. Mr. Beard stated he wanted the mock-ups to have the real materials which would be used in construction and felt it was utterly important this be the case, otherwise everything was theoretical.

Hearing no further comment from, or questions for, the Applicant, Chairwoman Nichols opened the Public Hearing for comment. Hearing none, Chairwoman Nichols closed the Public Hearing.

Commissioner Minch stated the elevation profiles were adequate and based this on the fact the loft was six feet above the parapet and he had a good idea of how the building would look in relation to the other buildings from different viewpoints. Chairwoman Nichols stated she felt Commissioner Minch's point was valid.

MOTION:

Commissioner Minch moved to approve MCAC 1714 for construction of a new building at 722 Manitou Avenue as presented, with the following conditions:

1. Prior to purchase and installation, the Applicant shall present mock-up board(s) of at least 4' x 4' showing the proposed stone, or stone options, and the proposed stucco, trim, and overall colors for building features to coordinate with the stone selection(s) for viewing on-site by Staff and Commissioners. The final stone and stucco colors will be Staff reviewed and approved.
2. Prior to purchase and installation, The Applicant shall present options for light fixtures on-site for view by Staff and Commissioners. The final fixtures will be Staff reviewed and approved.

And the finding the new building will be consistent with the Historic Preservation Regulations by improving the economic vitality of the historic downtown through encouraging and fostering compatible architectural design for infill construction.

SECOND:

Commissioner Belding seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 5-0.

V. NEW BUSINESS

There was no New Business to discuss.

VI. OTHER BUSINESS

ITEM 4. Planning for Hazards Project: Update and Discussion, Karen Berchtold

Karen Berchtold, Senior Planner for Long-Range Planning Sustainability, presented the Planning for Hazards Project Handout regarding the updated land use tools to minimize risk from natural hazards as part of the Planning for Hazards Project. Ms. Berchtold stated she was about midway through the project and it was time to get broader input on the project. Ms. Berchtold stated this would also be a good opportunity for the Commission to identify areas of overlap in the Design Guidelines and other issues.

Ms. Berchtold stated she had been working with the Colorado Department of Local Affairs (DOLA) to select the tools which would work best for the community and DOLA had selected two communities, one of which was Manitou Springs, for their pilot program to give guidance for other communities. Ms. Berchtold stated, for the City of Manitou Springs, this project would help facilitate and implement portions of the City's Master Plan, Plan Manitou. Ms. Berchtold stated the goal was to take an in depth look at the natural hazards facing the City, whether it be wildfire, flooding, or geologic hazards, and create better land use tools to address those risks through the development process.

Ms. Berchtold stated a workgroup convened last summer and honed in on four (4) tools and approaches to address these risks and had determined the City needed to look at the redevelopment process, as well as the development process, to fully address and help mitigate the risks. Ms. Berchtold stated she recognized the importance of education and outreach in addressing existing hazard risks and felt it was important to evaluate the impacts so as not to create a disincentive which would push the balance to create affordable housing in the wrong direction.

Ms. Berchtold stated she and some representatives from Clarion had come up with an approach at their November meeting, which was shared with City Council, to put a lot of effort into updating and modifying the City's Codes to ensure the new tools were manageable for the City. Ms. Berchtold commented this would entail looking into how the City's Grading Permit process worked and the development review process to ensure there was good criteria.

Commissioner Minch inquired how Amy Carr's Graduate Project regarding hazard mitigation for individual properties tied into this project. Ms. Berchtold responded Ms. Carr had provided information for two (2) of the three (3) natural hazard risks for Manitou Springs, wildfire risk and flood risk, which needed to be refined slightly and links added to the City's corresponding maps but she wanted to publicize the information in a number of ways such as including a statement on the City's water and utility bills and through updates to the web site. Ms. Anthony commented the information would also go on the Historic Preservation Commission's web page, as well as the City's page, and stated she wanted to make some revisions to the guidelines to include hazard risk mitigation. Commissioner Minch stated after the fires in 2012 and the floods in 2013, insurance companies basically took it upon themselves to direct the City's hazard mitigation by telling property owners to cut down a lot of vegetation.

Commissioner Minch commented, in terms of impact, having the ability to put more emphasis on the education and outreach piece of the project was great and should pertain to the entire city, not just the local historic districts, in a way that reaches individual property owners for maximum impact on the community. Ms. Berchtold responded she agreed with Commissioner Minch and felt it was a great idea to incorporate hazard mitigation into the guidelines. Commissioner Minch commented he specifically recalled that having a juniper bush or a wooden fence touching your house was not a great idea in terms of protecting your home from wildfire risks. Ms. Berchtold commented storing your firewood under your porch was also a bad idea. Ms. Anthony commented her brother had recently lost his house to a fire due to a similar situation and had lost nearly everything. Ms. Berchtold stated there was a lot of practical things which could be done which were not development related to reduce your individual hazard risk on your own property.

Chairwoman Nichols inquired if Ms. Berchtold was pursuing both changes to the development/redevelopment process through code alterations, as well as some guidelines for individual property owners. Ms. Berchtold responded Ms. Carr had done a very nice job and, because of this, the City would be able to pursue both.

Ms. Berchtold continued her presentation and stated the City's flood prone areas had already been mapped. Ms. Berchtold stated the City had a lot of properties in the floodplain or flood prone areas and, although there was not a lot which could be done about this, she would be pushing for the use of adequate floodplain avoidance and mitigation tools and sensitive design. Ms. Anthony commented, currently, the City had nothing like this in the Code and it was much needed. Ms. Berchtold stated maintaining vegetation between a given property and the creek bank and storm water management on site was also something she would be pursuing.

Ms. Berchtold stated the City had an on-going issue with certain structures, such as foot bridges, in which Pikes Peak Regional Building Department looked at their impact on the floodplain but did not really look at the structures themselves and she would be pursuing a mechanism to allow the City of Manitou Springs to do so. Ms. Anthony commented many of the foot bridges put in after the flood were installed without obtaining permits and this had been a concern for Staff.

Ms. Berchtold stated the City had some basic mapping of the City's geologic hazard risk and Staff was working with Colorado Geologic Services to update and improve those maps. Ms. Berchtold stated rock fall was the City's biggest hazard and the new maps would provide needed information on the topic. Ms. Berchtold stated debris flows would also be more scrutinized and more effort would be put into determining the City's steep slopes and the hazard risks associated with them. Ms. Berchtold stated the City would likely be broadening the requirement for geologic hazard studies to be completed from Major Developments Plans to other areas of the development review process.

Ms. Berchtold stated wildfire risk was also a major concern for the community and there was currently very little in place to direct mitigation of that risk. Ms. Berchtold stated the framework she had been working with was the International Wildland Urban Interface Code which had standard models for reducing wildfire risk across a range of elements, and although the City would not be able to address building code with this code, it would be useful in the Zoning and Subdivision regulations. Ms. Berchtold stated the City should focus on things like building better access to roads, reviewing for water supply, implementing a fire protection plan, requiring sprinkler systems, spark arrestors, combustible storage, and more. Ms. Berchtold commented this was easier to implement at the Subdivision level and the building permit level would be more difficult and challenging to implement. Ms. Berchtold commented the City would need to work with the Fire Department to determine what aspects of the mitigation they can address.

Ms. Berchtold stated building construction requirements were also very important in wildfire mitigation and stated Staff had some recommendations for building code changes, but due to the relationship the City had with Pikes Peak Regional Building Department, it was not likely something which could be accomplished right away and would require some strategizing.

Commissioner Minch stated he understood much of this was review and permit related and inquired if the parks and open space land throughout the City, and forest land surrounding the City, would be included in the fire mitigation stuff or if there was a bigger plan for them. Ms. Anthony responded this would be a larger, more policy driven intergovernmental and multi-agency project and there had been discussions, and even a proposal, for watershed protections regarding this in the past, but, despite the discussions and proposals, a project of this type was very difficult to achieve in this region.

Ms. Berchtold stated the Fire Department was working on a community wildfire protection plan which would be more focused on parcel level assessments for individual property owners to help mitigate some of the risk on their own property. Ms. Berchtold stated there would be broader community engagement regarding this in the coming year.

Commissioner Minch stated during the same time the community engagement was occurring, he would like to see something like a top ten list of things property owners can do to help mitigate their risks and for educational purposes. Ms. Anthony commented it was a good opportunity for education. Ms. Berchtold stated it would be a good opportunity to look at the City's Open Spaces as well and Colorado Springs Utilities was currently trying to initiate a regional community wildfire protection plan due to concern about fire travelling down Ute Pass which would include input from all of the stakeholders, including Manitou Springs.

Commissioner Belding inquired if Colorado Springs had expressed interest in collaborating with Manitou Springs regarding fire mitigation. Ms. Berchtold responded everyone she had talked with was extremely receptive of the idea. Ms. Belding commented Colorado Springs had such a large area of land under their

jurisdiction which she knew had to be a lot to deal with and handle. Ms. Anthony commented it used to be that the west side of Colorado Springs rarely received any attention, but had begun to receive more focus and attention to the area as they realize, without Old Colorado City, there was not much attraction for tourists.

Ms. Berchtold stated, in terms of the next steps, the project team consultants would be working on drafting code and there was much work to be done in terms of applicability and standards. Ms. Berchtold stated the Commission was welcome to review and make comment on the documents before they went to the work group, if the Commission so desired. Ms. Anthony commented she felt this would be beneficial because, at this point, the City did not know the nuts and bolts of what the code language would be and it would be useful in determining the Historic Preservation Commission's role, if any, in the process. Chairwoman Nichols stated she felt it would be good for the Commission to see them.

Commissioner Minch inquired who was in the working group. Ms. Berchtold responded the work group consisted of herself, Wade Burkholder, Sara Hartley, Joe Ribeiro, Mike Casey, Eric Billmeyer, a representative from the housing group, and a representative from the Pikes Peak Council of Governments. Commissioner Minch stated he was more thinking in terms of citizen participation. Ms. Anthony responded Mike Casey and Eric Billmeyer were citizens of the City.

Hearing no further comment from, or questions for, Ms. Berchtold, Chairwoman Nichols closed the discussion and thanked Ms. Berchtold for her time and effort on the matter.

NON-AGENDA ITEMS FOR DISCUSSION

Ms. Anthony stated there was an update coming to the building code which would disallow the use of wood shingles on roofs unless they were treated for fire resistance and there would be a process to allow fire retardant wooden shingles.

Chairwoman Nichols inquired if Ms. Anthony would give an update on the Park Avenue Bridge. Ms. Anthony stated when the original plans for the bridge were drawn up, one of the things she had asked the engineer was whether the concrete overlay would raise the bridge deck or not. Ms. Anthony stated she was told, at that point, there would be minimal to no overburden excavated down to the top of the arch vault and when the bridge was redesigned, she again asked the same question of the new engineer. Ms. Anthony stated she was told, at that time, the bridge deck would only be raised by a few inches and was also informed the original plans raised the bridge deck by a foot or two. Ms. Anthony commented when the new engineer told her the deck would be raised by one or two inches (1 – 2 in.), he meant on top of the already raised deck from the original plans. Ms. Anthony stated, at this point, there was not anything which could be done about the issue because it was already installed and had cost several hundred thousand dollars in work.

Ms. Anthony stated the project was approved by History Colorado. Chairwoman Nichols inquired if History Colorado had any concerns regarding the deck level. Ms. Anthony responded if they did, it would be because they misunderstood the plans as she had done and commented she realized the bridge looked pretty dramatic right now. Ms. Anthony stated there was a big ledge which the asphalt would butt up against to give the asphalt a hard edge to come up to because feathering asphalt was a waste of time and money. Ms. Anthony stated the City was also looking at doing a colored concrete sidewalk between the asphalt and the spandrel walls which would help frame the bridge and once everything was complete and in place, the

bridge would look much less severe in terms of appearance. Ms. Anthony commented she was not very pleased about the realization the bridge project was sold as one thing, but was, in actuality, another.

Commissioner Minch inquired if it would be worth putting a note in the Pikes Peak Bulletin to inform the community. Ms. Anthony responded she was unsure what made more sense between Commissioner Minch's suggestion and just letting the citizenry call in if they had questions, but she would rather not call attention to it if no one else had noticed it.

Chairwoman Nichols inquired if the concrete over the bridge would be colored. Ms. Anthony responded it would not be, but it would darken, age, and patina over time which would lessen the visual impact of the white concrete and the City always had the option to stain the concrete if need be. Commissioner Minch commented everyone would be surprised how quickly the concrete changed color. Ms. Anthony commented a lot of the whiteness and salts would leach out fairly quickly and the concrete would darken as a result.

Chairwoman Nichols stated she wanted to re-enforce the Canon Avenue Bridge would have the same issue and also had no overburden. Ms. Anthony responded when she was standing out at the bridge with the engineer he had pointed out a patch of asphalt telling her it was the top of the bridge vault. Chairwoman Nichols commented the Brook Street Bridge likely had a similar issue. Ms. Anthony responded Brook Street Bridge had the same overarch and may have had more dirt removed, making the bridge deck less noticeable.

Commissioner Belding commented one thing the City had going for it in this case was that all of the bridges would look more or less the same relative to the increase in the grade of the bridge deck. Ms. Anthony commented at least they would all look the same. Commissioner Belding commented in twenty years (20 yrs.) from now, when the bridges were redone, no one would have anything to compare it to and felt it was a positive for the City to have a uniformed aesthetic. Chairwoman Nichols commented it was necessary to keep the bridges functioning and in operation as well.

VII. ADJOURNMENT

There being no further business before the Commission, Chairwoman Nichols adjourned the meeting at 7:26 p.m.

Minutes Prepared by: Dylan Becker, Planner I