



MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, January 5, 2011; 7:00 P.M.

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held Wednesday, January 5, 2011 in Council Chambers @ 606 Manitou Avenue. Chairwoman Wingate called the meeting to order at 7:00 pm and declared a quorum present. The following were in attendance:

PRESENT: Commissioner CHARLES CASE
Alternate Commissioner VICKY BUNSEN DOUCETTE
Vice Chair RANDY HODGES
Commissioner ANN NICHOLS
Chairwoman MOLLY WINGATE
Commissioner TAMMILA WRIGHT

ABSENT: Commissioner KAREN CULLEN (excused)
Commissioner ANNE HYDE (excused)

GUESTS: Councilman Rick Barry
Kendra Carberry, City Attorney

STAFF: Michelle Anthony, City Planner
Kari Kilroy, Planning Assistant

II. APPROVAL OF MINUTES

ITEM 1. Minutes from December 1, 2010 Regular Meeting.

MOTION:

Vice Chair Hodges moved to approve the minutes as presented.

SECOND:

Commissioner Doucette seconded the motion.

DISCUSSION:

None.

VOTE:

Motion passed, 5-0 (Commissioner Case abstained).

III. NOTICE OF COUNCIL ACTION

There was none; however, Commissioner Case thought that Council had taken action regarding the Cliff House. Ms. Anthony confirmed that Council had approved the request for a 6-month extension of the development approval at 36 Park Avenue and had approved the Development Agreement.

Chairwoman Wingate asked the Commissioners if they had any ex parte contacts or conflicts of interest to declare; there were none. She then reviewed the meeting procedures.

IV. UNFINISHED BUSINESS

ITEM 2. MCAC 1006 – Material Change of Appearance Certification (Demolition and New Construction – Public Hearing) – 36 Park Avenue – Paul York (Cliff House General Manager) on behalf of Dan Dick, CFO (Colorado Landmark Hotels LLC), Applicant. (Continued from December 1, 2010 meeting)

DISCUSSION REGARDING REQUEST AND PUBLIC COMMENT:

Michelle Anthony (City Planner) presented her Staff Memo dated 12/27/10 and referred to the “bubbled” changes in the plans. Staff recommended approval of the design with nine conditions and approval of the demolition with the finding that the removal of the buildings would not have a detrimental impact on the historic or architectural integrity of the Wheeler House building or the surrounding area of the Historic District.

Ms. Anthony suggested that it would be most time-conscious and time-efficient to let the Applicant go through the changes.

Chad Hartley (Land Elements, Inc.), 118 N. Tejon in Colorado Springs, introduced the other members of the team: Doug Comstock and Jason Brungardt from Comstock & Associates, Dan Dick, VP of 1859 Hotels in Galveston, Texas, and Paul York, General Manager of the Cliff House. Mr. Hartley said that they appreciated working with Staff and then turned the dais over to Mr. Comstock.

Doug Comstock (Comstock & Associates, Inc.), 523 S. Cascade Avenue in Colorado Springs, said that the changes had been predominately generated by the comments from the historical architectural consultant (Rodd Wheaton) and that they had made the design more Wheeler House-oriented with just touches of the Cliff House. Mr. Comstock went on to describe the newly-designed porch connection saying that it had much greater visual and physical separation. The property owner had allowed the ultra suite to be smaller and they had also eliminated the 2nd floor corridor so that the turret would be as close to its historic size as possible. Mr. Comstock then referred to plan A0.4C noting that they were maintaining the porch, the original length of the wall and the porch overhang. There would be a 4’3” gap between the original building and the new, which would have steps coming down to a flagstone patio with open iron balcony-style fencing. Mr. Comstock said that they felt pretty good about the design and that it would look like two distinct buildings while recreating as much as possible what was originally there. He referred back to the elevation drawing depicting the changes to the dormers and the stone, which

would be two different colors to match the Wheeler House, saying that it should tie together well. He felt that the modern details, such as the *porte-cochère*, would make it obvious which was the old and which was the new. Mr. Comstock then referred to plan A0.2C and explained that the materials would continue around the corner to the post office side and that there would be a turret to match. Ms. Anthony also suggested referring to plan A0.2A which provided more detail; Mr. Comstock agreed and said that the details would emulate the shingling. He went on to explain that they had simplified the design details on the north elevation (Grand Avenue) and thought that it worked well; overall, the elevation had actually gotten shorter than it was before.

Commissioner Case thought that it was brilliant work. He then referred to Mr. Wheaton's comments and confirmed with Mr. Comstock that the porch door would be historically compatible, the existing chimney would have the three missing courses restored, and there would be bell-cast eaves with exposed quarter round.

Chairwoman Wingate felt that the north and south sides were more connected so she was happy to see some cohesiveness. She added that the shingling would fit the bits and pieces together.

The Commission had no further questions for Ms. Anthony or the Applicant and there was no one present for public comment so Chairwoman Wingate suggested that the Commission begin deliberations.

Commissioner Case stated that he had not been at the December meeting but had listened to the 4½-hour transcript and had reviewed the minutes. He commended the Commission and the public for their comments and reviews and said that he understood the opposition. He also commended the Commission for rejecting Teresa Blair's massing study because it could not include design elements which would break up the massing. He observed that the existing site had peripheral elements and a dark area in the center (parking lot) and that the new site would also have peripheral elements with a dark area in the center (roofing). Commissioner Case then referred to the Design Guidelines saying that the fact was that the Guidelines were never envisioned for a project like this and that the Barker House and the Spa building, cornerstones of the town, could not have been built according to the Guidelines. He finished by saying that the goal of the HPC was to protect and restore the Wheeler House as a contributing asset and make sure that the infill would be architecturally-compatible.

Chairwoman Wingate suggested that the Commission discuss Schemes A and B. She concurred with Ms. Anthony and liked A rather than B. The Commission agreed so Chairwoman Wingate asked if someone would like to propose a motion.

MOTION:

Commissioner Case moved to recommend approval of the MCAC 1006 demolition proposal at 36 Park Avenue with the finding that the demolition of the 1947 motel buildings, the 1958 addition to the northeast corner of the circa 1891 building that replaced the original turret, and the storage sheds on the south side of this building are unsympathetic additions/alterations that detract from the original architecture of the Wheeler House. Their removal would not have a detrimental impact on the historic or architectural integrity of the Wheeler House building or the surrounding area of the Historic District

Commissioner Case also moved to approve MCAC 1006 for the design of a new hotel at 36 Park Avenue with the following conditions:

- 1) The Historic Preservation Commission finds that the proposed new construction per the revised elevation drawings submitted to the City of Manitou Springs on December 20, 2010 and incorporating Scheme A alternatives for the North and South Elevations meet the purpose and intent of the Historic District regulations and of the Design Guidelines to the extent that they are relevant to this MCAC.
- 2) A detailed window and door schedule, with materials and features specified shall be provided for Staff review and approval at the time of Building Permit. All windows shall have the appearance of exterior divided lights.
- 3) All retaining walls shall be consistent in materials and design with the existing historic greenstone walls on the property.
- 4) Staff will consult with the contractor in charge of retaining wall construction/removal/modification prior to any work occurring on the property. All Greenstone salvaged from the site shall be stockpiled and used for new walls or wall repairs on the property. The City would like to discuss obtaining any surplus stone. Either Staff or the Applicant will photo document the existing walls and review this information with the contractor.
- 5) All new fencing and gates shall match or complement the historic iron fencing to be repaired and reinstalled along the Grand Avenue frontage of the property.
- 6) All new/replaced sidewalks shall be consistent with the colored concrete sidewalks installed Downtown.
- 7) All roofing, including flat roof areas, shall be a darker, earth-tone color.
- 8) Lighting specifications and designs shall be provided for Staff review and approval at the time of Building Permit.
- 9) Prior to approval of any blasting on the site, the applicant will perform historic surveys of the Wheeler House and surrounding properties and submit a blasting and excavation plan for review as required in the approved Major Development Plan.

Commissioner Case further moved that the approval of MCAC 1006 be based on the findings a) that the preservation and restoration of the historic Wheeler Estate building required by MCAC 1006 preserves and protects this historic asset; and b) the architecturally-compatible design of the Cliff House West infill is sensitive to the adjacent structure and is responsive to the Manitou Springs Historic Design Guidelines to the extent that they may be reasonably applied to this project.

SECOND:

Commissioner Wright seconded the motion.

DISCUSSION:

None.

VOTE:

Motion passed, 6-0.

Discussion ensued between Mr. Hartley and Ms. Anthony as to when the request would be heard by City Council. Ms. Anthony suggested their next regular meeting, January 18, 2011, and told Mr. Hartley that she would let them know as soon as possible.

V. NEW BUSINESS

None

VI. OTHER BUSINESS

ITEM 3. Other

Chairwoman Wingate referred to a memo prepared by Kari Kilroy (Planning Assistant) regarding a comparison of the previous Guidelines and the newer Guidelines approved July 2009. Ms. Anthony suggested that the Commission have a retreat and that the memo could be an item on the agenda. The Commission agreed and discussion ensued regarding possible dates. The consensus was February 26, 2011 from 10:00 am until 2:00 pm. An email message would be sent to get consensus from the absent Commissioners. Discussion ensued regarding a setting for the retreat. It was decided that Ms. Anthony would research alternatives.

VII. ADJOURNMENT

As there was no further business before the Commission, Chairwoman Wingate adjourned the meeting at 7:37 pm.

Minutes submitted by Kari Kilroy