



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, June 4, 2014 - 7:00 P.M.**

I. CALL TO ORDER AND ELECTION OF OFFICER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, June 4, 2014, in Council Chambers at 606 Manitou Avenue. Vice Chairperson Walker called the meeting to order at 7:15pm. The following Commissioners attended:

PRESENT: Commissioner ANN NICHOLS
Commissioner MOLLY WINGATE
Vice Chair CYLINDA WALKER
Alternate ROGER ARMSTRONG

ABSENT: Commissioner TAMMILA WRIGHT (Excused)
Commissioner NEALE MINCH (Excused)
Chair ANNE HYDE (Excused)

STAFF: Wade Burkholder, Planning Director
Michelle Anthony, Planner
Sherri Crowley, Planning Technician

II. APPROVAL OF MINUTES

ITEM 1. May 7, 2014

MOTION:

Commissioner Nichols moved to approve the May Minutes.

SECOND:

Commissioner Wingate seconded the motion.

DISCUSSION:

There was no discussion regarding the minutes or the motion.

VOTE:

Motion passed, 3-0 (Alternate Armstrong abstained as he was not present at the May meeting).

III. NOTICE OF COUNCIL ACTION

There was no council action to report.

IV. UNFINISHED BUSINESS

There was no unfinished business to consider.

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

V. NEW BUSINESS

ITEM 2. MCAC 1414 - Material Change of Appearance (Garage) - 10 Short Road - Sue Barnhart, Applicant.

Planner Michelle Anthony presented the staff report dated May 30, 2014.

Vice Chair Walker invited the applicant to the podium.

Karen Barnhart-Rosen, 1130 Big Valley Court, Colorado Springs, stated she was representing her parents, Sue and Tom Barnhardt, as they were out of town. Ms. Barnhart-Rosen stated her parent could meet the conditions in the staff report.

Commissioner Wingate asked Ms. Rosen if her parents had decided on siding. Ms. Rosen replied they were undecided the last she spoke with them as they had seen some steel siding made to look like a log, but hadn't been able to locate a supplier for it.

Vice Chair Walker invited the audience to comment. There was none, therefore she closed the public hearing.

MOTION:

Commissioner Wingate moved to approve MCAC 1414 for the construction of a new, two-car garage as proposed at 10 Short Road with the following conditions:

- 1) A 1/1 single hung window shall be utilized in the gable end of the building facing Cheltenham Road.
- 2) The material for the gable window shall be provided for Staff approval prior to issuance of a Building Permit Application.
- 3) The specific design of the garage doors shall be provided for Staff review and approval prior to issuance of a Building Permit Application.
- 4) If desired by the Applicant, a cement-based shingle siding may be substituted for the wood or metal log-profile siding shown on the submitted elevation drawing.
- 5) If a metal log-profile siding is found, a sample shall be submitted for Staff review and approval prior to the material's purchase or installation.

SECOND:

Commissioner Nichols seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0

ITEM 3. MCAC 1416 - Mini-Grant Application (Replace Bridge) - 1228 Manitou Avenue – Joanne Garrison, Applicant.

Planner Michelle Anthony presented the staff memo dated May 29, 2014.

Commissioner Wingate stated she was in full support of the project, however asked if Staff was asking the commission to approve something sight unseen and at an unknown location along the property frontage. Ms. Anthony confirmed that was basically the recommendation.

Vice Chair Walker stated she looked at this as staff asking for the Commission to put its faith in her ability to maintain the integrity of the property and the project.

Commissioner Wingate added she was confident if staff felt something needed to come before the Commission, the item would be brought forward.

Ms. Anthony agreed and noted the bridge would be somewhere along the frontage, but not likely where the vehicle bridge was previously located and that it would be somewhat less elaborate than the drawing originally submitted.

Commissioner Wingate stated her support for finding a less expensive alternative.

Commissioner Nichols asked if there would be problems with floodplain. Ms. Anthony replied that was still being worked out, noting that the bridge would need to float, but be tethered so it wouldn't float away.

Joanne Garrison, 905 Homewood Point, Apt 103, Colorado Springs, stated on August 9, 2013, she was evacuated from her six-generation family home at 1228 Manitou Avenue due to the flooding and that flood took out the historic vehicle bridge to her property. She indicated that a temporary, tethered bridge had been put together by the US Army soldiers who had come to help on her property. Ten days later the tethered bridge was picked up by another high water event and swept toward the bank. It remained there the rest of the winter and some of the material from that bridge was still on the property and would likely be incorporated into the new access to the property. Mrs. Garrison stated she did not have legal access to her property; she was using the neighbor's property. She thanked staff for all their work as they had been extremely helpful and agreed with the staff recommendations.

Commissioner Wingate asked if Ms. Garrison would be able to move back in to her home. Mrs. Garrison replied she wasn't sure, but hoped this could be a possibility.

Vice Chair Walker invited comment from the audience. There being none she closed the public hearing.

MOTION:

Commissioner Wingate moved to approved MCAC 1416 with the following conditions:

- The grant is approved for either the fully engineered pedestrian bridge as submitted, or a relocated or less-costly alternative as it will likely be some period of time before a vehicle bridge can be re-installed.
- Details of the railings both on the bridge and adjacent to the bridge shall be simple and Staff will review final details prior to the bridge being permitted.

SECOND:

Commissioner Nichols seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0

VI. OTHER BUSINESS

ITEM 4. Presentation of New Mineral Springs signage - *Dave Wolverton, President, Mineral Springs.*

Planner Michelle Anthony stated Mr. Wolverton was present to bring the Commission up to date and answer questions regarding the signs, which were considered Official Signs and did not require permitting.

Dave Wolverton, 215 Pilot Knob Avenue, stated he was present in his role as the Chair of the Mineral Springs Foundation. Mr. Wolverton indicated that, as had been done in the past, he wanted to present the project as it may have some impacts on historic structures. He stated the Foundation was going forward with an extensive, interpretive sign project at a cost of \$44,000. The signs would be National Park quality and he was glad to answer general or specific questions and take comment.

Commissioner Wingate asked if the new signs would replace the existing ones, in particular and Navajo and Shoshone Springs. Mr. Wolverton replied they would.

Mr. Wolverton was asked if there was more or different information on the signs and replied that each sign had three layers of content - a historic layer, a cultural layer and natural science layer. He stated the Foundation hoped to have a cohesiveness look that flowed from spring to spring.

Mr. Wolverton was asked if the signs would still have maps. He stated they would not, noting that the Foundation had expanded its website with the information on it and there would be QR codes on the signs that could be used with mobile devices to access the maps and additional content available for each site.

Commissioner Wingate commented that she believed many visitors and residents use the maps, so the Foundation might want to consider that.

Mr. Wolverton stated the Foundation hoped this would bring more awareness about the mineral springs and were looking forward to sharing the information and their pride about the many springs available in the City.

Ms. Anthony asked about the sign sizes and if they were similar to the existing signs. Mr. Wolverton stated they were different in some cases and all would be standard sizes and with standard mounting structures so they could be changed easily in the future.

The Commission thanked Mr. Wolverton for the presentation.

ITEM 5. Honor Awards - Official approval of Nominees and Discussion Regarding Arrangements for Reception.

Ms. Anthony asked for a formal motion approving the Preservation Honor Award recipients, adding the reception would be at Summit Ministries on June 12, 2014 from 6:00 to 8:00 p.m. She indicated the Stagecoach would most likely do the catering and she had contacted Rene Young to arrange for the artwork.

MOTION:

Commissioner Wingate moved to approve the following Honor Awardees:

935 Osage Avenue
606 Manitou Avenue
14 Spencer Avenue
725 Manitou Avenue
720 Duclo Avenue
425 Washington Avenue
227 Pilot Knob
823 Duclo Avenue
711 Manitou Avenue

In addition, Commissioner Wingate noted that Dr. Lewis Archer was selected posthumously for the Preservation Pioneer Award.

SECOND:

Vice Chair Walker seconded the motion.

DISCUSSION:

Commissioner Wingate stated this is absolutely one of the most important outreach efforts the Commission undertook.

VOTE:

Motion passed, 4-0.

ITEM 6. Information on Board Retreat - June 7, 2014.

Ms. Anthony stated the retreat would be at Good Karma on Canon Avenue and would provide coffee, tea, soda. She arranged for the Commission to have breakfast in the morning and order off the menu at lunch. Snacks would be provided in the afternoon. Ms. Anthony reviewed the agenda and noted she was looking for training content and other information to share.

Commissioner Wingate suggested everyone bring their laptops.

Discussion regarding who might be present ensued. Ms. Anthony replied she believed most of the Commissioner's would be present.

VII. ADJOURNMENT

There being no further business before the Commission, Vice Chair Walker adjourned the meeting at 7:56 p.m.

Minutes submitted by Sherri Crowley, Planning Technician