



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, July 2, 2014**

I. CALL TO ORDER AND ELECTION OF OFFICER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, July 2, 2014, in Council Chambers at 606 Manitou Avenue. Chairperson Hyde called the meeting to order at 7:01pm. The following Commissioners were in attendance:

PRESENT: Commissioner ANN NICHOLS
Commissioner MOLLY WINGATE
Chair ANNE HYDE
Vice Chair CYLINDA WALKER
Commissioner TAMMILA WRIGHT

ABSENT: Commissioner NEALE MINCH (Excused)

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

II. APPROVAL OF MINUTES

ITEM 1. June 4, 2014

MOTION:

Commissioner Walker moved to approve the June Minutes as submitted.

SECOND:

Commissioner Wingate seconded the motion.

DISCUSSION:

There was no discussion regarding the minutes or the motion.

VOTE:

Motion passed, 3-0 (Chair Hyde and Commissioner Wright abstained as they were not present at the June meeting).

III. NOTICE OF COUNCIL ACTION

There was no council action to report.

IV. UNFINISHED BUSINESS

There was no unfinished business to consider.

Chairperson Hyde 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. Commissioner Nichols noted she met the applicant for the item next on the agenda during a site visit, but did not discuss the item with him. Hearing no further declarations or any conflicts, the meeting continued.

V. NEW BUSINESS

ITEM 2. MCAC 1417 - Material Change of Appearance Certification (New Construction) - 112 South Path - Ralph and SueMarie Mendez, Applicant.

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

Commissioner Wingate asked if Staff had worked with the Applicant on the proposal. Staff noted that the Applicant had met with the previous Planning Director before he left.

Ralph Mendez, 207 Florence Rd., Bloomington, IL stated he was a General Contractor and well versed in design and building work. He noted the main roof pitch was 4/12, but the gables were a steeper 6/12. Mr. Mendez stated he designed the house over the last two years and added the front porch on the advice of Staff, indicating he and his wife were very happy with the proposal.

Commissioner Wingate asked if the Applicant was in agreement with the conditions proposed in the Staff Report. Mr. Mendez stated he was.

Chairperson Hyde opened the meeting for public comment.

Clair Kalman, 109 South Path, asked when construction was expected to start and its duration.

Mr. Mendez indicated that they expected to begin construction by the end of the year the approval is valid for and believed the timeframe would be about 6 months.

Ms. Kalman asked about considering an 8 am start time during construction, noting that a 7 am start time would and disturb her and other neighbors. Mr. Mendez agreed he would be visiting with the neighbors and keeping them informed regarding construction.

Commissioner Wingate commented the proposed house was wonderful and does not pretend to be old, but would become part of the fabric of the neighborhood.

There being no further members of the audience wishing to comment, Chairperson Hyde closed the public hearing.

Commissioner Walker asked how Mr. Mendez and his wife had come to decide to move to Manitou Springs. Mr. Mendez responded they had been coming to Colorado to vacation for years and had visited Manitou Springs and were drawn to it.

MOTION:

Commissioner Wingate moved to approve MCAC 1417 for a new, residential structure at 112 South Path with the finding the proposal promotes compatible architectural design of infill structures as called for in the Historic District regulations and with the following conditions:

- 1) The materials and finishes are approved as specified.
- 2) The Applicant shall provide details for the Planning Staff's review and approval prior to issuance of a Manitou Springs Building Permit Application on:
 - color of any concrete or pavers visible from South Path
 - color of the roof
 - specification of pattern and color for stone material on house and retaining walls
 - retaining wall capstones
 - cut-sheets showing design of exterior lighting shown on the building elevations

SECOND:

Commissioner Nichols seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 4-0

ITEM 3. MCAC 1418 - Material Change of Appearance Certification (Exterior Remodel and Garage Addition) - 407 Tio Road - Ken and Darcie Maurer, Applicant

Planner Michelle Anthony noted that the Applicant needed additional time to complete the application and requested postponement.

MOTION:

Commissioner Nichols moved to postpone MCAC 1418 until the August regular meeting.

SECOND:

Commissioner Hyde seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 5-0

VI. OTHER BUSINESS

ITEM 4. Presentation of Information and Discussion Regarding Flood-Related Projects – Flood Recovery Manager Roger Miller and/or Wright Water Engineers and Public Services Director Bruno Pothier

Mr. Miller introduced Ian Paton of Wright Water Engineering, who was the City's consultant on a number of the flood mitigation projects. Mr. Miller noted Phase I of the three phase Williams Canyon Project was currently being constructed at the mouth of the canyon. Phase II would entail a 7' x 7' culvert and Phase III would address nuisance overflows in Canon Avenue. Mr. Miller indicated the project was designed to

handle flows of about 2,000 cubic feet per minute (cfs), not the 100 year flood flows. As an example, the 7'x 7' box culvert under Canon Avenue was designed to take 5-700 cfs.

Mr. Paton presented mapping of the phases and noted that a 10-year flood event had a 10% statistical change of occurring and this was calculated to produce about 2,000 cfs. A 100-year event has a 1% statistical chance of occurring and would produce flows of about 4,700 cfs.

Mr. Miller and Mr. Paton presented a PowerPoint on the flood projects. Of particular note was the potential for higher retaining walls along the fronts of Canon Avenue properties along with flood gates at driveway and walkway openings. Staff noted that using two or three kinds of stone profiles would be more consistent with the patterns of stone walls in the area rather than a single wall design. It was noted more information and specifics would be needed in regard to walls and the proposed flood gates, including those that might be proposed at the Arcade. The presentation ended with Mr. Miller saying he will keep the HPC updated and may seek advice throughout the project.

Chairperson Hyde stated the commission met once per month and they were open to calling special meetings if needed to receive and act on any of Mr. Miller's updates

Ms. Anthony indicated a special meeting could be called with 24 hour posting notice.

Commissioner Wingate agreed the Commission would be very willing call such a meeting to accommodate updates.

Mr. Burkholder discussed the flood/retaining walls on the back of City Hall saying the wall would be 6-8 feet in height and a "no rise" letter would be needed for this project. The Public Services Director, Bruno Pothier, was in charge of this project and a full MCAC request with Staff Report would be presented at the July meeting.

VII. ADJOURNMENT

There being no further business before the Commission, Chairperson Hyde adjourned the meeting at 9:20 p.m.

Minutes submitted by Sherri Crowley, Planning Technician