



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
Wednesday, August 6, 2014**

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, August 6, 2014, in Council Chambers at 606 Manitou Avenue. Chairperson Hyde called the meeting to order at 7:02pm. The following Commissioners attended:

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

ABSENT: None

STAFF: Michelle Anthony, Planner
Sherri Crowley, Planning Technician

II. APPROVAL OF MINUTES

ITEM 1. July 1, 2014

MOTION:

Commissioner Walker moved to approve the July Minutes as submitted.

SECOND:

Commissioner Wingate seconded the motion.

DISCUSSION:

There was no discussion regarding the minutes or the motion.

VOTE:

Motion passed, 5-0 (Commissioner Minch abstained, as he was not present).

III. NOTICE OF COUNCIL ACTION

There was no council action to report.

IV. UNFINISHED BUSINESS

ITEM 2. MCAC 1418 - Material Change of Appearance Certification (Exterior Remodel and Garage Addition) - 407 Tio Road - Ken and Darcie Maurer, Applicant.

Planner Michelle Anthony asked the commission to postpone this item until the October 2014 meeting.

MOTION:

Commissioner Nichols moved to postpone MCAC1418 at 407 Tio Road until the October 2014 regular meeting.

SECOND:

Commissioner Wright seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 6-0.

Chairperson Hyde 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.

V. NEW BUSINESS

ITEM 3. MCAC 1419 - Material Change of Appearance Certification (Retaining/Flood Walls) - 606 Manitou Avenue - Bruno Pothier, Public Works Director on behalf of The City of Manitou Springs, Applicant.

Planner Michelle Anthony read the staff report dated July 28, 2014.

Commissioner Wingate asked if the decision regarding whether the wall was going to be placed between or in front of the pillars had been made. Staff recommended inquiring about this with the applicant.

Commissioner Minch asked if the material was integrally colored, why staining would be necessary. Ms. Anthony noted that only one of the options came pre-colored and even those cast from colored concrete might benefit from some over-staining.

Chair Hyde invited the applicant to the podium.

Bruno Pothier, Manitou Springs Public Works Director, briefly described an issue with the recommendation to use the Redi-Rock LedgeStone Profile, which came pre-colored and he was recently made aware it not be over-stained and which would take about two months to obtain. Mr. Pothier suggested the Redi-Rock Cobblestone Profile, which was Staff's Recommendation #2. He noted it was available in gray concrete and could be stained any color and was readily available. Mr. Pothier stated he did not have cost estimates; however he did not there would be much cost difference between the Cobblestone and Limestone (as specified in the contractors current estimate) profiles.

Mr. Pothier continued that it was his intention that the wall be placed between the pillars under City Hall instead of in front of it. He stated the jail door under the western corner of the building was being retained, but a wall would be built in back of it so there would be no access but the look would be retained. Mr. Pothier stated that the last 6-8" between the top of the new wall and the bottom of the building overhang would be grouted so the area behind the new wall would be more water proof and no open to animals.

Commissioner Wingate asked if placing the wall in front of the pillars wouldn't protect them. Mr. Pothier stated as long as the wall aligned with the pillars and they were not in front of the wall they should be protected.

Commissioner Nichols asked about staining the two walls (under City Hall and West of the pedestrian bridge) differently as recommended by staff. Mr. Pothier stated he agreed with that.

Chairperson Hyde asked who would make the final decision regarding the alignment of the wall under the building. Mr. Pothier stated he preferred under the building, but he was getting the cost information in order to finalize the plans.

Discussion ensued regarding colors and material options. Ms. Anthony recommended leaving the Ledge stone profile as an option in case there were any changes that made it feasible.

Commissioner Wingate stated she was excited that City Hall would be protected and asked how long until the project was completed. Mr. Pothier stated it could be as soon as the end of September.

The commissioners asked about the durability of stain. Staff noted the coloring might have to eventually be redone but was expected to hold up well especially since there would be no UV fading it.

Staff asked about replacing the coffin blocks across the creek on the west side of the pedestrian bridge. Mr. Pothier stated this was not in the budget.

Commissioner Wingate offered her appreciation to Mr. Pothier for all the hard work by him and his staff in regard to bring the City back after the flooding.

Chairperson Hyde opened the meeting for public comment. There being none, she closed the public hearing.

MOTION:

Commissioner Wingate moved to approve MCAC 1419 noting the proposal appeared to be consistent with the purpose of the Historic Preservation Regulations by encouraging and fostering rehabilitation and ownership (use) of historic properties and under the following conditions:

- 1) Redi-Rock concrete blocks in the Ledge stone (#1 option) or the Cobblestone (#2 choice) profiles are approved for the construction of the retaining/flood protection walls along Fountain Creek at the back of the City Hall and on the west side of the pedestrian bridge to Mansions Park in back of the Fire Department. The City is encouraged to use the Ledge stone profile for the large, more visually prominent City Hall wall and the Cobblestone profile for the smaller, creek bank wall in order to differentiate these areas (which would be consistent with the changes in wall materials frequently found on different properties within the Historic District) and provide examples of both types of wall block for the public.
- 2) Capstones shall be used to finish the top of the wall west of the pedestrian bridge and on the City Hall wall if it is located in front of the existing building support columns.
- 3) The wall materials, whether or not they are cast with integral color, shall be stained to replicate the colors found in Manitou Greenstone using the historic, stone bridge on El Paso Blvd. adjacent to

City Hall as inspiration. If the second choice Cobblestone profile is used on the Fire Department Wall, staining to appear more as a rubble stone wall (like the small section of creek wall opposite City Hall), shall be an option. Prior to staining, coloring samples shall be provided for prior approval and the Contractor shall work with the Planning Staff to achieve the best result possible.

SECOND:

Commissioner Nichols seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 6-0.

VI. OTHER BUSINESS

ITEM 4. Retreat Update

Planner Michelle Anthony stated she had no update from the retreat, adding staff was working on code amendments and the items from the retreat would rolled into some of those efforts.

Commissioner Minch brought pictures on his laptop of the historic, interpretive plaque sites. Commissioner Wingate suggested, having found the damaged plaques, the next step was to get a quote for repair and replacement. Ms. Anthony replied she would work on getting cost estimates and hoped to have that available for the September agenda.

VII. ADJOURNMENT

There being no further business before the Commission, Chairperson Hyde adjourned the meeting at 7:42 p.m.

Minutes submitted by Sherri Crowley, Planning Technician