



**MANITOU SPRINGS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING AGENDA
Wednesday, December 11, 2014 at 7:00 pm**

I. CALL TO ORDER

A Regular Meeting of the Manitou Springs Historic Preservation Commission was held on Wednesday, December 11, 2014, in Council Chambers at 606 Manitou Avenue. Chair Hyde called the meeting to order at 7:03pm and declared a quorum present. The following Commissioners attended:

PRESENT: Commissioner ROGER ARMSTRONG
Chair ANNE HYDE
Commissioner MOLLY WINGATE
Commissioner ANN NICHOLS

ABSENT: Vice Chair CYLINDA WALKER (Excused)
Commissioner TAMMILA WRIGHT (Excused)
Commissioner NEALE MINCH (Excused)

STAFF: Michelle Anthony, Planner
Sherri Crowley, Planning Technician

II. APPROVAL OF MINUTES

ITEM 1. November 5, 2014

MOTION:

Commissioner Wingate moved to approve the November Minutes as presented.

SECOND:

Commissioner Armstrong seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 2-0. Chairperson Hyde and Commissioner Armstrong abstained, as they were not present for the November meeting.

III. NOTICE OF COUNCIL ACTION

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

IV. UNFINISHED BUSINESS

ITEM 2. MCAC 1422 - Material Change of Appearance Certification (Flood Walls) - 934 Manitou Avenue - Chuck Murphy, Applicant.

Planner Michelle Anthony presented the staff report dated December 4, 2014.

Commissioner Wingate asked if the project was intended to be permanent. Ms. Anthony suggested asking the applicant, however it was her understanding the structures would be permanent.

Chairperson Hyde asked staff for clarification of “material salvaged from the existing wall” in paragraph 4 of the staff report. Ms. Anthony replied cladding the new concrete masonry blocks on top of the stone wall with salvaged stone was not possible as only capstones were being removed from the existing wall.

Chairperson Hyde asked if there were any further questions for staff. Hearing none, the applicant was invited to the podium.

Chuck Murphy, owner of 11 units in the Spa Building, stated he had retained the services of Kiowa Engineering to help him comply with the Historic Preservation regulations but also insure the walls would do the work they wanted them to do. Mr. Murphy presented samples of the real stone to clad the wall in front of the Spa Building, noting personnel at C&C Sand helped him to make the selection. The wall in Soda Springs Park would be clad in the faux stone. Mr. Murphy noted his company had constructed the existing wall in that area of the park and it would be increased in height and extended farther west to the restrooms. Mr. Murphy further noted the new wall on top of the historic wall in front of the Spa Building patio would have stone on both sides and the proposed stone was not dissimilar to the existing stone. He stated there were a variety of stone colors in the wall on the other side of the creek.

Richard Ray, Kiowa Engineering, stated Mr. Murphy had retained him to help him decrease the potential of flooding at the Spa Building from Fountain Creek in the future. He explained the existing wall on the south side of Fountain Creek was almost equal in height to the top of the railing on the north side of the creek in front of the building. Should the creek rise it would overflow toward the Spa simply because the wall on the other side was taller and would not allow any further “stack up” because the wall on the building side was lower. Mr. Ray stated he had presented the project to the Regional Floodplain Administrator for review as the work was in the floodway and he had to show it would not cause a rise in flood water elevation or have any impact to adjacent or upstream property owners. Mr. Ray submitted an elevation drawing of the wall in front of the Spa Building as viewed from the Cheyenne Spring Park.

Mr. Ray provided information on the “flap gates” incorporated into the bottom of the new, spa building wall saying they would allow the patio to drain by gravity and would work better than the existing conditions because the capstones presently blocked drainage until water built up several inches. Mr. Ray stated the flap gates would be manufactured from angle iron and likely be a rusty red color. The gates would open if water were to build up on the patio side of the wall, or be held shut if water in the creek should rise thus not allowing it to flow into the property.

Commissioner Wingate asked again if the project was intended to be permanent. Mr. Ray replied it was permanent as the threat of flood would never go away.

Chairperson Hyde asked if anyone in the audience wanted to comment.

Rob Roberts, Spa Building Loft owner and President of the Homeowners Association, stated after the 2013 flooding the building owners suffered approximately \$800,000 in damages, which they were still working on repairing and fighting to settle a \$200,000 shortfall with the insurance company the 19 owners had to pay out of pocket. Mr. Roberts said the damage to the building and the threat of flooding had caused property values to go down and businesses to lose money, noting some had left. He stated they appreciated the Williams Canyon flood mitigation work by the City and desired the proposed mitigation along Fountain Creek to provide more protection and maintain the economic viability of the building.

Dick Wallace, Spa Building Loft unit owner, stated the design of the wall met the requirements of the Historic Preservation Guidelines and materials would match as well as they could. Mr. Wallace stated the Spa Building had a good reputation of adhering to the Historic Preservation Guidelines. He stated his support for the project and felt the renovation would match the historic character of the area.

Kirsten Aske, Loft unit owner, expressed support of the project.

Hearing no further comments from the audience, Chairperson Hyde closed the public hearing.

Commissioner Nichols stated she felt this was a good project.

Commissioner Wingate stated she supported the Staff recommendation of a small setback between the old and new walls on the creek side.

MOTION:

Commissioner Wingate moved to approve MCAC 1422 for a flood wall addition to the historic stone wall along Fountain Creek in front of the Spa Building and the extension/addition to the nonhistoric wall west of the Spa Building in Soda Springs Park with the following conditions:

- 1) This approval applies only to the compatibility of the wall designs within the Historic District and in relation to the Design Guidelines, and does not consider floodplain or any other issues related to the walls. Final approval of the wall in Soda Springs Park by the Manitou Springs City Council is required.
- 2) A detail drawing of the transition between the historic and new walls showing a small setback of the stone facing on the new portion of wall from the face of the historic wall on the creek side shall be provided for staff review and approval.
- 3) Staff shall review and approve the mortar colors for each new wall to insure compatibility with the existing walls. Staff shall also meet with the mason performing the stone work to review installation details and insure workmanship that matches the nonhistoric wall and compliments the historic wall.

Commissioner Wingate further recommended the following finding:

“The proposal is consistent with the purpose of the Historic Preservation Regulations by encouraging and fostering rehabilitation and ownership (use) of historic properties.”

SECOND:

Commissioner Nichols seconded the motion.

DISCUSSION:

Commissioner Nichols confirmed the motion included conditions 1, 2 and 3 in the Staff Report, with the deletion of the first sentence in the second condition and allowing for Staff review of the detail drawing.

VOTE:

Motion passed 4-0.

V. NEW BUSINESS

There was no New Business to discuss.

VI. OTHER BUSINESS

ITEM 3. Discussion regarding Quarterly Newsletter

Ms. Anthony stated Staff was asking all the boards and commissions to submit articles for the quarterly newsletter. She noted the chairs were usually contacted, but if they were not able or willing to produce the article other board members would be asked to help.

Chairperson Hyde stated if she had some notice and an idea of what was appropriate to write about, she was happy to do this on behalf of the Commission.

Other Discussion:

Commissioner Wingate asked about the subdistrict street signs for the District. Ms. Anthony stated she had not been working on that project and was not sure it was budgeted in 2015. However, the Commission had some discretionary funds that could use or an allocation could be requested from the City Council.

Ms. Anthony continued she had been working on the repair/replacement of the Historic Interpretive Plaques. She noted Kevin French, the City's building maintenance person was working on this with her and every time they had made an appointment to look at plaques in the last year or so it snowed, flooded, or rained. However, they were finally able to visit every site and make an assessment. Nine plaques would need replacement due to damage or because they were missing; the negatives for these were at Performance Awards to obtain a quote for reprinting. Mr. French had inventoried all the loose pieces of the pedestal and mounting stones stored at Public Services and she had asked him to obtain a cost estimate for the stones needing to be purchased. Ms. Anthony stated she hoped to have repair/replacement costs for the next meeting.

VII. ADJOURNMENT

There being no further business before the Commission, Chair Hyde adjourned the meeting at 7:40pm.

Minutes submitted by Sherri Crowley, Planning Technician